

City of Plano – December 2018 – Ordinances and Resolutions

Resolution No. 2018-12-1(R): To approve the Assessment Plan and Service Plan for the Downtown Plano Public Improvement District as recommended by the Public Improvement District Advisory Board and establishing an effective date.

Resolution No. 2018-12-2(R): To appoint Kimberly S. Moore, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date.

Resolution No. 2018-12-3(R): To appoint Glenn B. Callison, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date.

Ordinance No. 2018-12-4: To adopt and enact Supplement Number 126 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date.

Ordinance No. 2018-12-5: To repeal in its entirety Article IV, Right-of-Way Management Regulations, of Chapter 19, Streets and Sidewalks, of the Code of Ordinances of the City of Plano, and replacing it with this new Article IV, Right-of-Way Management Regulations, to conform to new rules adopted by the Federal Communications Commission pursuant to its Declaratory Ruling, Report and Order related to small cell technology and adopt other minor changes, and providing penalty clauses, a repealer clause, a severability clause, a savings clause, a publication clause and an effective date.

Ordinance No. 2018-12-6: To approve the levy of a special assessment for the Downtown Plano Public Improvement District; approving an assessment roll and levying an assessment for 2018-2019 at a rate of \$0.15 per \$100 of appraised value on real property in the Public Improvement District; and providing an effective date.

Ordinance No. 2018-12-7: To designate a certain area within the City of Plano as Tax Increment Financing Reinvestment Zone Number Three of the City of Plano, Texas; establishing the boundaries of such zone; creating a board of directors for said reinvestment zone, and other matters related thereto; providing a repealer clause; a savings clause; and a severability clause; and an effective date.

RESOLUTION NO. 2018-12-1(R)

A Resolution of the City of Plano, Texas, approving the Assessment Plan and Service Plan for the Downtown Plano Public Improvement District as recommended by the Public Improvement District Advisory Board and establishing an effective date.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts in municipalities to finance certain supplemental services and public improvements within a district by means of special assessments levied on real property within the district; and

WHEREAS, on November 13, 2017, City Council approved Resolution No. 2017-11-2(R) authorizing the renewal of the Downtown Plano Public Improvement District; and

WHEREAS, the Act requires that City Council annually review and approve the Assessment Plan and Service Plan; and

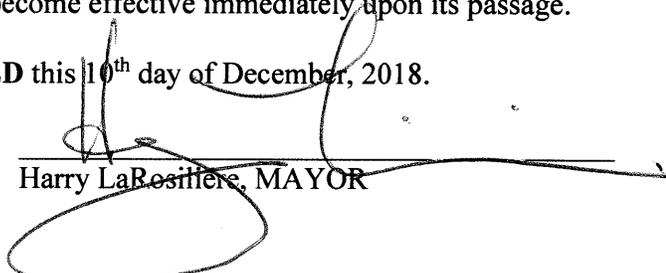
WHEREAS, the Advisory Board met on November 19, 2018 and approved the Assessment Plan and Service Plan for City Council's consideration and approval.

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

Section I. That pursuant to the requirements of the Act, the City Council, after being presented with the Assessment Plan and Service Plan for the District developed by the Executive Committee of the Advisory Board and approved by the Advisory Board, hereby approves and adopts the Assessment Plan and Service Plan, attached as Exhibits "A" and "B."

Section II. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this 10th day of December, 2018.

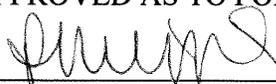

Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

Exhibit "A"

Downtown Plano PID Assessment Plan

Notes and assumptions:

The Downtown Plano PID has a 5 year term. The Texas Local Government Code requires a service plan to cover at least five years. The PID management committee recommended this plan to the Advisory Board, which met on November 19, 2018 and approved this plan.

Assessments will be set annually by the Plano City Council, upon recommendation from the PID advisory board, but may not exceed \$0.15 per \$100. No owner may be assessed more than \$25,000 in any year per development project.

Annual assessments will be based on 2017 real property appraisals by the Collin Central Appraisal District or as further limited by the Plano City Council.

The 2017 appraised value cap remains in place unless there is a change in ownership or \$200,000 or more in improvements are made to the property.

Annual assessments are capped at \$25,000 per development project (one or more lots owned or managed as a single unit).

The Morada Plano (Municipal Center South redevelopment) is projected to add an incremental \$16.7MM of taxable value by the 2019 appraisal roll to reach the \$25,000 cap.

The City of Plano will pay at minimum \$50,000 annually to the PID fund in lieu of other assessment.

The assessment and service plan will be reviewed and approved annually as consistent with the PID designation petition and relevant law.

Owners may elect to prepay estimated future assessments. This assessment plan/service plan does not reflect revenue or expenditures related to pre-payments.

Assessment Plan

Year of Valuation and Levy

Estimated appraisals for Jan. 1	2018	2019	2020	2021	2022	2023
PID revenue received in fiscal year ending Sept. 30,	2019	2020	2021	2022	2023	2023
2018 appraised real property value liable for assessment	\$57,694,121	\$57,694,121	\$57,694,121	\$57,694,121	\$57,694,121	\$57,694,121
Additional appraisals liable for assessment after 2017						
Municipal Center South		8,148,722	14,815,389	14,815,389	14,815,389	14,815,389
Adjusted basis for assessment	57,694,121	65,842,843	72,509,510	72,509,510	72,509,510	72,509,510
PID assessment @ .15 per \$100 of value	86,541	98,764	108,764	108,764	108,764	108,764
Minimum City payment in lieu of assessment	50,000	50,000	50,000	50,000	50,000	50,000
Anticipated total PID assessments with capped projects and City payments	136,541	148,764	158,764	158,764	158,764	158,764
Cash balance carried forward from prior year	19,947	4,488	1,252	8,016	14,780	14,780
Total funds available	\$156,488	\$153,252	\$160,016	\$166,780	\$173,544	\$173,544

Exhibit "B"

Downtown Plano PID Service Plan

Public improvement district revenues generated by assessments and municipal contribution are to be used for the following categorial purposes in accordance with the adopted budget and further directed by the PID Management Committee.
 PID funds shall be retained and managed by the City of Plano, except as provided by contract with a non-profit organization.

Service Plan

Budget for Fiscal Year Ending Sept. 30

Item	2019	2020	2021	2022	2023
Marketing/Advertising					
Events	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Beautification	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000
PID Management	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
City Administration	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Security	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Budget	\$152,000	\$152,000	\$152,000	\$152,000	\$152,000
Funds carried to next year	\$4,488	\$1,252	\$8,016	\$14,780	\$21,544

Notes:

- Marketing and Advertising - Commercial media advertising, printed material, social media, web-based information and messaging, signs, billboards, banners and souvenirs.
- Events - Entertainment, celebrations, support services, equipment/venue charges and fees.
- Beautification - landscaping, streetscaping, lighting, and other decorative improvements.
- PID Management - Services and costs related to coordinating and administering the PID program and budget by persons and organizations other than the city.
- City Administration - Contract services related to assessment administration and collection.
- Security - typically relates to lighting projects, etc.

RESOLUTION NO. 2018-12-2(R)

A Resolution of the City of Plano, Texas, appointing Kimberly S. Moore, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date.

WHEREAS, pursuant to Sec. 2-104 of the Code of Ordinances, the City Council shall appoint attorneys to serve as ethics investigators as required by the Code of Conduct of the City of Plano; and

WHEREAS, Kimberly S. Moore, licensed attorney, has agreed to serve as ethics investigator for a two year period from February 8, 2019 to February 8, 2021; and

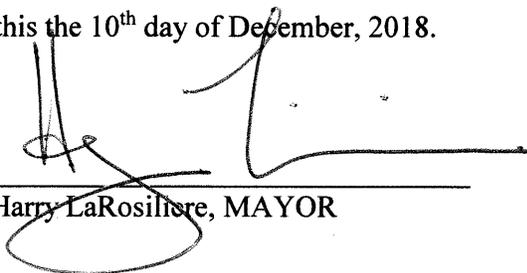
WHEREAS, the Council finds that Kimberly S. Moore is qualified to serve as ethics investigator for code of conduct violations.

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

Section I. Kimberly S. Moore is hereby appointed by the City Council to serve as ethics investigator in determining violations of the Code of Conduct of the City of Plano. Her term is from February 8, 2019 to February 8, 2021.

Section II. This Resolution shall become effective immediately after its passage.

DULY PASSED AND APPROVED this the 10th day of December, 2018.



Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

RESOLUTION NO. 2018-12-3(R)

A Resolution of the City of Plano, Texas, appointing Glenn B. Callison, licensed attorney, to serve a two year term as ethics investigator as required by Section 2-104 of the Code of Conduct of the City of Plano; and providing an effective date.

WHEREAS, pursuant to Sec. 2-104 of the Code of Ordinances, the City Council shall appoint attorneys to serve as ethics investigators as required by the Code of Conduct of the City of Plano; and

WHEREAS, Glenn B. Callison, licensed attorney, has agreed to serve as ethics investigator for a two year period from February 8, 2019 to February 8, 2021; and

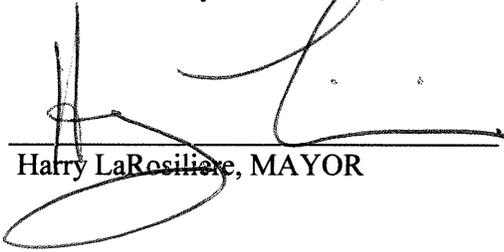
WHEREAS, the Council finds that Glenn B. Callison is qualified to serve as ethics investigator for code of conduct violations.

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

Section I. Glenn B. Callison is hereby appointed by the City Council to serve as ethics investigator in determining violations of the Code of Conduct of the City of Plano. His term is from February 8, 2019 to February 8, 2021.

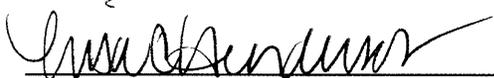
Section II. This Resolution shall become effective immediately after its passage.

DULY PASSED AND APPROVED this the 10th day of December, 2018.



Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2018-12-4

An Ordinance of the City of Plano, Texas adopting and enacting Supplement Number 126 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 126; and

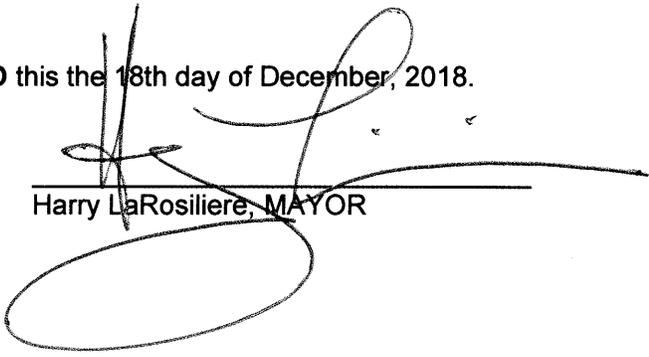
WHEREAS, the City Council wishes to adopt the ordinance codification version appearing in Supplement Number 126 of the Plano Code of Ordinances in order for the printed Code form to be considered identical to the original ordinance and to eliminate any confusion or differences in the format of the original 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 126 as prepared by the codifier.

Section II. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 18th day of December, 2018.



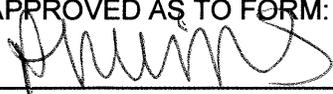
Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2018-12-5

An Ordinance of the City of Plano, Texas, repealing in its entirety Article IV, Right-of-Way Management Regulations, of Chapter 19, Streets and Sidewalks, of the Code of Ordinances of the City of Plano, and replacing it with this new Article IV, Right-of-Way Management Regulations, to conform to new rules adopted by the Federal Communications Commission pursuant to its Declaratory Ruling, Report and Order related to small cell technology and adopt other minor changes, and providing penalty clauses, a repealer clause, a severability clause, a savings clause, a publication clause and an effective date.

WHEREAS, the state has delegated to each city the fiduciary duty, as a trustee, to manage the public right-of-way for the health, safety, and welfare of the public, subject to state law; and

WHEREAS, the City Council has determined that excavations in city streets may significantly interfere with the public use of the streets and result in a negative impact to public safety, air quality, level of service on streets and sidewalks, and aesthetics of the community; and

WHEREAS, the City Council finds excavations in paved streets significantly degrades and shortens the life of the surface of the streets, and increases the frequency and cost to the public of requisite resurfacing, maintenance and repair; and

WHEREAS, the City Council has determined that substantial public funds have been invested to build, maintain and repair the city streets and utilities; and

WHEREAS, the Federal Communications Commission issued a declaratory ruling, report and order, FCC WT Docket No. 17-79, dated September 26, 2018, (the "Order") adopting new rules addressing the deployment of small wireless facilities in public rights-of-way, such rules to take effect on January 14, 2019; and

WHEREAS, cities retain the authority to manage the public right-of-way to ensure the health, safety, and welfare of the public; and

WHEREAS, it is desirable to adopt regulations to protect the structural integrity of city streets and safeguard the value of the public infrastructure; and

WHEREAS, the City of Plano reasonably anticipates that the actual and direct cost of processing permit applications for network providers will exceed the presumptively reasonable amounts of \$500 per application covering up to five network nodes, \$100 for each additional network node per application, and \$1000 per application for each pole currently allowed by Texas Local Government Code Chapter 284, and the Order, however, city staff will review costs as the process is undertaken and will determine the actual and direct costs based upon actual experience and revise application fees if required; and

WHEREAS, upon full review and consideration of all matters related and attendant thereto, the City Council is of the opinion that Article IV, Right-of-Way Management Regulations, adopted by Ordinance No. 2001-3-20 and amended by Ordinance Nos. 2001-4-12, 2001-5-4, 2002-12-2, 2006-10-14, 2017-6-11, and 2017-8-8 should be repealed in its entirety and replaced as provided herein.

ORDINANCE NO. 2018-12-5

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

Section I. Article IV, Right-of-Way Management Regulations, of Chapter 19, Streets and Sidewalks, of the City of Plano Code of Ordinances, is hereby repealed in its entirety.

Section II. Article IV, Right-of-Way Management Regulations, of Chapter 19, Streets and Sidewalks, of the City of Plano Code of Ordinances, is replaced with the following:

“ARTICLE IV. - RIGHT-OF-WAY MANAGEMENT REGULATIONS

Sec. 19-56. - Title.

This article shall be known and cited as the Right-of-Way Management Ordinance for the City of Plano, Texas.

Sec. 19-57. - Construction; governing law; venue.

This article shall be construed under and in accordance with the laws of the State of Texas and the City Charter and City Code to the extent that such Charter and City Code are not in conflict with or in violation of the Constitution and laws of the United States or the State of Texas. All obligations of the parties hereunder are performable in Collin County and/or Denton County, Texas.

Sec. 19-58. - Scope.

This article shall be effective within the geographical limits of the city, including any areas subsequently annexed by the city.

Sec. 19-59. - Purpose; objectives; applicability.

- (a) *Purpose.* This article provides principles and procedures for the placement of structures and facilities, construction, excavation, encroachments, and work activities within or upon any public right-of-way and to protect the integrity of the road and city utility system. To achieve these purposes, it is necessary to require permits of private users of the public rights-of-way, except as prohibited by law, and to establish permit procedures, rules, and regulations for work done within or upon the public rights-of-way.
- (b) *Objectives.* Public and private uses of public rights-of-way for location of facilities employed in the provision of public services should, in the interests of the general welfare, be accommodated; however, the City of Plano must insure that the primary purpose of the rights-of-way, safe passage of pedestrian and vehicular traffic, is maintained to the greatest extent possible. In addition, the value of other public and private installations, roadways, the city utility system, facilities and properties should be protected, competing uses must be reconciled, and the public safety preserved. The use of the public rights-of-way by persons, agencies, network providers, and public infrastructure contractors is secondary to these public objectives and the movement of traffic. This article is intended to strike a balance between the public need for efficient, safe transportation routes and the use of public rights-of-way for location of facilities by public and private entities. The article thus has several objectives:
 - (1) To ensure that the public safety is maintained and that public inconvenience is minimized.

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- (2) To protect the city's infrastructure investment by establishing repair standards for the pavement, facilities, and property in the public rights-of-way when work is accomplished.
 - (3) To facilitate work within the public rights-of-way through the standardization of regulations.
 - (4) To maintain an efficient permit process.
 - (5) To conserve and fairly apportion the limited physical capacity of the public rights-of-way held in public trust by the city.
 - (6) To establish a public policy for enabling the city to discharge its public trust consistent with the rapidly evolving federal and state regulatory policies, industry competition, and technological development.
 - (7) To promote cooperation among the agencies, network providers, and public infrastructure contractors (as defined herein) and the city in the occupation of the public rights-of-way, and work therein, in order to (i) eliminate duplication that is wasteful, unnecessary or unsightly, (ii) lower the agencies', network providers', public infrastructure contractors' and the city's costs of providing services to the public, and (iii) preserve the physical integrity of the streets and highways by minimizing street cuts.
 - (8) To assure that the city can continue to fairly and responsibly protect the public health, safety, and welfare.
 - (9) To further the public health, safety, and welfare of the citizens of the city by establishing aesthetic standards for installation of facilities in the public right-of-way that are reasonable, are technically feasible, and are reasonably directed to avoiding or remedying the intangible public harm of unsightly or out-of-character deployments.
- (c) *Applicability.*
- (1) The requirements of this article apply to all persons, agencies, network providers, and public infrastructure contractors that place structures and facilities or that conduct construction, excavation, encroachments, and work activities within or upon any public rights-of-way except:
 - a. Persons, agencies, or public infrastructure contractors providing service drops for single-family and two-family residence-zoned properties on private property. All permits for these properties will be issued through the city's building inspection department.
 - b. New residential service connections which are permitted through the building inspection department of the City of Plano as provided in section 19-65(a)(5) below.
 - c. Right-of-way use for valet-parking.
 - d. Right-of-way use for sidewalk cafes.
 - e. Revocable use of the right-of-way pursuant to an encroachment agreement.
 - (2) Any permit issued prior to December 18, 2018 will remain subject to the terms and conditions of city ordinances and requirements in effect at the time of issuance of the permit and is not affected by this article, except that, upon expiration or conclusion of the permit, a new or renewal permit must be obtained in accordance with this article.

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Sec. 19-60. - Definitions.

Abandoned facilities means facilities no longer in service or physically disconnected from the operating facilities, or from any other facilities, or from any other facilities that are in use or that still carry service. Facilities are deemed to be abandoned facilities if they are not properly registered with the city.

Agency means any franchised person operating in the right-of-way. "Agency" includes all contractors and sub-contractors hired or retained to do construction for an agency.

Applicant means an owner or authorized agent of an owner, who submits an application for a permit under the provisions of this article.

Backfill means the placement or return of dirt, fill, or other material for the purpose of restoring an excavated area.

Concealment means any wireless facility or pole that is covered, blended, painted, disguised, or otherwise concealed such that the wireless facility blends into the surrounding environment and is visually unobtrusive. A concealed wireless facility or pole also includes any wireless facility or pole conforming to the surrounding area in which the wireless facility or pole is located and may include, but is not limited to hidden beneath a façade, blended with surrounding area design, painted to match the supporting area, or disguised with artificial tree branches.

Certificated telecommunications provider (CTP) means a person who has been issued a certificate of convenience and necessity, certificate of operating authority, or service provider certificate of operating authority by the Public Utility Commission to offer local exchange telephone service. A CTP does not include a network provider, as defined herein.

City means the City of Plano, Texas. As used throughout, the term city also includes the designated agent of the city.

City engineer means the director of engineering of the City of Plano or any other person designated by the city manager to administer this article.

City manager means the city manager of the City of Plano.

Closure means a complete or partial closing of one or more lanes of traffic of a major thoroughfare and the complete closure of any other type street or sidewalk.

Collocate means the installation, mounting, maintenance, modification, operation, or replacement of network nodes in a public right-of-way on an existing pole or structure.

Compaction means ninety-five (95) percent of maximum density with a moisture content of -2 percent to +4 percent of optimum under paved surfaces and ninety (90) percent of maximum density with a moisture content of -2 percent to +4 percent of optimum outside of paved surfaces.

Construction means breaking of pavement, excavation, installation of facilities, boring or jacking of utilities, restoration of pavement cuts, or other work by an agency, network provider, or public infrastructure contractor in a public right-of-way. The definition includes, but is not limited to, providing primary service, restoration, or maintenance of existing facilities within the right-of-way.

Consumer price index means the annual revised Consumer Price Index for All Urban Consumers for Texas, as published by the federal Bureau of Labor Statistics or other publication as authorized by state law.

Decorative Pole means a streetlight pole specifically designed and placed for aesthetic purposes and on which no appurtenances or attachments, other than specially designed

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informational or directional signage or temporary holiday or special event attachments, have been placed or are permitted to be placed according to the City of Plano Zoning Ordinance regulation of light pole banners, as may be further amended.

Design District means an area that is zoned or otherwise designated by city ordinance for which the city maintains and enforces unique design and aesthetic standards.

Duct or *conduit* means a single enclosed raceway for cables, fiber optics, or other wires. "Duct" or "conduit" shall not include the maintenance duct associated with a conduit that is reserved for use in replacing damaged cable or for rerouting purposes.

Emergency means any event that may threaten public health or safety, including, but not limited to, damaged or leaking water or gas conduit systems, damaged, plugged, or leaking sewer or storm drain conduit systems, damaged facilities, downed aerial facilities, downed poles or service outages whether to one customer or an area of the city.

Erosion control means compliance with the *City of Plano Erosion and Sediment Control Manual*, as amended.

Excavate or *excavation* means to dig into or in any way remove or penetrate any part of a public right-of-way and does not include landscaping activity unless the activity removes or disturbs the paved portion of the right-of-way.

Facilities means the plant, equipment, and property, including, but not limited to, lines, transport service, poles, mains, pipes, conduits, ducts, cables and wires located under, on or above the surface of the ground within the public right-of-way and valves, and related facilities and equipment used or useful for the provision of utility services, wireless or network services, or communications services to the public.

Historic District means an area that is zoned or otherwise designated as a historic or heritage district under municipal, state or federal law.

Local exchange telephone service means telecommunications service provided within an exchange to establish connections between customer premises within the exchange, including connections between a customer premises and a long distance provider serving the exchange. The term includes tone dialing service, service connection charges, and directory assistance services offered in connection with basic local telecommunications service and interconnection with other service providers. The terms does not include the following services, whether offered on an intra-exchange or inter-exchange basis:

- (1) Central office based PBX-type services for system of seventy-five (75) stations or more;
- (2) Billing and collection services;
- (3) High-speed private line services of 1.544 megabits or greater;
- (4) Customized services;
- (5) Private line or virtual private line services;
- (6) Resold or shared local exchange telephone services if permitted by tariff;
- (7) Dark fiber services;
- (8) Non-voice data transmission service offered as a separate service and not as a component of basic local telecommunications service;
- (9) Dedicated or virtually dedicated access services; or

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- (10) Any other service the Public Utility Commission determines is not a local exchange telephone service.

Major thoroughfare means any Thoroughfare Type D or higher as shown on the City of Plano Thoroughfare Plan, as amended.

Mid-Span Pole means a new pole, other than a service pole, installed between two current utility poles for the sole purpose of supporting a network node, in a developed area, or, in the case of a newly developed area, a pole that is located closer than 150 feet from the next utility pole.

Micro network node means a network node that is not larger in dimension than twenty-four (24) inches in length, fifteen (15) inches in width, and twelve (12) inches in height, and that has an exterior antenna, if any, not longer than eleven (11) inches.

Network node means equipment at a fixed location that enables wireless communications between user equipment and a communications network. The term: (A) includes (i) equipment associated with wireless communications; (ii) a radio transceiver, an antenna, a battery-only backup power supply, and comparable equipment, regardless of technological configuration; and (iii) coaxial or fiber-optic cable that is immediately adjacent to and directly associated with a particular collation; and (B) does not include: (i) an electric generator; (ii) a pole; or (iii) a macro tower. Unless specifically provided for herein, a network node includes small cells and small wireless facilities, as defined herein.

Network provider means (A) a wireless service provider; or (B) a person that does not provide wireless services and that is not an electric utility but builds or installs on behalf of a wireless service provider: (i) network nodes; or (ii) node support poles or any other structure that supports or is capable of supporting a network node.

Node support pole means a pole installed by a network provider for the primary purpose of supporting a network node.

Order means the Federal Communications Commission Declaratory Ruling, Third Report and Order, FCC WT Docket No. 17-79, adopted September 26, 2018.

Park means an outdoor area or recreation facility owned or operated by the city or other public agency; or a privately owned area that is designated as "open and social space" on the city's Growth and Change map that is currently open for public use under the same or similar terms as traditional public park, such as a public golf course, picnic area, or a nature preserve; or an area owned by the city that was purchased for park purposes and is planned for park development.

Pavement cut means a cut made into the paved surface of a public street, alley, curb, sidewalk, or public easement.

Pole means a service pole, city-owned utility pole, node support pole, or utility pole.

Person means a natural person (an individual), corporation, company, association, partnership, firm, limited liability company, joint venture, joint stock company or association, and other such entity who owns or controls facilities.

Public infrastructure contractor means a person hired or retained to do construction of facilities that will be maintained by the city. "Public infrastructure contractor" includes all sub-contractors.

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Public right(s)-of-way means the area on, below, or above a roadway, highway, street, sidewalk, alley, waterway, or other way and that is open for public use, and that is owned by the city in full or in part, and that is managed and controlled by the city. The term does not include:

- (A) a private easement; or
- (B) the airwaves above a public right-of-way with regard to wireless telecommunications

Residential service connections means a connection to private property from the right-of-way for individual residential service.

Service pole means a pole, other than a city-owned utility pole, that is owned or operated by the city and located in a public right-of-way, including: (A) a pole that supports traffic control functions; (B) a structure for signage; (C) a pole that supports lighting, other than a decorative pole; and (D) a pole or similar structure owned or operated by the city and supporting only network nodes.

Small cell or small wireless facility means a facility meeting all of the following criteria: (i) facilities mounted on structures 50 feet or less in height including their antennas, or on structures no more than 10 percent taller than other adjacent structures, or that do not extend existing structures where they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater; (ii) each antenna is no more than 3 cubic feet in volume; (iii) all other wireless equipment associated with the structure, including wireless equipment associated with the antenna and any pre-existing associate equipment on the structure is no more than 28 cubic feet in volume; and (iv) facilities do not result in human exposure to radio frequency radiation in excess of applicable safety standards specified in 47 CFR Rule 1.1307(b). Unless specifically provided for herein, provisions addressed to network nodes herein shall also apply to small cells and small wireless facilities.

Stealth shall mean a method that hides or conceals an antenna, supporting electrical or mechanical equipment or any other support structure, including network nodes.

Thoroughfare means any public traffic artery, major street, secondary street or alley.

Utility means any privately or publicly owned entity that uses right-of-way to furnish the public any general public service, including, without limitation, sanitary sewer, gas, electricity, water, telephone, petroleum products, telegraph, heat, steam or chilled water, together with the equipment, structures, and appurtenances belonging to such entity and located within and near the right-of-way.

Utility pole means a pole installed primarily for the purpose of providing electric distribution or telecommunications as defined by Section 51.002, Utilities Code and that provides: (A) electric distribution with a voltage rating of not more than 34.5 kilovolts; or (B) services of a telecommunications provider, as defined by Section 51.002, Utilities Code. A utility pole does not include a pole installed primarily for the purpose of providing other services or for third parties.

Utility service pole means a pole installed by a utility for the purpose of connecting a utility pole to a customer's building or other premises to provide electric distribution or telecommunications as defined by Section 51.002 Utilities Code.

Wireless service means any service, using licensed or unlicensed wireless spectrum, including the use of Wi-Fi, whether at fixed location or mobile, provided to the public using a network node.

Wireless service provider means a person that provides wireless service to the public.

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Sec. 19-61. - Police powers.

An agency's, network provider's, or public infrastructure contractor's rights hereunder are subject to the police power of the City of Plano which includes the power to adopt and enforce ordinances, including amendments to this article, necessary for the safety, health, and welfare of the public. Agencies, network providers, and public infrastructure contractors shall comply with all applicable laws and ordinances enacted, or hereafter enacted, by the City of Plano or any other legally constituted governmental unit having lawful jurisdiction over the subject matter hereof. The City of Plano reserves the right to exercise its police powers, notwithstanding anything in this article or a permit to the contrary. Any conflict between the provisions of this article or a permit and any other present or future lawful exercise of the city's police powers shall be resolved in favor of the latter.

Sec. 19-62. - City engineer's authority; enforcement; violations.

(a) *City engineer's authority.*

- (1) The city engineer is authorized to administer, interpret, and enforce the provisions of this article and to promulgate regulations, including but not limited to, engineering, technical, and other special criteria and standards, including design standards, to aid in the administration and enforcement of this article that are not in conflict with this article, the Code of Ordinances of the City, or state or federal law.
- (2) Enforcement. The city engineer is authorized to enter upon a construction site for which a permit is granted under this article or, where necessary, upon private property adjacent to the construction site for purposes of inspection to determine compliance with the permit or this article without notice. If the inspection requires physical contact with the equipment, the city engineer must provide written notice to the agency, network provider, or infrastructure contractor within five (5) business days of the planned inspection. Agency, network provider or infrastructure contractor may have a representative present during such inspection.

(b) *Violations.* A person, agency, or public infrastructure contractor commits an offense if he:

- (1) Performs, authorizes, directs, or supervises construction without a valid permit issued under this article;
- (2) Violates any provision of this article;
- (3) Fails to comply with restrictions or requirements of a permit issued pursuant to this article; or
- (4) Fails to comply with an order or regulation of the city engineer issued pursuant to this article.

(c) This article may be enforced by civil court action in accordance with state or federal law, in addition to any other remedies, civil or criminal, the city has for violation of this article.

(d) Prior to initiation of civil enforcement litigation, a person, agency, network provider, or public infrastructure contractor who has violated a provision of this article must be given the opportunity to correct the violation within the timeframe specified by the city engineer. This section does not prohibit the city engineer or the city from taking enforcement action as to past or present violations of this article, notwithstanding their correction.

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Sec. 19-63. - Penalties.

- (a) Any violation of the following provisions or terms of this article by any person, firm, corporation, agency, network provider, or public infrastructure contractor: section 19-74(F), excavation safety, section 19-75, no directional boring zones, and section 19-77(C), deposit of dirt and material on roadways, of this article shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.
- (b) Any violation of the other provisions or terms of this article by any person, firm, corporation, agency, network provider, or public infrastructure contractor shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(b) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 19-64. – Right-of-Way Permit required.

- (a) *Permit Required.* Any agency, network provider, or public infrastructure contractor seeking to place facilities on, in or over a public right-of-way or to engage in construction, excavation, encroachments, and work activities within or upon any public right-of-way shall first file an application for a right-of-way permit with the city and shall abide by the terms and provisions of the right-of-way permit and this article pertaining to the use of the public rights-of-way.
- (b) *Exceptions.*
 - (1) City construction, reconstruction, and maintenance activities are excepted from the permitting requirements outlined herein.
 - (2) No application, permit or fee is required of network providers for:
 - a. routine maintenance that does not require excavation or closing of sidewalks or vehicular lanes in a public right-of-way;
 - b. replacing or upgrading facilities that are substantially similar in size or smaller; and that do not require excavation or closing of sidewalks or vehicular lanes in a public right-of-way; or
 - c. the installation, placement, maintenance, operation, or replacement of micro network nodes or similar structures that are strung on cables between existing poles or node support poles, in compliance with the National Electric Safety Code. If, however, traffic will be effected by the installation, placement, maintenance or replacement of a micro network node or similar structure, a traffic control plan is required per Section 19-78.
 - (3) Substantially similar shall mean:
 - a. the new or upgraded facility, including the antenna or other equipment element, will not be more than ten (10) percent larger than the existing facility or 10 feet, whichever is greater; or the extension of facilities less than six feet from a tower; or the new or upgraded pole will not be more than ten (10) percent higher than

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the existing pole, provided that the increase may not result in the pole exceeding the applicable height limitations prescribed by Local Government Code Chapter 284, as may be further amended; or increasing the size of ground equipment cabinets by ten percent in height or volume; and

- b. the replacement or upgrade does not include replacement of an existing pole; and
 - c. the replacement or upgrade does not defeat existing concealment elements of a pole; and
 - d. the determination of whether a replacement or upgrade is substantially similar is made by measuring from the dimensions of the facilities as approved by the city.
- (4) Although no application, permit or fee is required, the city requires advance notice of the work described above and approval of the pole's owner for that specific address. Work under this section must still meet all other requirements in this article.
- (c) Permits Generally.
- (1) Permits will be issued in the name of the agency or network provider that will own the facilities. Permits for public infrastructure will be issued in the name of the public infrastructure contractor.
 - (2) Any agency with a current, unexpired consent, franchise, agreement or other authorization from the city (grant) to use the public rights-of-way that is in effect at the time this article takes effect shall continue to operate under and comply with that grant, unless prohibited by law, until the grant expires or until it is terminated by mutual agreement of the city and the agency or as otherwise provided for by law.
 - (3) *Construction, excavation, or work area.* No agency, network provider, or public infrastructure contractor shall perform construction, excavation, or work in an area larger or at a location different, or for a longer period of time than that specified in the permit or permit application. If, after construction, excavation, or work is commenced under an approved permit, it becomes necessary to perform construction, excavation, or work in a larger or different area than originally requested under the application or for a longer period of time, the agency or public infrastructure contractor shall notify the city engineer immediately and, within twenty-four (24) hours, shall file a supplementary application for the additional construction, excavation, or work.
 - (4) *Permit transferability or assignability.* The agency, network provider, or public infrastructure contractor may subcontract the work to be performed under a permit if the agency, network provider, or public infrastructure contractor is responsible for the performance of the work under the permit and all insurance and financial security as required. Permits are transferable and assignable upon written notice to the city engineer that the transferee or assignee has posted all required security pursuant to

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this article. Any transferee or assignee shall be bound by all requirements of the permit and this article.

- (5) The physical construction of public infrastructure, excluding agency infrastructure and facilities installed by network providers, in new developments is the responsibility of the developer of the land. Ownership of that infrastructure remains with the developer of the land until accepted by the city. Any agency or public infrastructure contractor performing work on infrastructure that is within a public right-of-way, but prior to infrastructure acceptance by the city, shall obtain a permit from the city and permission from the owner of all of the infrastructure in the public right-of-way. The agency or public infrastructure contractor shall be financially responsible to the owner of the infrastructure to carry out all remedial work necessary to receive acceptance by the city of that infrastructure. This financial obligation shall apply only to the work in the public right-of-way done by the agency or public infrastructure contractor. The city will not accept for dedication public infrastructure if the work performed on that infrastructure is not in accordance with applicable city specifications.
- (6) Any agency, network provider, or public infrastructure contractor found to be conducting any excavation activity within the public right-of-way without having first obtained the required permit(s) shall immediately cease all activity (exclusive of actions required to stabilize the area) and be required to obtain a permit before work may be restarted.
- (7) The city may institute all appropriate legal action to prohibit any agency, network provider, or public infrastructure contractor from knowingly using the public rights-of-way unless the agency or public infrastructure contractor has complied with the terms of this article.

Sec. 19-65. – Right-of-Way Permit application; permit contents.

(a) General to all Right-of-Way Permits

- (1) *Application submissions.* Each application for a permit shall be submitted using the required form, which may be obtained from the engineering department. The applicant must determine what type of permit is sought and complete the correct application. The city is not responsible for determining that the correct application was completed by the applicant and approval of a permit contrary to the provisions of this article does not create a vested right.
 - a. *Required disclosures on application.* The applicant shall disclose if the applicant proposes that the facilities will be located in: a design district; historic district; within three-hundred (300) feet of public art; near a historic site, or a structure or landmark recognized as historic by the city, state or federal government; within a park; within a residential district; or in an area that has undergrounding requirements.
 - b. *Drawings.* The applicant shall provide detailed drawings in electronic form, with calculations and dimensions to show strict conformity to the size, distance and spacing limitations in this article.

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- c. *Format.* The applicant requesting a permit shall provide the city with documentation in the format specified by the city.
 - d. *Interference.* The applicant shall provide analysis indicating that the proposed facilities will not cause any interference with city public safety radio system, traffic signal light system, or other city safety communications components.
 - e. *Address and Location.* The applicant must provide the specific address for all facilities that will be located on a pole. Addresses are determined by the City of Plano GIS Department. The applicant shall provide a dated aerial photograph of the overall site depicting the site's relation to major streets and highways and poles. For any application requesting a new pole, photos are required showing the before and after conditions.
 - f. *Other Required Permits.* The applicant must ascertain, in consultation with the city, whether any other authorizations from the city will be required in order for the proposed installation to be made and completed. For all applications for the installation or construction of wireless facilities, including network nodes and node support poles, if any such additional authorizations are required, the applicant is responsible for providing all the information necessary for the city to review and act on the additional authorizations. Such additional authorizations that must be included with the application shall include, but not be limited to, executed agreement(s) with the city for attachment to service poles, as provided in Section 19-65(b)(4)(e).
 - g. *Completeness.* The application is not complete unless it contains all information required by this article, requested on the application form, and required by any supplemental list of required documentation provided by the city with the application form.
- (2) No person, agency, network provider, or public infrastructure contractor shall install facilities or otherwise encroach upon the right-of-way or make a pavement cut or excavate in a public right-of-way without first obtaining a permit from the engineering department, except in an emergency.
 - (3) If the project lies within a TxDOT, NTTA or any other agency's right-of-way, the applicant must provide evidence of a permit from the State, Federal Government or other appropriate agency at the time of application.
 - (4) Franchised agencies and agencies that are certificated telecommunications providers have prior authorization to do work in public rights-of-way. However, an agency's use of the public rights-of-way is subject to and must occur in accordance with State of Texas laws, federal laws, and city ordinances, policies, standards and procedures. Said use is non-exclusive and does not establish priority for use over other franchise holders, permit holders, or the city. A permit issued by the City of Plano is required for all work done in the public rights-of-way, except as indicated in Section 19-64(b).
 - (5) New residential service connections do not require a permit under this article. However, a building permit may be required from the building inspections department. An agency or public infrastructure contractor must inquire with the building inspections department as to whether a permit is required for such service connections. Maintenance or replacement of existing service connections that requires excavation will require a permit under this article.

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- (6) The city shall state on the permit the activity for which the permit is issued and any additional restrictions or requirements that have been placed upon the permit besides those incorporated into the permit by this article, the Zoning Ordinance, or other law or regulation, as applicable.
 - (7) All construction and installation in the public rights-of-way shall be in accordance with the permit issued for the facilities. The city engineer shall be provided access to the work and to such further information as he or she may reasonably require to ensure compliance with the permit.
 - (8) A copy of the right-of-way construction permit and approved engineering plans shall be maintained at the construction site and made available for inspection by the city engineer at all times when construction or installation work is occurring.
 - (9) The agency, network provider, or public infrastructure contractor shall update any new information on permit applications within ten (10) business days after any change occurs.
 - (10) Agencies, network providers, or public infrastructure contractors may apply jointly for permits to work in public rights-of-way at the same time and place.
 - (11) All permit holders must contact the Public Works Department by telephone at least forty-eight (48) hours before work begins under the permit.
 - (12) If no work has begun on a network node permit within six months of final approval of the permit, or within thirty (30) calendar days of final approval for a standard right-of-way permit, the permit shall be void, and a new permit shall be required.
 - (13) A sixty (60) day extension to a permit may be granted if requested by the agency, network provider, or public infrastructure contractor in writing to the engineering department. Such a request must be made before the permit expires. If no call for the cancellation of a permit, or for an inspection after completion of the work, is received within the sixty (60) day extension period, the permit shall be void, and a new permit shall be required.
- (b) *Types of permits:*
- (1) *Standard Right-of-Way Permits.*
 - a. A standard right-of-way permit is required whenever a cut or excavation is made in a public right-of-way by an agency or public infrastructure contractor.
 - b. Application for a standard right-of-way permit shall be made no less than two (2) City of Plano business days prior to the date of the proposed activity. If the proposed cut or excavation is to be made in the public rights-of-way dedicated to the State of Texas, a city permit is required in addition to any and all permits required by the state or other agencies. A city permit is required although specific authority has been granted by the engineering department to cut a paved street, curb or alley as a part of a new construction project.
 - c. There is no fee for a standard right-of-way permit. There is, however, an annual fee for use of the Right of Way and a contract with the City is required. Where such fees are not otherwise determined by franchise or prohibited by state or federal law:
 1. Fee per linear foot: \$1.50
 2. Fee per street crossing \$1,000.00

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- d. Late fees may be assessed as allowed by law.
 - e. The contract shall determine any inflator for the annual fee, and if the contract expires, the rate in effect on the date of expiry shall be the initial rate for any additional contract terms.
- (2) *Permits issued under emergency conditions.* Any agency, network provider, or public infrastructure contractor maintaining facilities in the public rights-of-way may proceed with repairs upon existing facilities without a permit when emergency circumstances demand that the work be done immediately. The agency, network provider, or public infrastructure contractor doing the work shall notify the engineering department no later than the next business day by telephone or e-mail when an emergency permit is required. A permit application for the proper permit under this section must be submitted and the fee, if any, paid no later than the next business day after the work is commenced.
- (3) *Standard Right-of-Way Maintenance permits.*
- a. A maintenance permit is required whenever work is being done by an agency or infrastructure contractor in or on a major thoroughfare and no cut or excavation is required.
 - b. Application for a maintenance permit must be submitted no later than the business day prior to the date of the proposed maintenance work. Applications may be submitted in person or e-mail to the engineering department.
 - c. The requirements outlined for permits issued under emergency conditions in subsection (2) of this section apply to maintenance permits, as do the remaining requirements of this article.
- (4) *Small Cell Right-of-Way Permits.*
- a. A small cell right-of-way permit is required for network providers. The permit may be for transport facilities, network nodes, or network node support poles.
 - b. Fees per application for network nodes, transportation facilities, and poles are the maximum allowed by Texas Local Government Code Chapter 284 or the Order, whichever is lower, as further amended.
 - c. A small cell maintenance permit is required for any activity in the right-of-way unless an exception in Section 19-64(b)(2) applies. A small cell maintenance permit is subject to the same fees, requirements and timeframes as a small cell right-of-way permit.
 - d. *Transport Services.* Network providers may obtain transport service from a person or entity that is paying city fees to occupy the public right-of-way that are equivalent to transport fees stated in Sec. 19-71(b). If third-party transport services are used, the network provider must identify the third-party provider, and provide documentation, at the time of filing the application, that the third-party transport service provider is paying city fees and that the network provider has received written permission to use such transport services for the specific address.
 - e. *Collocation on a Service Pole.* An applicant proposing collocation on a city-owned service pole must submit a copy of the signed agreement with the city allowing the collocation on the city-owned service pole located at a specific address at the time of filing the permit application.

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- f. *Installation of Network Node.* For purposes of determining annual and monthly fees for wireless facilities under section 19-71(a), the city will assume installation of the facilities six months from the date the permit is approved.
 - g. *Application Completeness, timeframe.* Not later than the 10th day after the date of receipt of an application for a permit for a transport facility, network node or node support pole, the city shall determine whether the application is materially complete and notify the applicant of that determination. If the city determines that the application is incomplete, the city shall specifically identify the missing information in the notification to the applicant, with reference to the specific rule or regulation requiring the information.
 - h. *Approval or Denial of Application, timeframe.* Unless the time periods herein are tolled or extended by written agreement between the city and the applicant, the city will approve or deny applications according to the following:
 - (A) for applications for one or more new node support poles, no later than the 90th day after the date of receipt of a materially complete application;
 - (B) for applications for one or more network nodes on existing poles or structures, no later than the 60th day after the date of receipt of a materially complete application;
 - (C) for applications to install network nodes on a mixture of existing and new poles, no later than the 90th day after the date of receipt of a materially complete application;
 - (D) for a transport facility, no later than the 21st day after the date of receipt of a materially complete application.
 - i. *Tolling of timeframe.* If the city has notified the applicant that the application is materially incomplete, the time frame for the city's review is tolled until the applicant provides the required information or documents, as provided in the Order.
 - j. *Documentation for Denial.* If the city denies a complete application, it must document the basis for the denial, including the specific applicable code provision or other municipal rule, regulation, or other law on which the denial is based. The city shall send the documentation of the reason for denial by electronic mail to the applicant on or before the date the city denies the application.
 - k. *Cure after Denial.* Not later than the 30th day after the date the city denies the application, the applicant may cure the deficiencies identified in the denial documentation and resubmit the application without paying an additional application fee, other than a fee for actual costs incurred by the city. Notwithstanding Subsection (h), the city shall approve or deny the revised completed application after a denial not later than the 90th day after the date the city receives the completed revised application. The city's review of the revised application is limited to the deficiencies cited in the denial application.
- (c) Denial, suspension, or revocation of a permit.
- (1) *Denial of a permit.* A permit may be denied for any one of the following reasons:

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- a. The proposed activity will substantially interfere with vehicular or pedestrian traffic and no procedures, or procedures which are inconsistent with this article, have been implemented to minimize the interference.
 - b. The proposed construction will substantially interfere with another activity for which a permit has been issued, or will conflict or interfere with existing facilities already in the public right-of-way.
 - c. The proposed barricading, channelizing, signing, warning or other traffic control procedures or equipment do not comply with the requirements of the Texas Manual on Uniform Traffic Control Devices.
 - d. The activity or the manner in which it is to be performed will violate a city ordinance or regulation or a state or federal statute or regulation.
 - e. The agency, network provider, or public infrastructure contractor requests to cut a city-maintained street that can be crossed by jacking, boring or tunneling.
 - f. There is a lack of available space.
 - g. The agency, network provider, or public infrastructure contractor:
 1. Does not have liability insurance as required by section 19-68;
 2. Has consistently failed to perform in accordance with the requirements of this article;
 3. Has failed to furnish all of the information required by this article or, except for good cause shown, to file the applications within the time prescribed by this article;
 4. Has misrepresented or falsified any information in the applications;
 5. Has failed to comply with the performance warranty/guarantee as provided in this article;
 6. Is not in compliance with applicable requirements of an existing permit issued under this article;
 7. Does not have a contractor's license or other required license; or
 8. Has not compensated the city, unless the agency, network provider or public infrastructure contractor is not legally obligated to compensate the city by contract, by agreement, or by law for using public property.
- (2) *Suspension or revocation of a permit.* The city engineer may suspend by stop work order or revoke any or all permits granted to allow work in the public rights-of-way on the same grounds on which a permit may be denied under subsection (c)(1) or for the following reasons and subject to the procedural guidelines noted in this article and any agreement that applies to the agency, network provider, or public infrastructure contractor using the public rights-of-way, as well as any limitations imposed by federal or state law:
- a. Failing to comply with an order of the city engineer;
 - b. The recognition that a permit was issued in error;
 - c. Failing to comply with restrictions or requirements placed on the permit by the city engineer;

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- d. The city manager reasonably determines that the disconnection, removal, or relocation of equipment (a) is necessary to protect the public health, safety, welfare, or city property, (b) equipment, or portion thereof, is adversely affecting proper operation of streetlights or city property, or (c) there is imminent danger to the public; or
 - e. Violating any provision of this article.
- (3) The city engineer shall provide written notice of a denial, suspension or revocation to the agency, network provider, or public infrastructure contractor. Construction that is suspended may not resume until the city engineer determines that the agency, network provider, or public infrastructure contractor has corrected the violation, noncompliance, or hazard that caused the suspension.
- (4) A permit that was revoked due to failure to comply with an order of the city engineer, failure to comply with the restrictions or requirements placed upon the permit by the city engineer, a violation of this article, or for public health, safety or welfare reasons may be reinstated by the city engineer if the city engineer determines that:
- a. The agency, network provider, or public infrastructure contractor has corrected the violation, noncompliance, or hazard that caused the revocation or denial; and
 - b. The health, safety and welfare of the public is not jeopardized by reinstating or issuing the permit.
- (5) An agency or public infrastructure contractor may appeal a permit denial, suspension, or revocation in accordance with the provisions of section 19-67 of this article.

Sec. 19-66. - Facility size and locations. These provisions apply to all facilities, including those of franchise utilities, unless specifically contradicted in the franchise agreement.

- (a) *Location in Right of Way, generally.* Facilities and related ground equipment shall be placed within two (2) feet from the outer edge of the Right-of-Way line and three (3) feet from back of curb to minimize any obstruction, impediment, or hindrance to the usual travel or public safety on a public right-of-way, unless on an existing pole.
- (b) *Location in Right of Way, new development.* All facilities in new developments shall be located in accordance with Exhibits 1, 2, 3 and 4, unless an alternative location has been approved by the city engineer. Such utility locations are hereby adopted as standard locations for facilities in new developments. The intent of these items is that they serve as a standard, not only to agencies, network providers, and public infrastructure contractors working under city permit, but also to all city agencies whose routine business requires the installation, repair or relocation of utilities.
- (c) *Location in Right of Way, existing development.* New facilities to be installed in previously developed streets should be located as in Exhibits 1, 2, 3 and 4. If that location is already being used by another facility, the new facility shall be located such that it does not interfere with other facilities, both existing and future. No new facilities shall be located longitudinally in a median or under existing or proposed pavement, unless permitted by the city engineer.

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(d) *New Poles.*

- (1) *Materials.* Poles located in medians must be constructed of steel or concrete, or other material approved by the city engineer. Wood poles are prohibited.
- (2) *Pole Height.* New poles or modified utility poles may not exceed the lesser of:
 - a. Ten (10) feet in height above the tallest existing utility pole located within five-hundred (500) linear feet of the new pole in the same public right-of-way; or
 - b. Fifty-five (55) feet above grade level.
- (3) *Pole Spacing.* In order to avoid congestion of right-of-way caused by multiple pole installations, minimize the hazard of poles adjacent to roadways, minimize the effect on property values, and to maintain the aesthetics of the area by avoiding the negative impact on the public of unsightly proliferation of poles in the right-of-way, poles shall be spaced as provided herein. New poles, including new utility service poles, shall be spaced apart from existing utility poles or node support poles at the same distance as the spacing between utility poles in the immediate proximity, but no less than at a minimum one hundred and fifty (150) feet from a utility pole or another node support pole. New poles must be ten (10) feet from a driveway, twelve (12) feet from the dripline of existing trees, fifteen (15) feet from a pedestrian ramp, twenty (20) feet from a traffic signal pole, and eighteen (18) inches from the paved area of a sidewalk. In non-residential zoning districts, facilities shall be located between tenant spaces, storefront bays or adjoining properties where their shared property lines intersect the right-of-way. In residential zoning districts, facilities shall be located where the shared property line between two residential parcels intersects the right-of-way. Access by vehicles or pedestrians may not be blocked by poles.

(e) *Attachments to City-Owned Service Poles.*

- (1) *In accordance with Agreement.* Installations on all service poles are restricted to network providers and shall be in accordance with an agreement. The director of public works may enter into these agreements on behalf of the city.
- (2) No electrical meters are allowed on service poles or screening walls.
- (3) *Required industry standard pole load analysis.* For proposed installations on service poles network provider shall complete and submit to the city an industry standard pole load analysis indicating that the service pole to which the network node is to be attached will safely support the load.
- (4) *Height of attachments.* All attachments on all service poles shall be at least eight (8) feet above grade. If a network node attachment projects toward the street, for the safety and protection of the public and vehicular traffic, the attachment shall be installed no less than sixteen (16) feet above grade.

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- (5) *Installations on Traffic Signals.* Installations on all traffic signal structures must not interfere with the integrity of the facility in any way that may compromise the safety of the public. Location on signal arms is prohibited. Installation of network node facilities on any traffic signal structures shall:
- a. Be encased in a conduit separate from the traffic light electronics;
 - b. Have an electric power connection separate from the traffic signal structure; and
 - c. Have an access point separate from the traffic signal structure.
- (6) *Installations on Street signage.* Installations on all street signage structures must not interfere with the integrity of the facility in any way that may compromise the safety of the public. Installation of Network Node facilities on any street signage structure that has electronic equipment shall:
- a. Be encased in a conduit separate from any city signage electronics;
 - b. Have an electric power connection separate from the signage structure;
 - c. Have an access point separate from the signage structure.
- (f) *Height of Equipment mounted on Poles.* Pole mounted facilities shall be installed at least eight (8) feet above grade, and if a facility is projecting toward the street, for the safety and protection of the public and vehicular traffic, the attachment shall be installed no less than sixteen (16) feet above grade.
- (g) *Protrusion of Equipment.* Pole-mounted or structure-mounted facilities shall not protrude from the outer circumference of the existing structure or pole by more than two (2) feet.
- (h) *Size of pole mounted equipment.* Pole mounted enclosures may not be taller than five (5) feet. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches and vertical cable runs for the connection of power and other services.
- (i) *Antenna size.* Each antenna that does not have exposed elements and is attached to an existing structure or pole: must be located inside an enclosure of not more than six cubic feet in volume; may not exceed a height of three (3) feet above the existing structure or poles or extend the height of the structure on which it is mounted by more than 10% above the preexisting height; and may not protrude from the outer circumference of the existing structure or pole by more than two (2) feet. If an antenna has exposed elements and is attached to an existing structure or pole, the antenna and all of the antenna's exposed elements: must fit within an imaginary enclosure of not more than six cubic feet; may not exceed a height of three (3) feet above the existing structure or pole or extend the height of the structure on which it is mounted by more than 10% above the preexisting height; and may not protrude from the outer circumference of the existing structure or pole by more than

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two (2) feet. Antennas with exposed elements must be mounted flush with the pole near the top. The cumulative size of other equipment associated with the equipment attached to an existing structure or pole may not be more than 28 cubic feet in volume.

- (j) *Limitation on Equipment on Poles.* There shall be no more than one network node on any one pole.
- (k) *Private pole owner permission.* Network providers must have written approval of the utility pole owner for each specific pole address and location on such pole. Written permission must be submitted with the application for a right-of-way permit.
- (l) *Electric Code.* All poles must meet National Electric Code clearance standards. Equipment attached to a utility pole must be installed in accordance with the National Electrical Safety Code, subject to applicable codes, and the utility pole owner's construction standards.
- (m) *Existing telephone or electrical lines between existing utility poles.* Micro network nodes lashed on existing telephone or electrical lines between existing utility poles and not placed on utility poles, node support poles or service poles, are exempted from the requirements for submitting a right-of-way application, obtaining a right-of-way permit, and payment of a right-of-way access fee.
- (n) *Prohibition on Overhead Facilities and Overhead Transport Facilities.* In order to protect, maintain, and promote the appearance and natural surroundings in public parks and certain residential areas by avoiding the negative impact on the public of unsightly proliferation of poles in the right-of-way, facilities may not be installed overhead in a public right-of-way if the public right-of-way is in a park or is adjacent to a street or thoroughfare that is both Class E+ or smaller and is in an area zoned residential or restricted to residential use by deed restrictions. All transport facilities must be underground in the above-mentioned areas. Underground facilities are required for standard permit holders along Type D or smaller thoroughfares.
- (o) *Underground construction and use of poles.* As required by the subdivision ordinance of the city, and the comprehensive zoning ordinance as it relates to overlay districts, and when required by general ordinances, deed restrictions, regulations or rules of the city or applicable state or federal law, and in order to protect, maintain, and promote the appearance of areas within the city that have been designated as underground areas, to promote and protect the public health by avoiding the intangible public harm or unsightly or out-of-character deployments, the, agency's, network provider's, or public infrastructure contractor's new facilities shall be placed underground at agency's, network provider's, or public infrastructure contractor's expense. Underground facilities must be buried at least two (2) feet below surface level. Placing facilities underground does not preclude the use of otherwise acceptable ground-mounted equipment appurtenant to underground facilities, unless such ground-mounted equipment is otherwise prohibited. Related equipment, such as pedestals, must be placed in accordance with the city's applicable code requirements and rules, including all visibility easement requirements. In areas where existing facilities are aerial, the agency, network provider, or public infrastructure contractor may install aerial

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facilities. If a location is designated by the city to be an underground requirement area, then an agency's or network provider's permit for the location of the facilities, at such location will be revoked ninety (90) calendar days after the designation, with removal of said facilities at such location within ninety (90) calendar days of such designation, or as otherwise reasonably allowed by the city for the transition of other overhead facilities. Placement of street-related poles and facilities above grade in the right-of-way, including but not limited to stop signs and street lights, does not preclude an area from designation as an area requiring undergrounding and placement of facilities on street-related poles in an area requiring undergrounding is prohibited.

- (p) *Ground Equipment, parks and public art.* For the safety of park patrons, particularly small children, to preserve the investment made by the community in parks and public art, to protect, maintain, and promote the appearance and natural surroundings in public parks by avoiding the negative impact on the public of out-of-character deployments,, and to allow full lines-of-sight near park property and public art, no ground equipment may be installed in a right-of-way that is within a park, within two-hundred and fifty (250) feet of the boundary line of a park, or within two-hundred and fifty (250) feet of public art.
- (q) *Ground Equipment, generally.* Ground equipment shall be minimal and the least intrusive. In order to minimize negative visual impact to the surrounding area, and to enhance the safety requirements of line of sight of pedestrians, particularly small children, the city engineer may deny a request for a permit for a proposed location of ground equipment where existing ground equipment within three-hundred (300) feet already occupies a footprint of 28 cubic ft. or more to minimize effect on property values and aesthetics on the area. Ground equipment shall be of a neutral color, and use exterior building materials that are compatible with surrounding structures, as determined by the planning director.
- (r) *Ground enclosure size.* Ground based enclosures for network nodes and standard right-of-way permits, separate from the pole, may not be more than 28 cubic feet. For standard permit holders, ground based enclosures shall be no larger than six (6) feet wide four (4) feet two (2) inches high by two (2) feet deep. Any larger facilities must be placed on private property and comply with all requirements of the City's Building Code and Comprehensive Zoning Ordinance, including receipt of a building permit prior to installation.
- (s) *Concealment and enclosure, generally.* Facilities shall be concealed or enclosed as much as reasonably possible in an equipment box, cabinet, or other unit that may include ventilation openings. External cables and wires hanging off a pole shall be sheathed or enclosed in a conduit, so that wires are protected and not visible or visually minimized. Guy wires, anchors, pedestals, boxes, and other above grade facilities shall not fully or partially encroach within a sidewalk area, including a clear vertical clearance of seven and one-half (7.5) feet above the sidewalk.
- (t) *Preserve Sight Visibility and Access.* No above-ground facilities shall be located closer than three (3) feet from the back of street curbs or edge of alley or within the sight visibility area.

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Accessibility to property may not be compromised by above-ground facilities except during construction.

- (u) *Design and Historic District criteria.* Stealth or concealment of facilities and poles shall be required by the city in design districts with decorative poles, in historic districts, and within three-hundred (300) feet of a historic site or structure or historic landmark recognized by the city, state or federal government. Applications for placement of facilities in a design district with decorative poles or historic district must include proposed stealth or concealment measures. Total enclosure of antennas and other facilities within a pole may be required. The planning director will review and determine the suitability of the proposed stealth or concealment measures as part of the right-of-way permit review process. The planning director will also determine conformance with the Downtown Heritage Resource District Design Standards for all properties within a heritage district, and determine conformance with all other applicable zoning requirements for all facilities in a design district with decorative poles or historic district.

Micro network nodes may not be lashed on lines in a design district with decorative poles, a historic district, a residential district with class E+ street or smaller, or an area adjacent to a park.

Design districts within the city are: The Central Business 1 (CB-1), Downtown Business /Government (BG), and Urban Mixed-use (UMU) zoning districts, Planned Development (PD) districts that overlay any of the above-listed standard zoning districts, and freestanding Planned Development (PD) districts that contain decorative poles, as those districts may be amended.

Historic Districts within the city are all structures zoned as (HD), as such zoning may be amended. Historic Landmarks are those properties individually zoned as (H), as such zoning may be amended.

Any structures or areas within both a design district and a historic district must meet the requirements for both designations.

- (v) *Utility easements.* Above-ground facilities and poles are prohibited in a utility easement if such utility easement is not adjacent to and parallel with a public way, except with the written permission of the underlying fee owner. The city may rely upon county appraisal records to determine the ownership of the fee interest in the property. Poles must be spaced 300 feet or more from any existing pole. Applications for permit under Section 19-65(b) must be accompanied by a site plan. All other requirements of this Article apply.
- (w) *Colors.* In order to avoid or remedy the intangible public harm of unsightly or out-of-character deployments, all equipment mounted on a pole, including antennas, must match the color of the pole. Colors for all facilities in historic districts must be in accordance with the city heritage resource district design guidelines. Colors in design districts with decorative poles must be approved by the planning director.

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- (x) *Temporary utilities.* Temporary utilities may be located in non-standard locations.
- (y) *General construction and maintenance requirements.* Facilities and poles shall be constructed and maintained in a manner that does not:
 - (1) obstruct, impede, or hinder the usual travel or public safety on a public right-of-way;
 - (2) obstruct the legal use of a public right-of-way by other utility providers;
 - (3) violate applicable codes, statutes, historic preservation laws, or other law;
 - (4) interfere with the city's public safety infrastructure;
 - (5) violate or conflict with this article; or
 - (6) violate the federal Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.) and the Texas Accessibility Standards.
- (z) *Compliance with AASHTO.* All facilities in the right-of-way must meet the requirements and guidelines outlined in the AASHTO Roadside Design Guide in effect at the time of application.

Sec. 19-67. - Appeals.

- (a) *Applicability.* Appeals may be filed pursuant to this section related to interpretations of this article, decisions of the city engineer related to the final denial, suspension, or revocation of a permit, or if the applicant believes that the final denial of a permit materially inhibits the provision of service in violation of Sections 253 or 332 of the Telecommunications Act of 1996. However, the appeal process provided by this section shall not be available for criminal violations of this article. An appeal filed pursuant to this section does not postpone the effectiveness of the final decision of the city engineering regarding denial, suspension or revocation of a permit. The city engineer's decision is the final decision under Texas Local Government Code Section 284.154(d). The city engineer may adopt rules regulating the process and requirements for appeals.
- (b) *Appeal to city manager.* A permittee or applicant may appeal interpretations or decisions referred to in subsection (a) above by filing a written appeal with the city manager within seven (7) business days of receipt of denial, suspension, or revocation of the permit. An appeal filed pursuant to this section shall specifically state the basis for the aggrieved party's challenge to the city engineer's interpretation or decision under this article. The city manager may adopt rules regulating the process and requirements for appeals.
- (c) *Issuance of decision by city manager.* Decisions of the city manager shall be issued within ten (10) business days of receipt of the written appeal. Decisions of the city manager shall be final. Failure to render a decision shall constitute a denial.

Sec. 19-68. - Insurance requirements.

- (a) *Agencies and Network Providers.* Each agency or network provider applying for a permit shall obtain, maintain, and provide proof of the each of the following types of insurance and coverage limits. These insurance policies shall be underwritten by insurance companies with an A.M. Best Rating of A VI or better.

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- (1) Commercial general liability on an occurrence form with minimum limits of five million dollars (\$5,000,000.00) per occurrence and ten million dollars (\$10,000,000.00) aggregate. This coverage shall include the following:
 - a. Products/completed operations to be maintained for one (1) year.
 - b. Personal and advertising injury.
 - c. Owners and contractors protective liability.
 - d. Explosion, collapse, or underground (XCU) hazards.
 - (2) Automobile liability coverage with a minimum policy limits of one million dollars (\$1,000,000.00) combined single limit. This coverage shall include all owned, hired and non-owned automobiles.
 - (3) Workers compensation and employers liability coverage. Statutory coverage limits for Coverage A and five hundred thousand dollars (\$500,000.00) Coverage B employers liability is required.
- (b) *Public Infrastructure Contractors.* Each public infrastructure contractor applying for a permit shall obtain, maintain, and provide proof of insurance for the same types of insurance coverages outlined in subsection (a) above; however, the policy limits under the general liability insurance shall be one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) aggregate. All other coverage provisions outlined in subsection (a) above shall apply.
 - (c) The method for proof of insurance is a certified copy of the insurance policy. The city reserves the right to review the insurance requirements and to reasonably adjust insurance coverage and limits when the city manager determines that changes in statutory law, court decisions, or the claims history of the industry, the agency, network provider, or public infrastructure contractor require adjustment of the coverage.
 - (d) The city will accept certificates of self-insurance issued by the State of Texas or letters written by the agency in those instances where the state does not issue such letters, which provide the same coverage as required herein. However, certificates of self-insurance must be approved in advance by the risk manager for the city.
 - (e) The agency, network provider or public infrastructure contractor shall furnish, at no cost to the city, copies of certificates of insurance evidencing the coverage required by this section to the city. If the city requests a deletion, revision or modification, the agency, network provider, or public infrastructure contractor shall exercise reasonable efforts to pay for and accomplish the change.
 - (f) The agency, network provider, or public infrastructure contractor shall file and maintain proof of insurance with the engineering department. An insurance certificate obtained in compliance with this section is subject to city approval, through the city's risk manager. The city may require the certificate to be changed to reflect changing liability limits. An agency, network provider, or public infrastructure contractor shall immediately advise the city attorney of actual or potential litigation that may develop which may affect an existing carrier's obligation to defend and indemnify the city.
 - (g) Such insurance shall be kept in full force and effect during the period of time for which a permit shall be issued or the space occupied. Insurance coverage must be available on a "per project" basis.

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- (h) An insurer has no right of recovery against the city. The required insurance policies shall protect the agency or public infrastructure contractor and include the city as an additional insured. The insurance shall be primary coverage for losses covered by the policies.
- (i) The policy clause "other insurance" shall not apply to the city.
- (j) The agency, network provider, or public infrastructure contractor shall pay premiums and assessments. A company that issues an insurance policy has no recourse against the city for payment of a premium or assessment. Insurance policies obtained by an agency, network provider, or public infrastructure contractor must provide that the issuing company waives all right of recovery by way of subrogation against the city in connection with damage covered by the policy.
- (k) Each policy must include a provision that requires the insurance company to notify the city in writing at least thirty (30) calendar days before canceling or failing to renew the policy or before reducing policy limits or coverages.
- (l) Each agency must comply with the insurance requirements in this section, unless the agency's current franchise or license agreement with the city specifically addresses insurance requirements, in which case the franchise or license agreement shall control.

Sec. 19-69. - Indemnification.

- (a) To the extent authorized by law, each certificated telecommunications provider, agency, network provider, or public infrastructure contractor placing facilities in the public rights-of-way shall indemnify, and hold the city and its officers and employees harmless from and against all claims, lawsuits, judgments, costs, liens, losses, expenses, fees (including reasonable attorney's fees and costs of defense), proceedings, actions, demands, causes of action, liability, and suits of any kind and nature, including personal or bodily injury (including death), property damage, or other harm for which recovery of damages is sought that is found by a court of competent jurisdiction to be caused solely by the negligent act, error, or omission of the agency, network provider, or public infrastructure contractor any agent, officer, director, representative, employee, affiliate, or subcontractor of the certificated telecommunications provider, agency, network provider or public infrastructure contractor, while installing, repairing, or maintaining facilities in a public right-of-way.
- (b) The indemnity provided by this subsection does not apply to any liability resulting from the negligence of the city, its officers, employees, contractors, or subcontractors. If a certificated telecommunications provider, agency, network provider, or public infrastructure contractor and the city are found jointly liable by a court of competent jurisdiction, liability shall be apportioned comparatively in accordance with the laws of state without, however, waiving any governmental immunity available to the city under state law and without waiving any defenses of the parties under state law.
- (c) This section is solely for the benefit of the city and the certificated telecommunication provider, agency, network provider or public infrastructure contractor and does not create or grant any rights, contractual or otherwise, to any other person or entity.

Sec. 19-70. - Performance warranty/guarantee.

- (a) Any warranty made hereunder shall serve as security for the performance of work necessary to repair the public rights-of-way if the agency, network provider, or public infrastructure contractor fails to make the necessary repairs or to complete the work under the permit.

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- (b) The agency, network provider, or public infrastructure contractor, by acceptance of the permit, expressly warrants and guarantees complete performance of the work affecting the city's right-of-way in a good and workmanlike manner acceptable to the city and warrants and guarantees all such work done for a period of one (1) year after the date of acceptance and agrees to maintain upon demand and to make all necessary repairs during the one-year period. This warranty shall include all repairs and actions needed as a result of:
 - (1) Defects in workmanship;
 - (2) Settling of fills or excavations;
 - (3) Any unauthorized deviations from the approved plans and specifications;
 - (4) Failure to barricade;
 - (5) Failure to clean up during and after performance of the work;
 - (6) Restoration of improvements including, but not limited to, landscaping and irrigation; or
 - (7) Any other violation of this article or the ordinances of the city.
- (c) The one-year warranty period shall run from the date of the city's acceptance of the work which shall be the date of the letter of acceptance issued by the city to the agency, network provider, or public infrastructure contractor. If repairs are required during the one-year warranty period, those repairs need only be warranted until the end of the initial one-year period starting with the date of acceptance. It is not necessary that a new one-year warranty be provided for subsequent repairs after probationary acceptance.
- (d) At any time prior to completion of the one-year warranty period, the city may notify the agency, network provider, or public infrastructure contractor of any needed repairs. Such repairs shall be completed within twenty-four (24) hours if the defects are determined by the city to be an imminent danger to the public health, safety, and welfare. Non-emergency repairs shall be completed within fifteen (15) calendar days after notice.

Sec. 19-71. Annual and Monthly Rates for Use.

- (a) An annual public right-of-way rate for use of the public right-of-way is assessed to all owners of network nodes in an amount equal to the lower of the greatest amount allowed by Texas Local Government Code Chapter 284 and the greatest amount allowed by federal law, as further amended, multiplied by the number of network nodes installed in the public right-of-way within the city's boundaries. For purposes of calculating the rate, the date of installation shall be six months from the date of permit approval. Fees will continue until the owner of the network node notices the city of abandonment of the facility pursuant to Section 19-83.
- (b) A network provider must pay a monthly public right-of-way rate for transport facilities in an amount equal to the lower of the greatest amount allowed by Texas Local Government Code Chapter 284 and the greatest amount allowed by federal law, as further amended, multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul unless or until the time the network provider's payment of city fees to the city exceeds its monthly aggregate per-node compensation. The monthly fee shall begin six (6) months from the date of permit approval. Fees will continue until the network provider notices the city of abandonment of the transport facilities pursuant to Section 19-83.

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- (c) A network provider must pay the an amount equal to the lower of the greatest amount allowed by Texas Local Government Code Chapter 284 and the greatest amount allowed by federal law, as further amended, per year per service pole for colocation of a network node on a city-owned service pole. The monthly fee shall begin six (6) months from the date of permit approval. Fees will continue until the owner of the network node notices the city of the abandonment of the facility pursuant to Section 19-83.
- (d) Late fees may be assessed as allowed by law.

Sec. 19-72. - Registration.

- (a) In order to protect the public health, safety and welfare, all agencies, network providers, and public infrastructure contractors placing facilities or engaging in construction, excavation, encroachments, and work activities within or upon any public right-of-way must register with the City of Plano. Registration must be renewed annually on or before January 31. Annual renewal is required to allow the city to contact the current owners of facilities when emergencies arise and to coordinate infrastructure in the right-of-way. The registration form to be used may be obtained from the engineering department. If a registration is not renewed, and subject to sixty (60) calendar days notification to the agency, all facilities owned by agency within the city will be deemed to have been abandoned and shall become the property of the city. When any information provided for the registration changes, the agency or public infrastructure contractor shall notify the City of Plano of the change no more than thirty (30) calendar days after the date the change is made. Registration shall include:
 - (1) The name, address, and telephone number(s) of the owner of the facilities to be located in the public rights-of-way, including the business name, assumed name, or trade name under which the agency operates or under which it has operated within the past five (5) years. In the case of a public infrastructure contractor, the name, address, and telephone number(s) of the public infrastructure contractor and the name, address, and telephone number(s) of the developer for whom the public infrastructure contractor is working.
 - (2) The name(s), address(es) and telephone number(s) of the person(s) who will be contact person(s) for the owner.
 - (3) The name(s), address(es) and telephone number(s) of any contractor(s) or subcontractor(s) who will be working in the public rights-of-way on behalf of the owner.
 - (4) The name and telephone number(s) of an emergency contact for the owner who shall be available twenty-four (24) hours a day.
 - (5) The name(s), address(es) and telephone number(s) of the person(s) who will be attending the utility coordination meetings for the owner.
 - (6) The name(s), address(es) and telephone number(s) of the person(s) who will be receiving plans of city construction projects on behalf of the owner.

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- (7) The name, address, and telephone number(s) of the person who will be responsible for receiving notification of abandonment issues on behalf of the owner.
 - (8) Proof of insurance as required by section 19-68.
 - (9) For agencies that are certificated telecommunications providers, a copy of the notice of approval issued by the Public Utility Commission of Texas that grants the certificated telecommunications provider a service provider certificate of operating authority (SPCOA) or certificate of convenience and necessity (CCN).
 - (10) The ordinance number of any franchise or license, if any, issued by the City of Plano that authorizes the owner to use the public rights-of-way.
- (b) Registration shall be a prerequisite to issuance of a permit. Each agency, network provider, and public infrastructure contractor shall update and keep current its registration with the city at all times.

Sec. 19-73. - Plans of record

- (a) Any agency or network provider with facilities in the public rights-of-way shall submit plans of record in accordance with the following requirements:
- (1) A city Street Map marked in such a manner as to evidence which Type F and above thoroughfares along which the agency or network provider has placed facilities (not including boxes and other appurtenances) shall serve as the plans of record for the agency or network provider. The address and GPS coordinates must be included for any pole or equipment collocated on a pole. The city Street Map will be made available in a digital format upon request to the city engineer .
 - (2) On or before January 31 of each calendar year following the initial submittal of its plans of record, an agency or network provider shall provide to the city engineer plans of record that show all installations of new facilities, and all changes, additions, abandonments, and relocations relating to existing facilities completed in the previous calendar year, including the address and GPS coordinates for such facilities.
- (b) Plans of record shall not include information that is a trade secret or other confidential information protected from disclosure by state law. Information marked "proprietary" or "confidential" will not be accepted by the city. Location information is not a trade secret or proprietary/confidential information, and this subsection may not be construed to authorize an agency or network provider to fail to provide location information.

Sec. 19-74. - General rights-of-way use and construction.

- (a) *Responsibility for Employees, courtesy and drug policy.* Agencies, network providers and infrastructure contractors shall be responsible and liable for the acts and omissions of their employees, temporary employees, officers, directors, consultants, agents, Affiliates, subsidiaries, and subcontractors in connection with the installations of facilities in the right-of-way, as if such acts or omissions were agency's, Network Provider's, or public

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infrastructure contractor's acts or omissions. Work in the public rights-of-way shall be done in a manner that causes the least interference with the rights and reasonable convenience of property owners and residents. Citizen satisfaction must be a priority in using the Right-of-Way. Agencies, network providers, and infrastructure contractors shall train their employees to be customer service-oriented and to positively and politely interact with citizens when dealing with issues pertaining to its facilities in the right-of-way. Employees shall be clean, courteous, efficient, and neat in appearance and committed to offering the highest quality of interaction with the public. If, in the opinion of the city Manager, the employee is not interacting in a positive and polite manner with citizens, he or she shall request that the agency, network provider or infrastructure contractor take all remedial steps to conform to these standards. It is the policy of the city to achieve a drug-free workforce and workplace. The manufacture, distribution, dispensation, possession, sale, or use of illegal drugs or alcohol by agency's, network provider's or infrastructure contractor's employees, contractors, subcontractors, or vendors while on city rights-of-way is prohibited..

- (b) *Minimal interference.* Agency's, network provider's, or public infrastructure contractor's facilities shall be constructed or maintained in such a manner as not to interfere with sewers, water pipes, or any other property of the city, or with any other pipes, wires, conduits, pedestals, structures, or other facilities that may have been laid in the rights-of-way by, or under, the city's authority. The agency's, network provider's or public infrastructure contractor's facilities shall be located, erected, and maintained so as not to endanger or interfere with the lives of persons, or to interfere with improvements the city may deem proper to make or to unnecessarily hinder or obstruct the free use of the rights-of-way or other public property, and shall not interfere with the travel and use of public places by the public during the construction, repair, operation, or removal thereof, and shall not obstruct or impede traffic. The agency, network provider, or infrastructure contractor shall not cause any interference with city public safety radio system, traffic signal light system, or other city safety communications components.
- (c) *Responsibilities under permit; location of facilities.*
 - (1) A permit does not relieve an agency, network provider, or public infrastructure contractor of the responsibility to coordinate with other utilities and to protect existing facilities. An agency, network provider, or public infrastructure contractor working in the right-of-way is responsible for obtaining line locates from all affected utilities or others with facilities in the right-of-way prior to any excavation. Use of the geographic information system or the plans of record does not satisfy this requirement.
 - (2) In performing location of facilities in the public rights-of-way in preparation for construction under a permit, agency, network provider, or public infrastructure contractor shall compile all information obtained regarding its or any other facilities in the public rights-of-way related to a particular permit and shall make that information available to the city in a written and verified format acceptable to the city engineer.
 - (3) *Protection of utilities.* Before beginning excavation in any public right-of-way, an agency, network provider, or public infrastructure contractor shall contact the Texas One-Call System or any other company operating under the One-Call Statute and, to the extent required by Chapter 251 of the Texas Utilities Code, make inquiries of all ditch companies, utility companies, districts, local government departments, and all other agencies that might have facilities in the area of work to determine possible conflicts.

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- a. Field locations shall be marked prior to commencing work. The agency, network provider, or public infrastructure contractor shall support and protect all pipes, conduits, poles, wires, or other apparatus that may be affected by the work from damage during construction or settlement of trenches subsequent to construction.
 - b. A person shall only use a water-based paint in the public right-of-way to mark the location of existing underground utilities. A person commits an offense, if a marking he makes in the public right-of-way to mark the location of existing underground utilities remains visible longer than sixty (60) calendar days after being applied.
- (d) *Underground Construction and Use of poles.*
- (1) Facilities shall be maintained in an appropriate manner.
 - (2) Should the city desire to place its own facilities in trenches or bores opened by the agency, network provider, or public infrastructure contractor, the agency, network provider, or public infrastructure contractor shall cooperate with the city in any construction by the agency, network provider, or public infrastructure contractor that involves trenching or boring, provided that the city has first notified the agency, network provider, or public infrastructure contractor in some manner that it is interested in sharing the trenches or bores in the area in which the agency's, network provider's or public infrastructure contractor's construction is occurring. The agency, network provider, or public infrastructure contractor shall allow the city to place its facilities in the agency's, network provider's or public infrastructure contractor's trenches and bores, provided the city incurs any incremental increase in cost of the trenching and boring. The city shall be responsible for maintaining its respective facilities buried in the agency's, network provider's or public infrastructure contractor's trenches and bores under this paragraph.
- (e) *Joint trenching.* The public rights-of-way have a finite capacity for containing facilities. The city engineer may require an agency, network provider, or public infrastructure contractor to share trench space to minimize the disruption of vehicular or pedestrian traffic.
- (1) All facilities shall meet any applicable local, state, and federal clearance and other safety requirements, be adequately grounded and anchored, and meet the provisions of any contracts executed between agency, network provider, or public infrastructure contractor and the other joint user. Agency, network provider, or public infrastructure contractor may, at its option, correct any attachment deficiencies and charge the joint user for its costs.
- (f) *Excavation safety.* On construction projects in which excavation will exceed a depth of five (5) feet, the agency, network provider, or public infrastructure contractor must have detailed plans and specifications for excavation safety systems. The term "excavation" includes trenches, structural or any construction that has earthen excavation subject to collapse. The excavation safety plan shall be designed in conformance with state law and Occupational Safety and Health Administration (OSHA) standards and regulations.
- (g) *Erosion control.* The agency, network provider, or public infrastructure contractor shall be responsible for storm water management erosion control that complies with city, state and federal guidelines. All installations shall comply with City of Plano Erosion and Sediment Control Manual, as amended, and in accordance with Exhibit 5 to this Article.

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- (h) *On-site requirements.* Agencies, network providers and public infrastructure contractors subject to this article must have a minimum of one (1) English-speaking representative at the site where work is being performed at all times. Additionally, each of agency's, or network provider's or public infrastructure contractor's vehicles shall bear a sign identifying the agency, network provider, or public infrastructure contractor that owns the vehicles.
- (i) *Electrical Supply.* Agencies, network providers and public infrastructure contracts are responsible for obtaining any required electrical power services to their facilities. The city shall not be liable for any stoppages or shortages of electrical power furnished to the facilities, including without limitation, stoppages or shortages caused by any act, omission, or requirement of the public utility serving the facilities or the act or omission of any other tenant of the structure or user of the right-of-way, or for any other cause beyond the control of the city. Generators and back-up generators are prohibited in the right-of-way.

Sec. 19-75. - No directional boring zones.

In the city, the public infrastructure must be maintained and protected by all agencies, network providers, and public infrastructure contractors. The public health, safety and welfare is at risk when damages to water and sewer mains occur. To protect the water and sewer system, no person, agency, network provider, or public infrastructure contractor will be allowed to directionally bore longitudinally with water and sewer mains that are twelve (12) inches or larger. The installation of facilities in the public rights-of-way will be installed by open excavation to assure the protection of the city's water and sewer system. The city has available mapping that identifies such mains. The agency, network provider, or public infrastructure contractor is responsible for obtaining and using this information in the design of new facilities. When boring is acceptable, pothole process is required for twelve (12) inches or larger water and sewer mains or any main that is deemed critical by the city. Bore time is restricted to the following schedule: 7 a.m. to 4 p.m. Monday through Thursday, 7 a.m. to Noon on Friday and no bore on Saturday and Sunday. Missiles are not considered directional boring and are not allowed unless otherwise approved by the city.

Sec. 19-76. - Joint planning and construction; coordination of excavations.

- (a) Excavations in city rights-of-way disrupt and interfere with the public use of the city *streets and damage the pavement and landscaping.* The purpose of this section is to reduce this disruption, interference and damage by promoting better coordination among agencies, network providers, or public infrastructure contractors making excavations in public rights-of-way and between these agencies, network providers and public infrastructure contractors and the city. Better coordination will assist in minimizing the number of excavations being made wherever feasible and will ensure the excavations in city rights-of-way are, to the maximum extent possible, performed before, rather than after, the reconstruction of the streets by the city.
- (b) *Utility coordination meeting.*
 - (1) The city will hold a utility coordination meeting a minimum of two (2) times per year. The purpose of the meeting is for the city to inform agencies, network providers, and public infrastructure contractors of proposed and current community investment projects in the City of Plano and also for the agencies, network providers, and public infrastructure contractors to inform each other and the city of current and future projects. Each agency, network provider and public infrastructure contractor is encouraged to attend and participate in the meetings of the city, of which the agency, network provider, or public infrastructure contractor will be made aware.

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- (2) The city will notify the affected agencies, network providers, and public infrastructure contractors at least six (6) months before construction will start on a city project. Preliminary plans will be provided to the affected agencies, network providers, and public infrastructure contractors at least four (4) months before the project is to start construction. Final plans will be provided to the affected agencies, network providers, and public infrastructure contractors at least two (2) months before the project is to start construction.
 - (3) Whenever it is possible and reasonably practicable to joint trench or share bores or cutes, the agency, network provider, or public infrastructure contractor shall work with other agencies, network providers, and public infrastructure contractors so as to reduce as much as possible the number of right-of-way cuts within the city.
- (c) *Excavation master plan.* In addition to participating in the utility coordination meetings, any agency, network provider, or public infrastructure contractor owning, operating or installing facilities in public rights-of-way, providing water, sewer, gas, electric, communication, video, or other utility services, shall meet annually with the city engineer, at the city engineer's request, to discuss agency's, network provider's, or public infrastructure contractor's excavation master plan. At such meeting, to the extent not already in possession of the city, agency, network provider, or public infrastructure contractor shall submit documentation, in a form required by the city engineer, showing the location of the agency's, network provider's, or public infrastructure contractor's existing facilities in the public rights-of-way.
- (1) Agency, network provider, or public infrastructure contractor shall discuss with the city engineer its excavation master plan and identify planned major excavation work in the city. The city engineer may make his own record on a map, drawing, or other documentation of each agency's or network provider's or public infrastructure contractor's planned major excavation work in the city; provided, however, that no such document prepared by the city engineer shall identify a particular entity, or the planned major excavation work of that particular entity.
 - (2) Each agency or public infrastructure contractor shall submit annually, on or before March 31, a revised and updated excavation master plan. As used in this subsection, the term "planned major excavation work" refers to any future excavations planned by the agency, network provider, or public infrastructure contractor when the excavation master plan or update is submitted that will affect any public rights-of-way for more than five (5) business days, provided that the agency, network provider, or public infrastructure contractor shall not be required to identify future major excavations planned to occur more than three (3) years after the date that the agency's, network provider's, or public infrastructure contractor's master plan or update is discussed.
 - (3) Between the annual meetings to discuss planned major excavation work, agency, network provider, or public infrastructure contractor shall inform the city engineer of any substantial changes in the planned major excavation work discussed at the annual meeting. The city will not preclude an agency, network provider, or public infrastructure contractor from obtaining a permit for a project that was inadvertently excluded from the agency's, network provider's or infrastructure contractor's excavation master plan or was unknown at the time the plan was created.

Sec. 19-77. - Minimizing the impacts of work in the rights-of-way.

- (a) *Noise, dust, debris, hours of work.* Each agency, network provider, and public infrastructure contractor shall conduct work in such a manner as to avoid unnecessary inconvenience and annoyance to the general public and occupants of neighboring property. In the performance

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of the work, the agency, network provider, or public infrastructure contractor shall take appropriate measures to reduce noise, dust, and unsightly debris. No work shall be done between the hours of 10:00 p.m. and 7:00 a.m., except with the written permission of the city engineer, or in case of an emergency. Bore time is restricted to the following schedule: 7 a.m. to 4 p.m. Monday through Thursday, 7 a.m. to Noon on Friday and no bore on Saturday and Sunday. Missiles are not considered directional boring and are not allowed unless otherwise approved by the city.

- (b) *Trash and construction materials.*
 - (1) Each agency, network provider, and public infrastructure contractor shall maintain the work site so that:
 - a. Trash and construction materials are contained so that they are not blown off of the construction site.
 - b. Trash is removed from a construction site often enough so that it does not become a health, fire, or safety hazard.
 - c. Trash dumpsters and storage or construction trailers are not placed in the street without written approval of the city engineer.
 - (2) Agency, network provider, or public infrastructure contractor may only use approved trash haulers when working in the public rights-of-way.
- (c) *Deposit of dirt and material on roadways.* Each agency, network provider, and public infrastructure contractor shall eliminate the tracking of mud or debris upon any street or sidewalk. Equipment and trucks used during construction, excavation, or work activity shall be cleaned of mud and debris prior to leaving any work site.
- (d) *Protection of trees and landscaping.* Each agency, network provider, and public infrastructure contractor shall protect trees, landscape, and landscape features as required by the city and shall be responsible for supplemental maintenance and watering during construction and until restoration is complete and in accordance with the performance warranty made the agency, network provider, or public infrastructure contractor under this article. All protective measures shall be provided at the expense of the agency, network provider, or public infrastructure contractor. Agency, network provider, or infrastructure contractor and its contractors, and agents shall obtain written permission from the city Manager before trimming trees hanging over its facilities in the right-of-way. When directed by the city manager, agency, network provider or infrastructure contractor shall trim under the supervision and direction of the parks director. The city shall not be liable for any damages, injuries, or claims arising from agency's, network provider's, or infrastructure contractor's actions under this section.
- (e) *Protection of paved surfaces from equipment damage.* Backhoe equipment outriggers shall be fitted with rubber pads whenever outriggers are placed on any paved surface. Tracked vehicles with grousers are not permitted on paved surface unless specific precautions are taken to protect the surface. Agency, network provider, or public infrastructure contractor shall be responsible for any damage caused to the pavement by the operation of such equipment and shall repair such surfaces. Failure to do so will result in the use of the agency's, network provider's, or public infrastructure contractor's performance warranty/guarantee by the city to repair any damage, and, possibly, the requirement of additional warrantee(s).
- (f) *Protection of property.* Each agency, network provider, and public infrastructure contractor shall protect from injury any public rights-of-way and adjoining property by providing

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adequate support and taking other necessary measures. Agency, network provider, or public infrastructure contractor shall, at its own expense, shore up and protect all buildings, walls, fences, or other property likely to be damaged during the work and shall be responsible for all damage to public or private property resulting from failure to properly protect and carry out work in the public rights-of-way.

- (g) *Clean-up.* As the work progresses, all public rights-of-way and private property shall be thoroughly cleaned of all rubbish, excess dirt, rock, and other debris. All clean-up operations shall be done at the expense of the agency, network provider, or public infrastructure contractor. Agency, network provider, or public infrastructure contractor shall restore any disturbed area to its original condition. All restoration work must be completed within ten (10) business days following the date of substantial completion of the work in the right-of-way. Such clean-up and restoration shall be subject to the sole, reasonable approval of the city engineer.
- (h) *Vehicle parking.* Each agency, network provider, and public infrastructure contractor shall make provisions for employee and construction vehicle parking so that neighborhood parking adjacent to a work site is not impacted.
- (i) *Walkways.* Each agency, network provider, and public infrastructure contractor shall maintain an adequate and safe unobstructed walkway around a construction site or blocked sidewalk in conformance with City Code.
- (j) *Graffiti Abatement.* As soon as practical, but not later than fourteen (14) calendar days from the date agency, network provider, or infrastructure contractor receives notice thereof, the agency, network provider or infrastructure contractor, shall remove all graffiti on any of its facilities located in the Right of Way. The foregoing shall not relieve the agency, network provider, or infrastructure contractor from complying with any city graffiti or visual blight ordinance or regulation.
- (k) *Signage.* Agency, network provider, or infrastructure contractor shall post its name, location identifying information, and emergency telephone number in an area on the cabinet of the facility that is visible to the public. Signage required under this section shall not exceed 4" x 6", unless otherwise required by law (e.g. RF ground notification signs) or the city manager.

Except as required by laws or by the utility pole owner, agency, network provider, or infrastructure contractor shall not post any other signage or advertising on the facilities or poles.
- (l) *Ownership.* No part of any facilities placed on the right-of-way pursuant to this article will become, or be considered by the city as being affixed to or a part of, the right-of-way, except for facilities accepted as city facilities by the city engineer in writing. All other facilities placed in the right-of-way pursuant to this article will be and remain the property of the agency or network provider and may be removed by the agency or network provider at any time, provided the agency or network provider shall obtain permits or give notice as required by this article.
- (m) *Notification.* Each agency, network provider, and public infrastructure contractor shall notify the public works department forty-eight (48) hours before undertaking any work in the right-of-way.

Sec. 19-78. - Traffic control.

- (a) No person, agency, network provider, or public infrastructure contractor may close a public street without first obtaining a permit from the city engineer. An application for a

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maintenance permit and a traffic control plan shall be submitted to the city engineer no less than seven (7) business days prior to the date of the proposed closure unless an emergency exists, in which case immediate notice must be given to the city engineer. If a proposed construction project is to be made in the public right-of-way dedicated to the State of Texas, a city permit shall be required in addition to any and all permits required by the state.

- (b) When it is necessary to obstruct traffic, an application for a maintenance permit and a traffic control plan shall be submitted to the city engineer prior to starting construction. No permit will be issued until the traffic control plan is approved by the city engineer. No agency, network provider, or public infrastructure contractor shall block access to and from private property, block emergency vehicles, block access to fire hydrants, fire stations, fire escapes, water valves, underground vaults, valve housing structures, or any other vital equipment unless the agency, network provider, or public infrastructure contractor provides the city with written verification of written notice delivered to the owner or occupant of the facility, equipment, or property at least forty-eight (48) hours in advance.
- (c) When necessary for public safety, the agency, network provider, or public infrastructure contractor shall employ flag persons whose duties shall be to control traffic around or through the construction site. The use of flag persons may be required by the city engineer.
- (d) Unless approved by the city engineer, the agency, network provider, or public infrastructure contractor shall not impede rush hour traffic on major thoroughfares during the morning or evening rush hours. No construction shall be performed nor shall any traffic lane be closed to traffic during the hours of 6:00 a.m. to 9:00 a.m. or 4:00 p.m. to 6:00 p.m., Monday through Friday, without the written approval of the city engineer.
- (e) Lane closures on major thoroughfares will be limited to no more than two (2) hours at any time outside of the morning and evening rush hours unless approved by the city engineer.
- (f) Traffic control devices and barricades, as defined in Part VI of the Manual on Uniform Traffic Control Devices, or any successor publication thereto, must be used whenever it is necessary to close a traffic lane or sidewalk. Traffic control devices and barricades are to be supplied by the agency, network provider, or public infrastructure contractor. If used at night, they must be reflectorized and must be illuminated or have barricade warning lights.
- (g) Part VI of the Manual on Uniform Traffic Control Devices, or any successor publication thereto, shall be used as a guide for all maintenance and construction signing. The agency, network provider, or public infrastructure contractor shall illustrate on the permit the warning and control devices proposed for use. At the direction of the city engineer, such warning and control devices shall be modified.
- (h) The city engineer may refuse to issue a permit if proposed construction activity will substantially interfere with vehicular traffic flow on major thoroughfares or is inconsistent with procedures of this article.

Sec. 19-79. - Requirements for street cuts and repairs.

- (a) The agency, network provider, or public infrastructure contractor shall be responsible for maintaining all street cuts in such a manner as to avoid a hazard to vehicular and pedestrian traffic until permanently repaired.
 - (1) When emergency repairs are deemed necessary by the city engineer to correct a situation that is hazardous to the public, the agency, network provider, or public infrastructure contractor that is responsible for the cut shall be notified immediately. If the agency, network provider, or public infrastructure contractor does not provide an

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acceptable schedule for making the emergency repair within eight (8) hours of being notified, the repairs will be performed by the city, and the agency, network provider, or public infrastructure contractor will be billed for the repairs necessary to complete the project, including clean up.

- (2) Agency, network provider, or public infrastructure contractor will be required to maintain the interim cut repair until they have completed final repairs.
 - (3) Traffic bearing steel plates shall be utilized on all concrete paving cuts until required curing is accomplished. Asphalt shall be used to provide smooth ramps at the edges. Plates or asphalt may be used for temporary repairs.
- (b) All damage caused directly or indirectly to the street surface or subsurface outside the pavement cut area shall be regarded as a part of the street cut. These areas, as established by the city inspector, will be included in the total area repaired.
- (c) The agency, network provider, or public infrastructure contractor shall notify the public works department immediately of any damage to other utilities, either city or privately-owned.
- (d) *Construction methods:*
- (1) The City of Plano Special Provisions to Standard Specifications for Public Works Construction and the City of Plano's Standard Construction Details shall govern the cutting and restoration of street and alley pavements in the city. These requirements shall apply equally to any person, public infrastructure contractor, network provider, agency or city department who makes cuts and repairs to streets and alleys in the City of Plano. Any above or in-ground equipment shall not be partially or completely within the sidewalk area, or within eighteen (18) inches of the paved sidewalk, unless otherwise approved by the city.
 - (2) Permanent repairs of utility cuts in existing streets, alleys or easements will be completed by the agency, network provider, or public infrastructure contractor within fourteen (14) calendar days of beginning the work. If an agency, network provider, or public infrastructure contractor does not believe that it will be able to meet this schedule, the agency, network provider, or public infrastructure contractor must contact the city engineer concerning an alternative schedule for the repairs. Any alternative schedule must be approved by the city engineer prior to the beginning of the work. The agency, network provider, or public infrastructure contractor will be responsible for any maintenance of the repair for a period of one (1) year after the repair is complete. Failure to do so will result in the use of the agency's, network provider's or public infrastructure contractor's performance warranty/guarantee by the city to repair any damage, and, possibly, the requirement of additional warrantee(s) and/or the denial of future permits.
 - (3) Steel plates left in the right-of-way after repairs are completed will be removed by the city and become the city's property.
 - (4) Excavation in street or alley pavements should begin with an air-hammer shovel, a pavement breaker or other equipment that will not damage the pavement outside an approximate width of the ditch prior to beginning trenching operations. All street excavations will be saw cut before the street is repaired. Full depth saw cuts are required.
 - (5) If the excavation is to pass under where the curb is installed without dummy/expansion joint, the agency, network provider, or public infrastructure contractor may saw cut a smooth line one (1) foot beyond each side of the disturbed base. If no damage to curb

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is evident to the city inspector, the agency, network provider, or public infrastructure contractor may pump concrete under curb and gutter on cuts less than one (1) foot wide. The city inspector will make this determination prior to concrete being placed under existing curb and gutter.

- (e) *Notification of homeowners' and homeowner associations.* When an agency, network provider, or public infrastructure contractor is installing more than five hundred (500) linear feet of underground facilities, the agency, network provider, or public infrastructure contractor shall notify in writing all homeowner associations, from information maintained by the city, and individual homeowners along the route. Door hangers are an acceptable form of written notification. This notification shall give information about the project, not limited to the proposed location of the facilities, the time length for construction and a contact person to report any problems. The agency, network provider, or public infrastructure contractor must also contact all homeowner associations concerning the location of any underground improvements.

Sec. 19-80. - Standards for repair and restoration.

- (a) *Agency, network provider, public infrastructure contractor responsibility.* The agency, network provider, or public infrastructure contractor shall be fully responsible for the cost and actual performance of all work in the public rights-of-way. The agency, network provider, or public infrastructure contractor shall do all work in conformance with any and all engineering regulations, construction specifications, and design standards adopted by the city. These standards shall apply to all work in the public rights-of-way unless otherwise indicated in the permit.
- (b) All restoration shall result in a work site condition equal to or better than the condition in which the site existed prior to construction. Restoration must be approved by the city engineer. In addition to the regulations, specifications, and standards referred to in subsection (a), the following provisions shall apply to work in the public rights-of-way of the city:
 - (1) Restoration must be to the reasonable satisfaction of the city engineer and the property owner. The restoration shall include, but not be limited to:
 - a. Replacing all ground cover with the type of ground cover damaged during work or better by sodding, as directed by the city;
 - b. Installation of all manholes and handholes, as required;
 - c. Backfilling of all bore pits, potholes, trenches or any other holes which must be done within seven (7) business days after excavation of the bore pits, potholes, trenches or other holes, unless other safety requirements are approved by the city engineer;
 - d. Leveling of all trenches and backhoe lines;
 - e. Restoration of excavation site to city specifications;
 - f. Restoration of all landscaping, trees, shrubs, ground cover, and sprinkler systems; and
 - g. Repairing and replacing existing erosion control devices that have been damaged or destroyed as a part of the work.
 - (2) All locate flags shall be removed during the clean-up process by the agency, network provider, or public infrastructure contractor at the completion of the work.

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- (3) Restoration must be made in a timely manner as agreed upon by the city engineer and the agency, network provider, or public infrastructure contractor. If restoration is not satisfactory and/or is not performed within the agreed upon timeframe, all work in progress, except that related to the problem, including all work previously permitted but not complete, may be halted and a hold may be placed on any permits not approved until all restoration is complete, or the city may complete the work and bill the agency, network provider, or public infrastructure contractor for the repairs performed by the city.

Sec. 19-81. - Construction and restoration standards for newly constructed or overlaid streets.

- (a) No agency, network provider, or public infrastructure contractor shall cause an open trench excavation or potholing of facilities in the pavement of any public right-of-way for a period of three (3) years from the completion of construction or resurfacing except in compliance with the provisions of this section.
- (b) Criteria for approval. No permit for excavation in the right-of-way of new streets shall be approved unless the city engineer finds that all of the following criteria have been met:
 - (1) Boring or jacking without disturbing the pavement is not practical due to physical characteristics of the street or alley or other utility conflicts.
 - (2) Alternative utility alignments that do not involve excavating the street or alley are found to be impracticable.
 - (3) The proposed excavation cannot reasonably be delayed after the three-year deferment period has lapsed.
- (c) Exemptions for emergency operations. Emergency maintenance operations shall be limited to circumstances involving the preservation of life, property, or the restoration of customer service. Agencies, network providers, or public infrastructure contractors with prior authorization from the city engineer to perform emergency maintenance operations within the public rights-of-way shall be exempted from this section. Any agency, network provider, or public infrastructure contractor commencing operations under this section shall submit detailed engineering plans, construction methods, and remediation plans no later than the next business day after initiating the emergency maintenance operation.
- (d) Construction and restoration standards for newly constructed or overlaid streets and alleys. The streets shall be restored and repaired in accordance with design and construction standards adopted by the city and guaranteed in accordance with section 19-70.

Sec. 19-82. - Relocation of facilities for public improvements.

- (a) In the exercise of governmental functions, the city has first priority over all other uses of the public rights-of-way. The city reserves the right to lay sewer, water, and other pipelines or cables and conduits, and to do underground and overhead work, and attachments, restructuring, or changes in aerial facilities in, across, along, over, or under a public street, alley, or public rights-of-way occupied by an agency, network provider, or public infrastructure contractor, and to change the curb, sidewalks, or the grade of streets.
- (b) The agency, network provider, or public infrastructure contractor must relocate its facilities at its own expense in a timely manner and prior to the start of construction of a city project. Failure to comply with this provision shall subject the agency, network provider, or public infrastructure contractor to the enforcement provisions contained herein.

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- (c) A permit will be required when making facility adjustments in preparation for city projects, unless the adjustments are exempt under 19-64(b).
- (d) If the agency, network provider or public infrastructure contractor fails to remove or relocate its facilities as requested within ninety (90) calendar days of receipt of the request, then the city shall be entitled to remove the facilities at the sole cost and expense of the agency, network provider, or infrastructure contractor without further notice. Agency or network provider shall, within thirty (30) calendar days following issuance of invoice for the same, reimburse the city for its reasonable expenses incurred in the removal (including, without limitation, overhead and storage expenses) of the facilities. A hold may be placed on any permits not approved until payment is received.
- (e) The duty to remove and relocate at the agency, network provider, or public infrastructure contractor's expense is not contingent on the availability of an alternative location acceptable for relocation.

Sec. 19-83. - Abandonment and removal of facilities.

- (a) If a registration is not renewed, and subject to sixty (60) calendar days notification to the agency all facilities owned by the agency within the city will be deemed to have been abandoned and shall become the property of the city. The city has appropriated \$0 to pay for the cost of any removal or storage of facilities placed in the right-of-way, as authorized under this article, and no other funds are allocated.
- (b) Any agency or network provider that intends to discontinue use of any facilities within the public rights-of-way shall notify the city engineer in writing of the intent to discontinue use. Such notice shall describe the facilities for which the use is to be discontinued, including the address and GPS coordinates of any pole, a date of discontinuance of use, which date shall not be less than thirty (30) calendar days from the date such notice is submitted to the city engineer. Upon receipt of notice of discontinuance of use, the city shall have a right of first refusal to acquire agency's or network provider's facilities with the cost for such facilities to be negotiated by the city and the agency or network provider.
- (c) Agency or network provider shall, at its sole cost and expense, promptly disconnect, remove or relocate its facilities if ordered to do so by the city pursuant to this article. Agency or network provider shall reimburse city for the city's actual costs of removal of facilities if agency or network provider fails to promptly disconnect, remove and relocate its facilities. Payment must be made within thirty (30) calendar days from receipt of an invoice for the actual costs from the city.
- (d) The city shall not issue any refunds for any amounts paid by agency, network provider or infrastructure contractor for facilities or related ground equipment that have been removed.

Secs. 19-84 and 19-85. - Reserved.”

Section III. All provisions of the Code of Ordinances of the City of Plano, codified or uncodified, in conflict with the provision 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 this Ordinance shall remain in full force and effect.

Section IV. 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

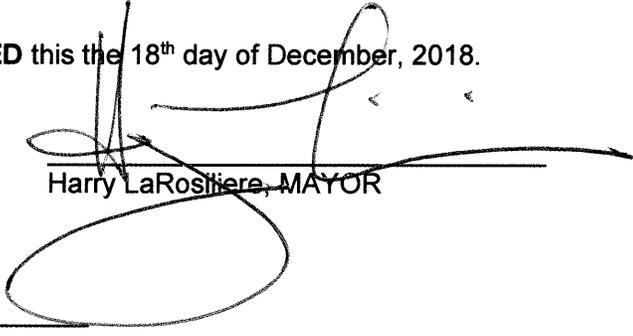
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court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section V. 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 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 city under any section or provisions at the time of passage of this ordinance.

Section VI. This Ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED AND APPROVED this the 18th day of December, 2018.



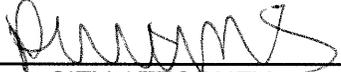
Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

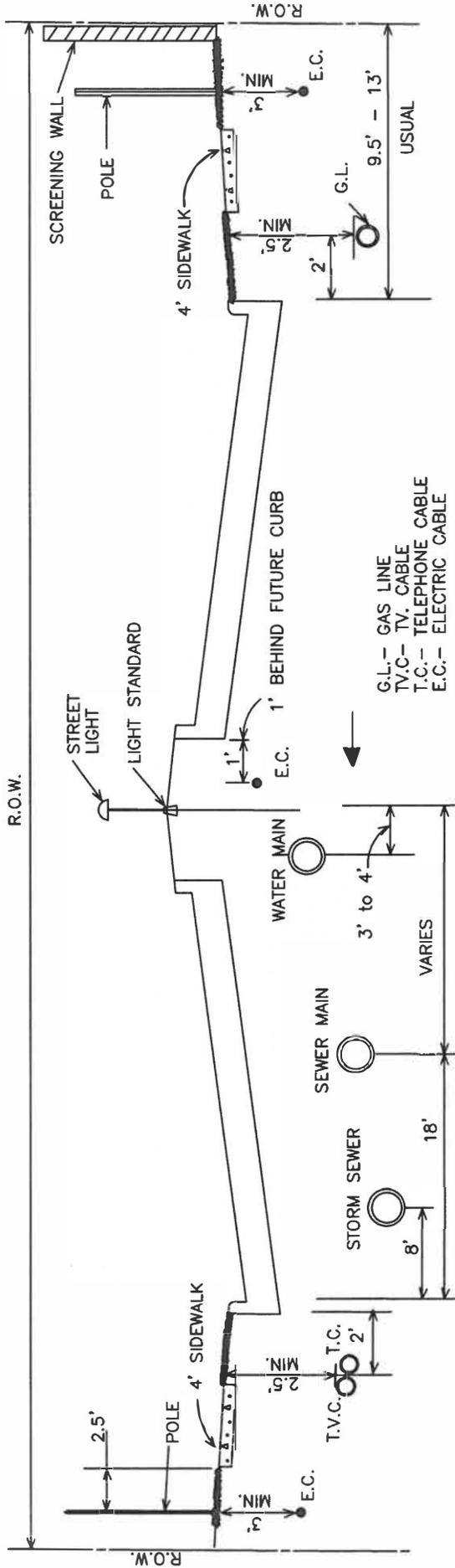
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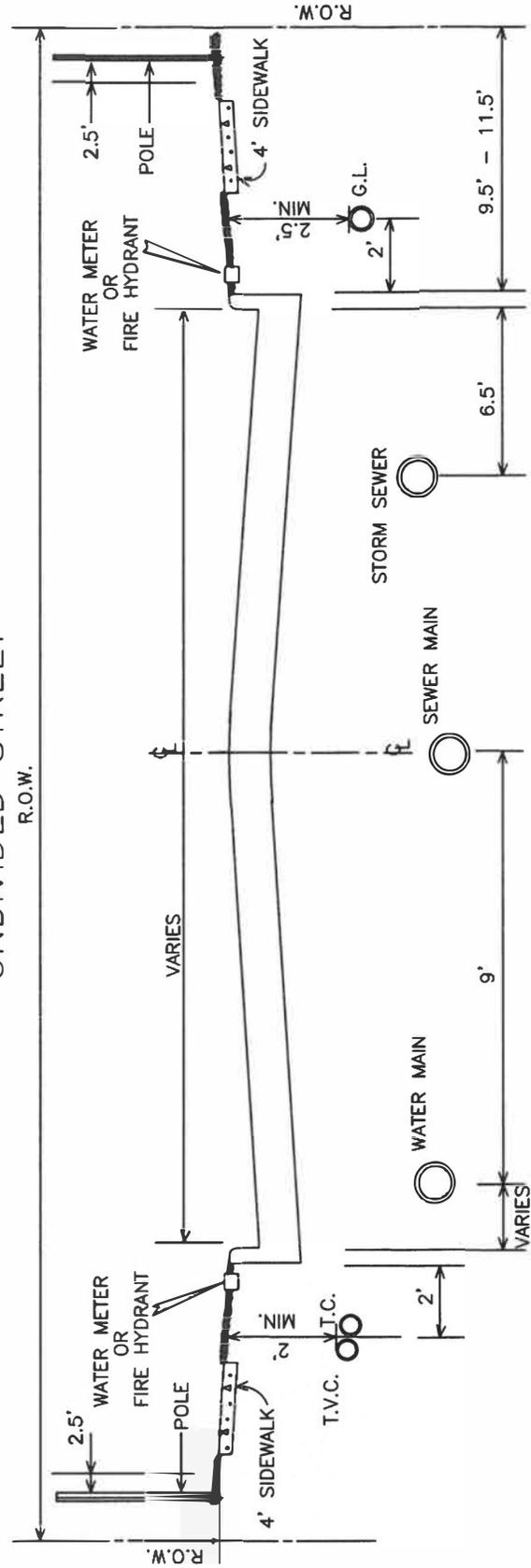
Paige Mims, CITY ATTORNEY

STANDARD UTILITY LOCATIONS

DIVIDED STREET

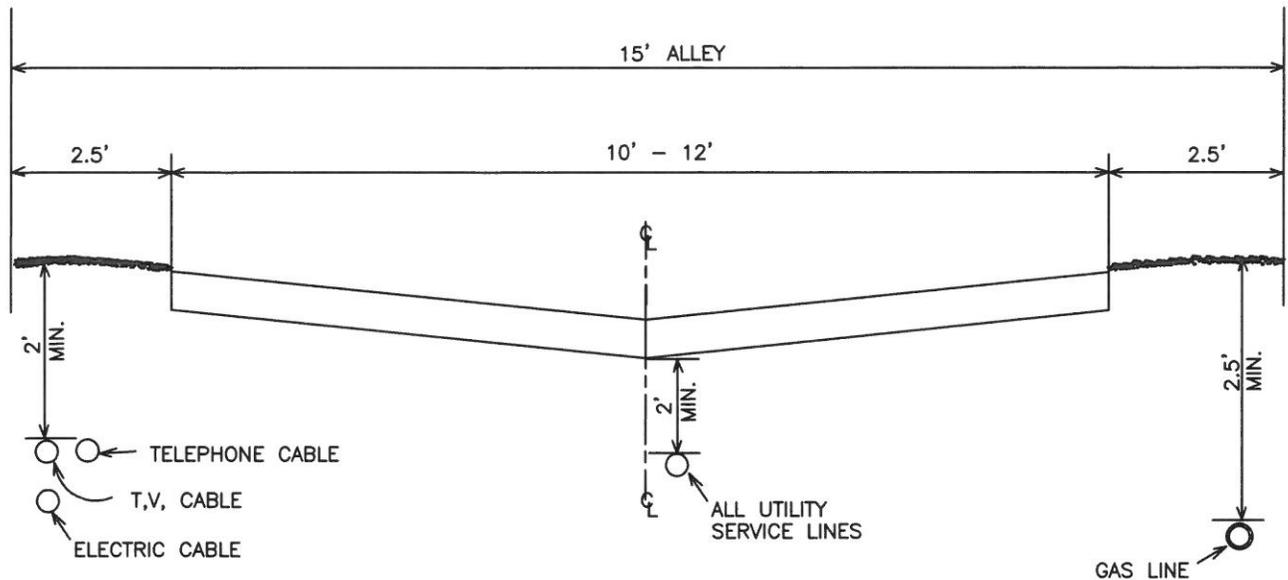


UNDIVIDED STREET

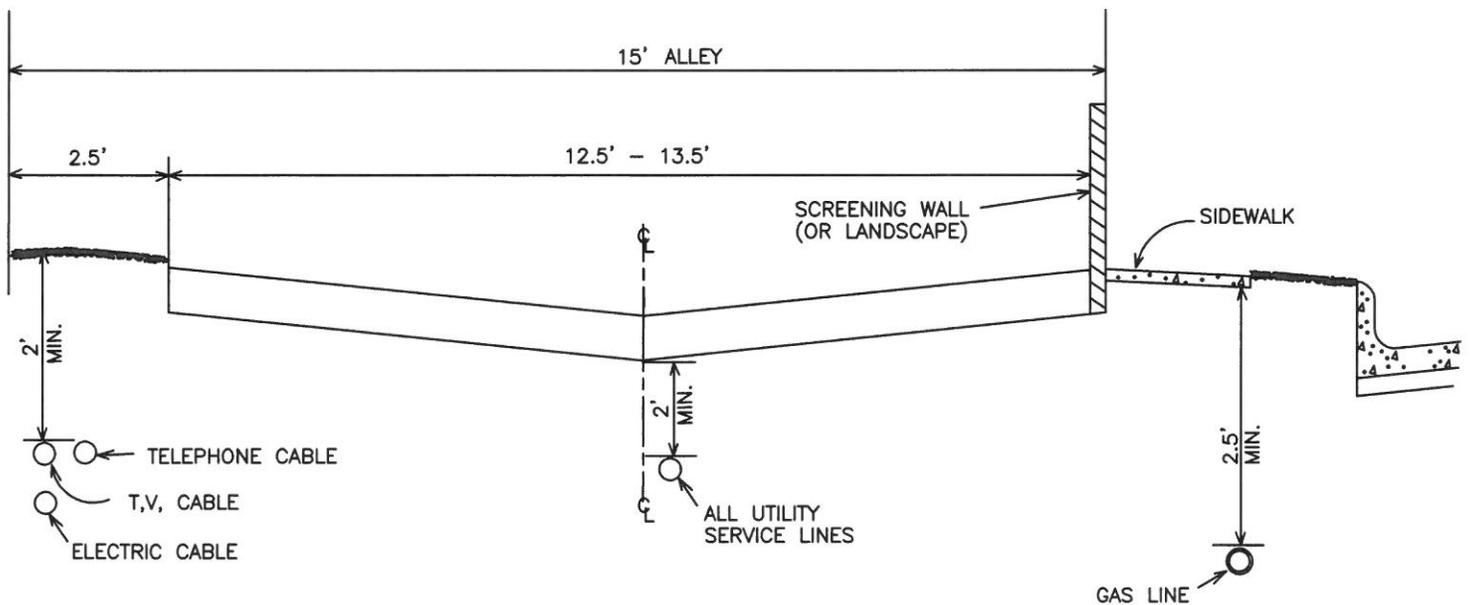


UTILITIES MAY BE INSTALLED IN A COMMON TRENCH. UTILITY COMPANY MUST PROVIDE A DETAIL WITH PLANS

STANDARD UTILITY LOCATIONS



ALLEY

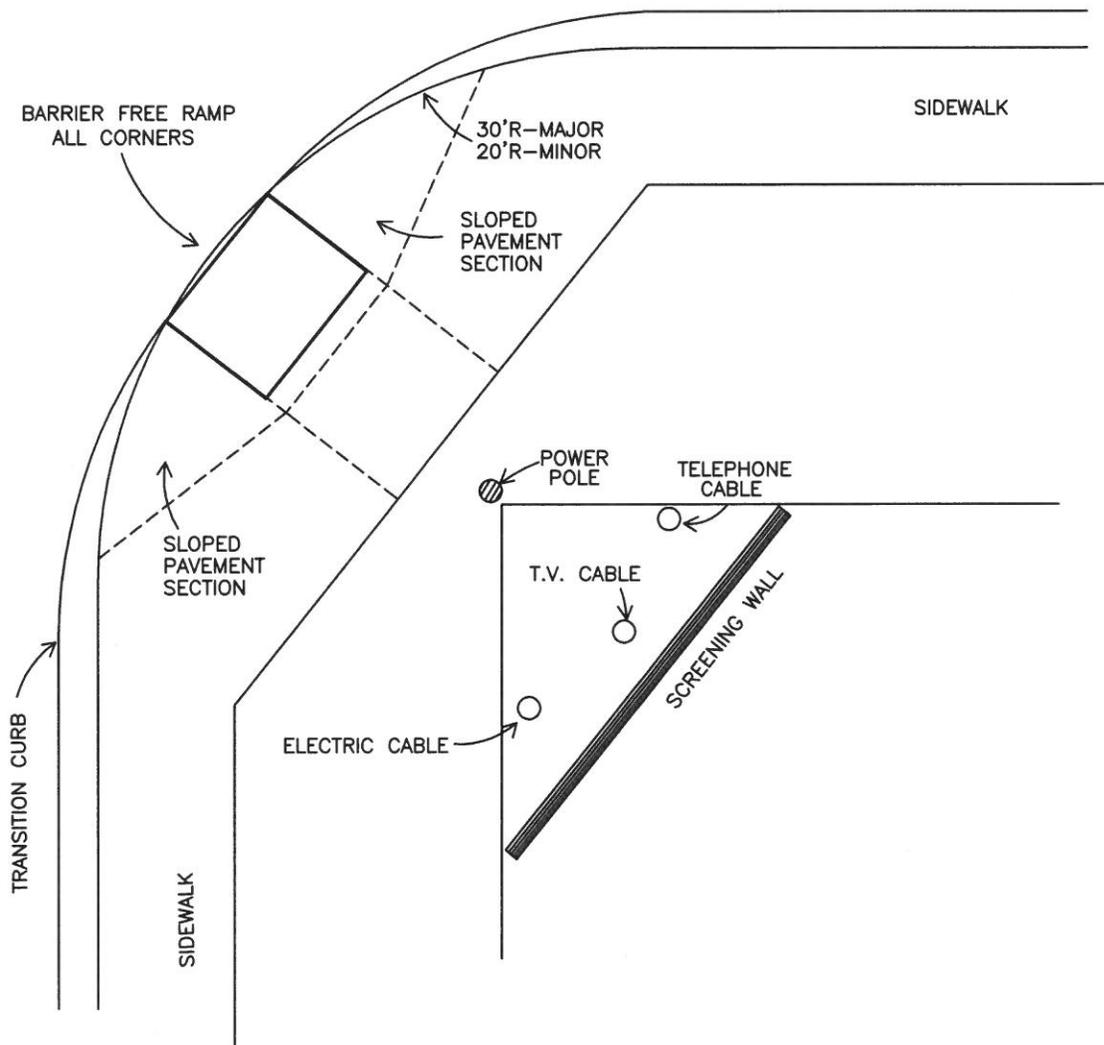


ALLEY WITH SCREENING WALL

UTILITIES MAY BE INSTALLED IN A COMMON TRENCH. UTILITY COMPANY MUST PROVIDE A DETAIL WITH PLANS

EXHIBIT 2

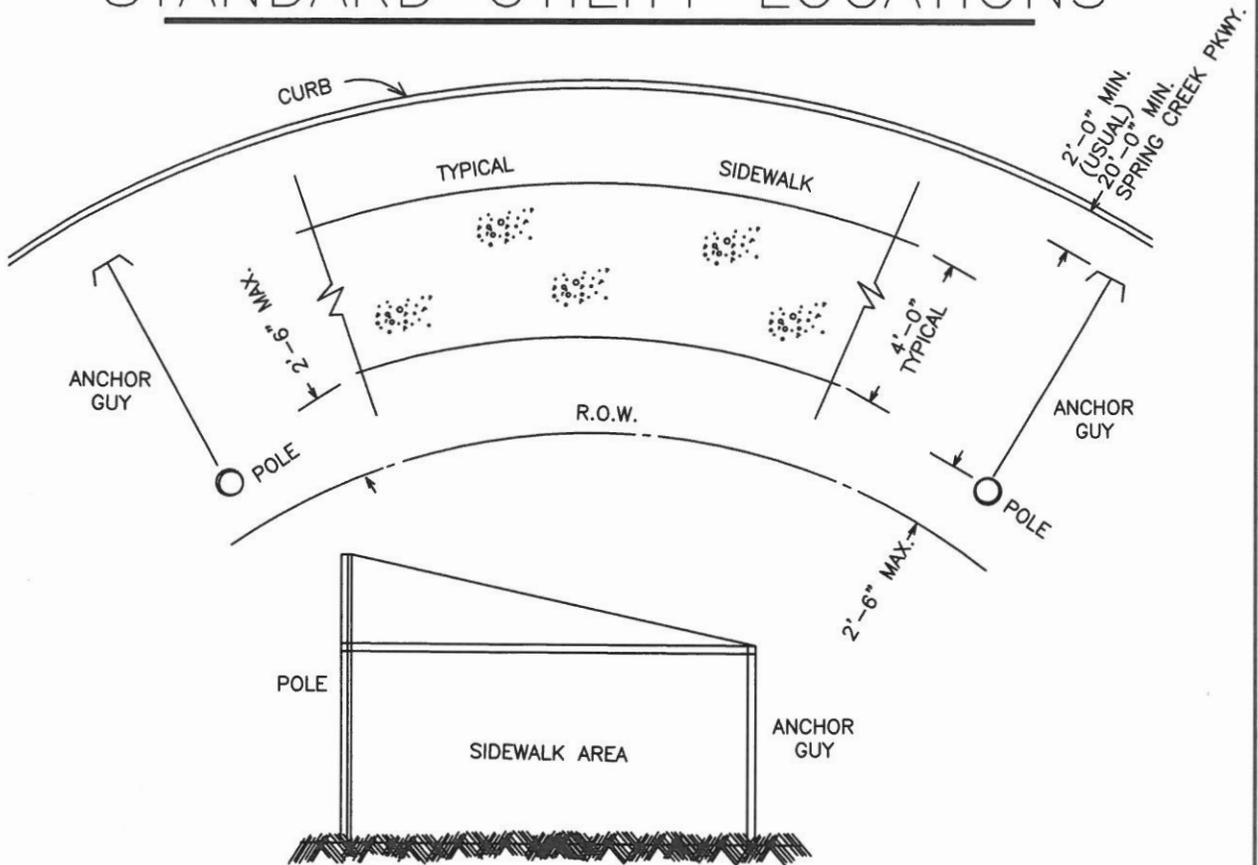
STANDARD UTILITY LOCATIONS -AT STREET INTERSECTION-



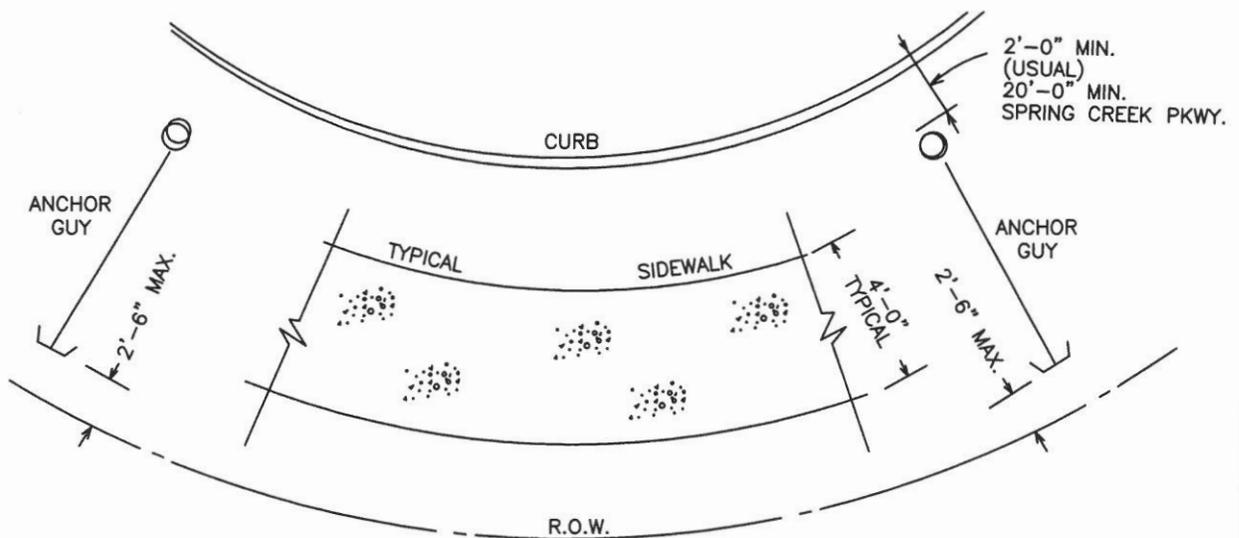
NOTE:
FACILITIES AT CORNERS MUST
NOT ENCROACH INTO SIGHT
DISTANCE REQUIREMENTS

EXHIBIT 3

STANDARD UTILITY LOCATIONS



TYPICAL POLE AND ANCHOR GUY INSTALATION



LOCATION OF POLES AND ANCHOR GUYS ARE STANDARD, PROVIDED THERE IS NO CONFLICT WITH EXISTING OR SCHEDULED UTILITIES IN RESERVED LOCATIONS

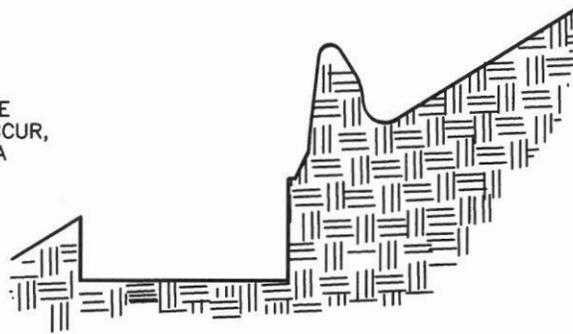
EXHIBIT 4

FRANCHISE UTILITIES

EROSION CONTROL PLAN

TEMPORARY EROSION CONTROL PLAN FOR PIT

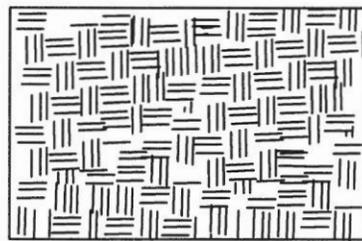
PLACE SOIL/SPOIL PILE UPGRADIENT TO EXCAVATION TO ENSURE THAT SHOULD ANY STORM INCIDENT OCCUR, THE EXCAVATED AREA WILL SERVE AS A CATCH BASIN TO CONTAIN THE SOIL.



PROFILE

AS NEEDED, PROVIDE AN EROSION CONTROL DEVICE TO TREAT ANY WATER PUMPED FROM THE EXCAVATION AFTER A STORM EVENT.

ANY EROSION DEVICES TO BE IN COMPLIANCE WITH THE CITY OF PLANO EROSION CONTROL DETAIL.



PLAN

USE DIVERSION OR SILT FENCE AS NEEDED TO CONTAIN RUNOFF.

FLOW

INCOMPLETE PROJECT WITH TEMPORARY EROSION CONTROL MEASURES IN PLACE BEFORE LEAVING SITE

IN NO CASE SHALL SOIL/SPOIL BE PLACED IN THE STREET GUTTER

EXHIBIT 5
PAGE 1 of 6

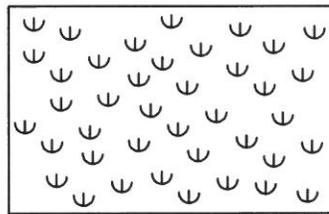
FRANCHISE UTILITIES

EROSION CONTROL PLAN

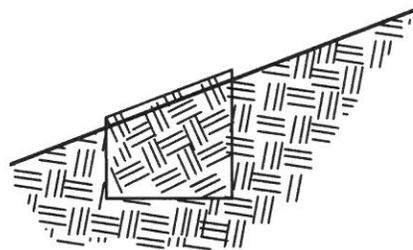
PERMANENT EROSION CONTROL PLAN FOR PIT

PERMANENT EROSION CONTROL MEASURES TO INCLUDE REPLACEMENT OF EXISTING/INDIGENOUS VEGETATIVE COVER.

ANY EROSION DEVICES TO BE IN COMPLIANCE WITH THE CITY OF PLANO EROSION CONTROL DETAIL.



PLAN



PROFILE

INCOMPLETE PROJECT WITH TEMPORARY EROSION CONTROL MEASURES IN PLACE BEFORE LEAVING SITE

IN NO CASE SHALL SOIL/SPOIL BE PLACED IN THE STREET GUTTER

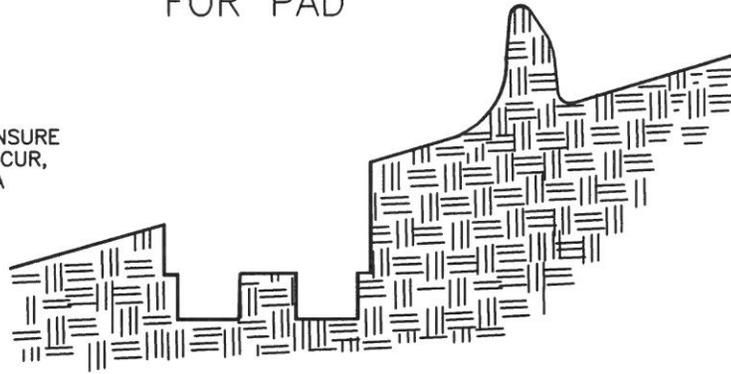
EXHIBIT 5
PAGE 2 of 6

FRANCHISE UTILITIES

EROSION CONTROL PLAN

TEMPORARY EROSION CONTROL PLAN FOR PAD

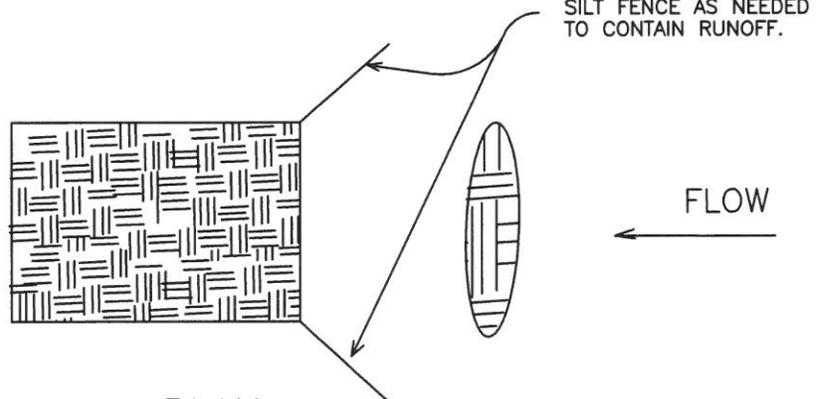
PLACE SOIL/SPOIL PILE
UPGRADIENT TO PAD EXCAVATION TO ENSURE
THAT SHOULD ANY STORM INCIDENT OCCUR,
THE EXCAVATED AREA WILL SERVE AS A
CATCH BASIN TO CONTAIN THE SOIL.



PROFILE

AS NEEDED, PROVIDE AN EROSION
CONTROL DEVICE TO TREAT ANY
WATER PUMPED FROM THE
EXCAVATION AFTER A STORM EVENT.

ANY EROSION DEVICES TO BE
IN COMPLIANCE WITH THE CITY
OF PLANO EROSION CONTROL
DETAIL.



PLAN

INCOMPLETE PROJECT WITH
TEMPORARY EROSION CONTROL
MEASURES IN PLACE BEFORE
LEAVING SITE

IN NO CASE SHALL
SOIL/SPOIL BE PLACED IN
THE STREET GUTTER

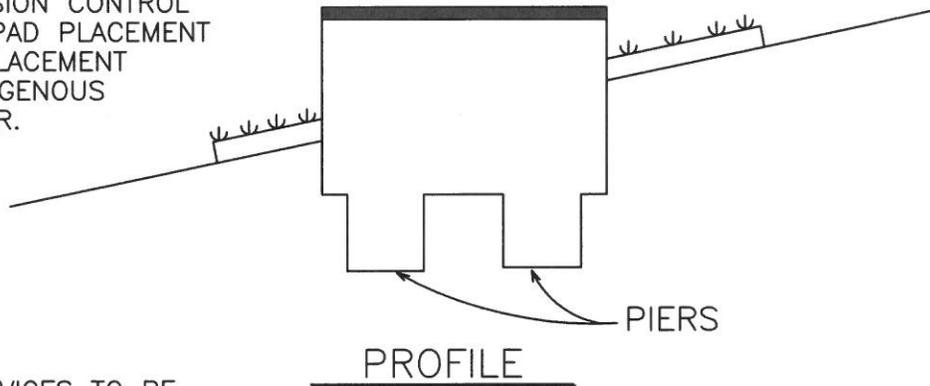
EXHIBIT 5
PAGE 3 of 6

FRANCHISE UTILITIES

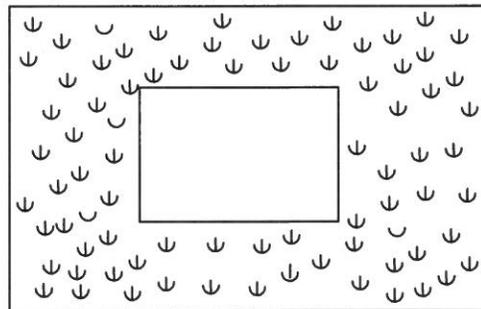
EROSION CONTROL PLAN

PERMANENT EROSION CONTROL PLAN FOR PAD

PERMANENT EROSION CONTROL MEASURES FOR PAD PLACEMENT TO INCLUDE REPLACEMENT OF EXISTING/INDIGENOUS VEGETATIVE COVER.



ANY EROSION DEVICES TO BE IN COMPLIANCE WITH THE CITY OF PLANO EROSION CONTROL DETAIL.



PLAN

INCOMPLETE PROJECT WITH TEMPORARY EROSION CONTROL MEASURES IN PLACE BEFORE LEAVING SITE

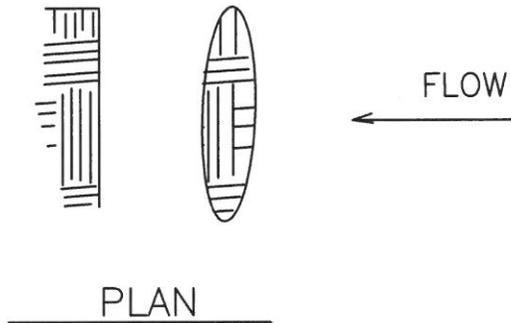
IN NO CASE SHALL SOIL/SPOIL BE PLACED IN THE STREET GUTTER

EXHIBIT 5
PAGE 4 of 6

FRANCHISE UTILITIES

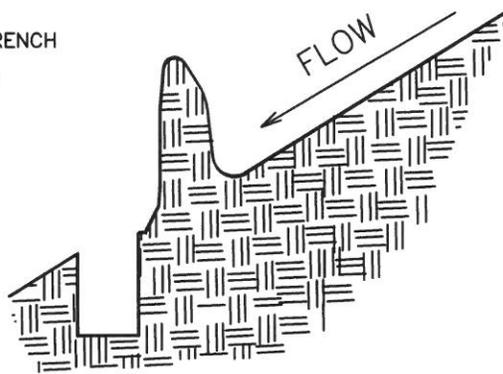
EROSION CONTROL PLAN

TEMPORARY EROSION CONTROL PLAN FOR TRENCHING ACTIVITIES

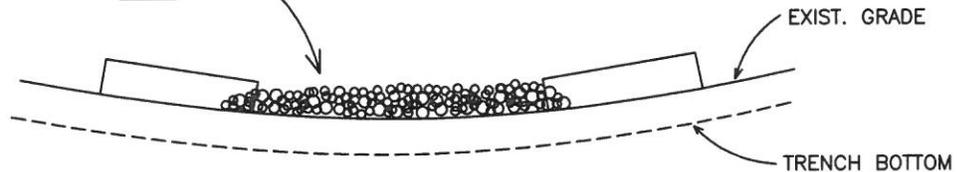


PLACE SOIL/SPOIL ON THE SIDE OF THE TRENCH AWAY FROM THE CURB. THE TRENCH WILL SERVE AS A CATCH BASIN TO CONTAIN ANY EROSION.

ANY EROSION DEVICES TO BE IN COMPLIANCE WITH THE CITY OF PLANO EROSION CONTROL DETAIL.



AS NEEDED, PROVIDE AN EROSION CONTROL DEVICE (IE. SILT FENCE, STONE OVERFLOW, OR OTHER APPROPRIATE MEASURE) AT LOW POINTS ALONG TRENCH TO CONTROL OVERFLOWS.



INCOMPLETE PROJECT WITH TEMPORARY EROSION CONTROL MEASURES IN PLACE BEFORE LEAVING SITE

IN NO CASE SHALL SOIL/SPOIL BE PLACED IN THE STREET GUTTER

EXHIBIT 5
PAGE 5 of 6

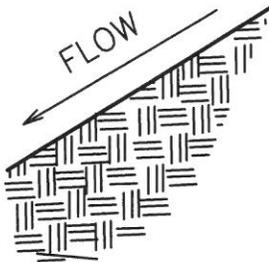
FRANCHISE UTILITIES

EROSION CONTROL PLAN

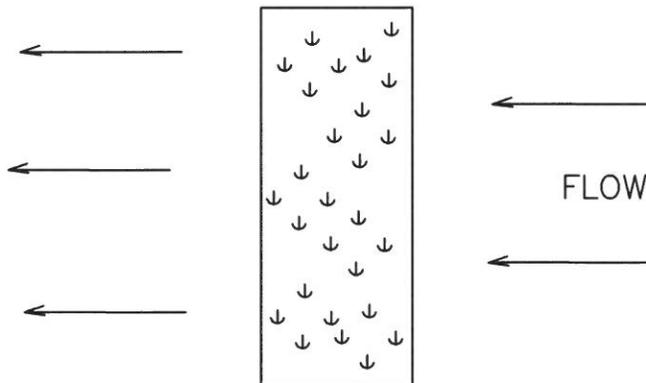
PERMANENT EROSION CONTROL PLAN FOR TRENCHING ACTIVITIES

PERMANENT EROSION CONTROL MEASURES FOR TRENCH ACTIVITIES TO INCLUDE REPLACEMENT OF EXISTING/INDIGENOUS VEGETATIVE COVER.

ANY EROSION DEVICES TO BE IN COMPLIANCE WITH THE CITY OF PLANO EROSION CONTROL DETAIL.



PROFILE



PLAN

INCOMPLETE PROJECT WITH TEMPORARY EROSION CONTROL MEASURES IN PLACE BEFORE LEAVING SITE

IN NO CASE SHALL SOIL/SPOIL BE PLACED IN THE STREET GUTTER

ORDINANCE NO. 2018-12-6

An Ordinance of the City of Plano, Texas approving the levy of a special assessment for the Downtown Plano Public Improvement District; approving an assessment roll and levying an assessment for 2018-2019 at a rate of \$0.15 per \$100 of appraised value on real property in the Public Improvement District; and providing an effective date.

WHEREAS, on November 13, 2017, City Council of the City of Plano, Texas adopted Resolution No. 2017-11-2(R), renewing the Downtown Plano Public Improvement District (the “District”) pursuant to Chapter 372 of the Texas Local Government Code (the “Act”) and including the properties shown on the attached map (Exhibit A); and

WHEREAS, on December 10, 2018, City Council enacted Resolution No. 2018-12-1(R), which adopted the Service Plan and Assessment Plan for 2018-2019; and

WHEREAS, City staff mailed to property owners liable for assessment notice of a public hearing on the assessment roll as ownership appears on the most recent tax roll and published notice in a newspaper of general circulation in accordance with the notice requirements contained within the Act; and

WHEREAS, the failure of a property owner to receive notice does not invalidate the proceeding; and

WHEREAS, City Council conducted and closed the public hearing on December 18, 2018, after hearing property owners’ concerns and comments on the proposed assessment for the District, to consider the levy of a special assessment for 2018-2019 at \$0.15 per \$100 of appraised value of taxable real property in the District to fund improvements and services undertaken within the District; and

WHEREAS, City Council has based the assessment on 2017 appraised property values for the entire five (5) year term of the District, unless the property changes ownership or \$200,000 or more in improvements are made to the property; and

WHEREAS, City Council wishes to stipulate a cap on the annual assessment at \$25,000 per property and/or development project; and

WHEREAS, City Council wishes to contribute \$50,000 in lieu of assessment on City-owned properties in the District; and

WHEREAS, at the public hearing City Council heard and passed on any objections to the proposed assessments and to the levying of the special assessment; and

WHEREAS, City Council desires to levy a special assessment to fund improvements and services within the District for the 2018-2019 fiscal year at a rate of \$0.15 per \$100 of appraised value of real property in the District, as determined by the Collin County Central Appraisal District.

ORDINANCE NO. 2018-12-6

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

Section I. The City Council of the City of Plano, Texas, hereby approves the levy of a special assessment on all taxable real property within the District by the City of Plano at a rate of \$0.15 per \$100 valuation of real property, as determined by the Collin County Central Appraisal District, to fund improvements and services in the District, in accordance with the approved assessment roll, attached as Exhibit B. Annual assessments shall be capped at \$25,000 per development project (property of one or more lots owned or managed as a single unit).

Section II. The City Council finds that the assessments should be made and levied against the respective parcels of property within the District, as shown in Exhibit B and against the owners thereof, and further finds that in each case the property assessed is especially benefited by means of the said services and improvements in the District, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State and in the proceedings of the City heretofore with reference to the formation of the District.

Section III. The real property of entities that have obtained an exemption from the City of Plano real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes.

Section IV. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, together with reasonable fees and the costs of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for state, county, community college, school district and municipal ad valorem taxes and is a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of this ordinance until the assessment is paid and may be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the City Council.

Section V. The assessments levied herein shall be due and payable in full on or before February 28, 2019. Delinquent payment of assessments shall incur interest, penalties, and attorney fees in the same manner as delinquent ad valorem taxes. If default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection hereof, including costs and fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the City Council. The owner of the assessed property may pay at any time the entire assessment, with interest that has accrued on the assessment, on any lot or parcel. All assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

Section VI. The City of Plano will collect and disburse the District funds, and may contract with non-profit corporations to conduct District activities and programs. The Management Committee of the Board shall manage the service plan and improvements undertaken by the

ORDINANCE NO. 2018-12-6

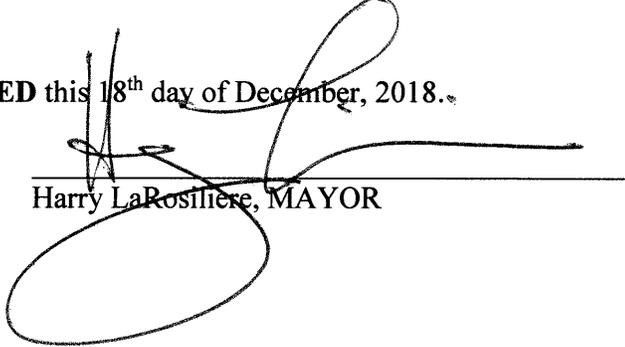
District and shall oversee expenditure of District funds that are to be undertaken by contract with non-profit corporations.

Section VII. The City Council hereby attaches the final Service Plan and Assessment Plan, adopted by Resolution No. 2018-12-1(R) as Exhibit C to this Ordinance.

Section VIII. The statements set forth in the recitals of this ordinance are true and correct, and are incorporated as part of this ordinance.

Section IX. This ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED AND APPROVED this 18th day of December, 2018.



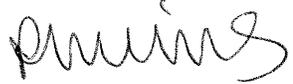
Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY



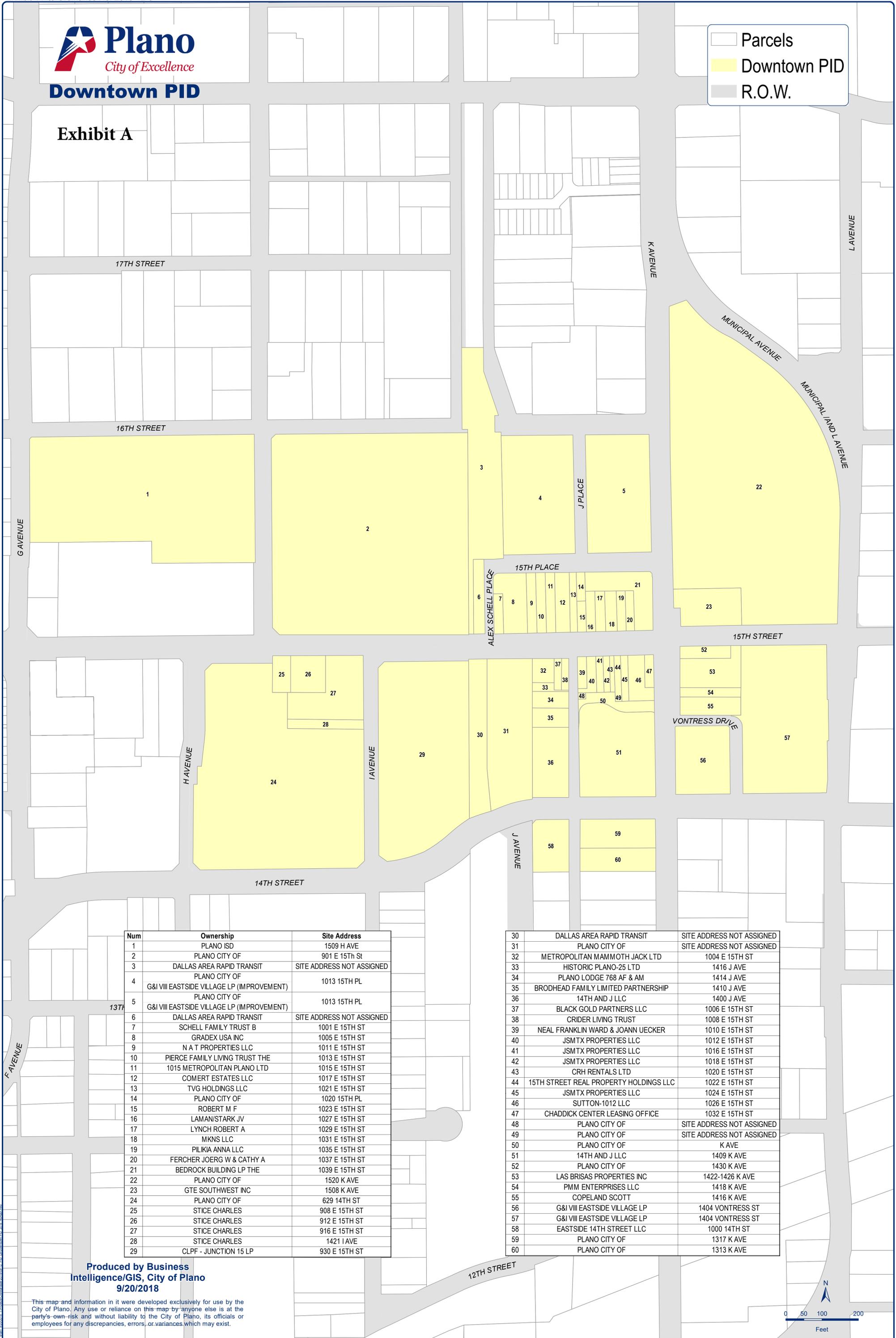
Downtown PID

Parcels

Downtown PID

R.O.W.

Exhibit A



Num	Ownership	Site Address
1	PLANO ISD	1509 H AVE
2	PLANO CITY OF	901 E 15Th St
3	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED
4	PLANO CITY OF	1013 15TH PL
5	G&I VIII EASTSIDE VILLAGE LP (IMPROVEMENT)	1013 15TH PL
6	PLANO CITY OF	1013 15TH PL
7	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED
8	SHELL FAMILY TRUST B	1001 E 15TH ST
9	GRADEX USA INC	1005 E 15TH ST
10	N A T PROPERTIES LLC	1011 E 15TH ST
11	PIERCE FAMILY LIVING TRUST THE	1013 E 15TH ST
12	1015 METROPOLITAN PLANO LTD	1015 E 15TH ST
13	COMERT ESTATES LLC	1017 E 15TH ST
14	TVG HOLDINGS LLC	1021 E 15TH ST
15	PLANO CITY OF	1020 15TH PL
16	ROBERT M F	1023 E 15TH ST
17	LAMAN/STARK JV	1027 E 15TH ST
18	LYNCH ROBERT A	1029 E 15TH ST
19	MKNS LLC	1031 E 15TH ST
20	PILIKIA ANNA LLC	1035 E 15TH ST
21	FERCHER JOERG W & CATHY A	1037 E 15TH ST
22	BEDROCK BUILDING LP THE	1039 E 15TH ST
23	PLANO CITY OF	1520 K AVE
24	GTE SOUTHWEST INC	1508 K AVE
25	PLANO CITY OF	629 14TH ST
26	STICE CHARLES	908 E 15TH ST
27	STICE CHARLES	912 E 15TH ST
28	STICE CHARLES	916 E 15TH ST
29	STICE CHARLES	1421 I AVE
30	CLPF - JUNCTION 15 LP	930 E 15TH ST

30	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED
31	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED
32	METROPOLITAN MAMMOTH JACK LTD	1004 E 15TH ST
33	HISTORIC PLANO-25 LTD	1416 J AVE
34	PLANO LODGE 768 AF & AM	1414 J AVE
35	BRODHEAD FAMILY LIMITED PARTNERSHIP	1410 J AVE
36	14TH AND J LLC	1400 J AVE
37	BLACK GOLD PARTNERS LLC	1006 E 15TH ST
38	CRIDER LIVING TRUST	1008 E 15TH ST
39	NEAL FRANKLIN WARD & JOANN UECKER	1010 E 15TH ST
40	JSMTX PROPERTIES LLC	1012 E 15TH ST
41	JSMTX PROPERTIES LLC	1016 E 15TH ST
42	JSMTX PROPERTIES LLC	1018 E 15TH ST
43	CRH RENTALS LTD	1020 E 15TH ST
44	15TH STREET REAL PROPERTY HOLDINGS LLC	1022 E 15TH ST
45	JSMTX PROPERTIES LLC	1024 E 15TH ST
46	SUTTON-1012 LLC	1026 E 15TH ST
47	CHADDICK CENTER LEASING OFFICE	1032 E 15TH ST
48	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED
49	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED
50	PLANO CITY OF	K AVE
51	14TH AND J LLC	1409 K AVE
52	PLANO CITY OF	1430 K AVE
53	LAS BRISAS PROPERTIES INC	1422-1426 K AVE
54	PMM ENTERPRISES LLC	1418 K AVE
55	COPELAND SCOTT	1416 K AVE
56	G&I VIII EASTSIDE VILLAGE LP	1404 VONTRESS ST
57	G&I VIII EASTSIDE VILLAGE LP	1404 VONTRESS ST
58	EASTSIDE 14TH STREET LLC	1000 14TH ST
59	PLANO CITY OF	1317 K AVE
60	PLANO CITY OF	1313 K AVE

Produced by Business Intelligence/GIS, City of Plano
9/20/2018

This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

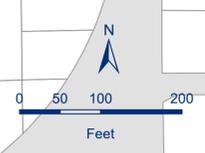


Exhibit "B" to Ordinance No. 2018-12-6

Downtown Plano Public Improvement District
Proposed 2018-2019 Assessment Roll

Num	Ownership	Area (SF)	Site Address	2017 Collin CAD Appraisal	New Owner/Improvements 2018 Collin CAD Appraisal	PID Amount Subject to Assessment	Assessment @ 0.15 per \$100
11	1015 METROPOLITAN PLANO LTD	4,283	1015 E 15TH ST	\$292,733		\$292,733	\$439
36	14TH AND J LLC	19,409	1400 J AVE	\$1,288,744	\$1,355,438	\$1,355,438	\$2,033
51	14TH AND J LLC	51,150	1409 K AVE	\$562,534	\$4,632,661	\$4,632,661	\$6,949
44	15TH STREET REAL PROPERTY HOLDINGS LLC	2,100	1022 E 15TH ST	\$525,693		\$525,693	\$789
21	BEDROCK BUILDING LP THE	15,441	1039 E 15TH ST	\$1,429,453		\$1,429,453	\$2,144
37	BLACK GOLD PARTNERS LLC	1,767	1006 E 15TH ST	\$615,080		\$615,080	\$923
35	BRODHEAD FAMILY LIMITED PARTNERSHIP	5,355	1410 J AVE	\$401,760		\$401,760	\$603
47	CHADDICK CENTER LEASING OFFICE	2,263	1032 E 15TH ST	\$430,280		\$430,280	\$645
29	CLPF - JUNCTION 15 LP	127,850	930 E 15TH ST	\$46,034,989		\$16,666,667	1 \$25,000
12	COMERT DESIGN CO	6,658	1017 E 15TH ST	\$702,653		\$702,653	\$1,054
55	COPELAND SCOTT	8,463	1416 K AVE	\$219,198		\$219,198	\$329
43	CRH RENTALS LTD	1,213	1020 E 15TH ST	\$80,107		\$80,107	\$120
38	CRIDER LIVING TRUST	1,740	1008 E 15TH ST	\$360,467		\$360,467	\$541
3	DALLAS AREA RAPID TRANSIT	22,069	SITE ADDRESS NOT ASSIGNED	\$376,576		\$0	\$0
6	DALLAS AREA RAPID TRANSIT	6,253	SITE ADDRESS NOT ASSIGNED	\$139,485		\$0	\$0
30	DALLAS AREA RAPID TRANSIT	53,664	SITE ADDRESS NOT ASSIGNED	\$139,485		\$0	\$0
58	EASTSIDE 14TH STREET LLC	14,518	1000 14TH ST	\$3,146,756		\$3,146,756	\$4,720
20	FERCHER JOERG W & CATHY A	2,570	1037 E 15TH ST	\$213,613		\$213,613	\$320
56	G&I VIII EASTSIDE VILLAGE LP	96,998	1404 VONTRESS ST	\$4,575,027		\$0	1&2 \$0
57	G&I VIII EASTSIDE VILLAGE LP	28,332	1404 VONTRESS ST	\$24,216,833		\$16,666,667	1&2 \$25,000
23	GTE SOUTHWEST INC	18,359	1508 K AVE	\$501,625		\$501,625	\$752
33	HISTORIC PLANO-25 LTD	1,617	1416 J AVE	\$270,360		\$270,360	\$406
40	JSMTX PROPERTIES LLC	2,510	1012 E 15TH ST	\$234,307		\$234,307	\$351
41	JSMTX PROPERTIES LLC	1,992	1016 E 15TH ST	\$158,547		\$158,547	\$238
42	JSMTX PROPERTIES LLC	2,916	1018 E 15TH ST	\$110,973		\$110,973	\$166
45	JSMTX PROPERTIES LLC	1,799	1024 E 15TH ST	\$233,640		\$233,640	\$350
16	LAMAN/STARK JV	2,883	1027 E 15TH ST	\$266,853		\$266,853	\$400
53	LAS BRISAS PROPERTIES INC	14,553	1422-1426 K AVE	\$1,467,547		\$1,467,547	\$2,201
17	LYNCH ROBERT A	3,069	1029 E 15TH ST	\$367,987		\$367,987	\$552
8	GRADEX USA INC	12,464	1005 E 15TH ST	\$987,960	\$1,439,960	\$1,439,960	\$2,160
32	METROPOLITAN MAMMOTH JACK LTD	3,998	1004 E 15TH ST	\$443,080		\$443,080	\$665
18	MKNS LLC	3,563	1031 E 15TH ST	\$274,853		\$274,853	\$412
9	N A T PROPERTIES LLC	4,346	1011 E 15TH ST	\$520,413		\$520,413	\$781
39	NEAL FRANKLIN W	2,201	1010 E 15TH ST	\$221,960		\$221,960	\$333
10	PIERCE FAMILY LIVING TRUST THE	4,361	1013 E 15TH ST	\$473,827		\$473,827	\$711
2	PLANO CITY OF	13,521	901 E 15Th St	\$1,713,909		\$0	\$0
4	PLANO CITY OF	216,090	1013 15TH PL	\$9,258,256		\$0	\$0
	G&I VIII EASTSIDE VILLAGE LP	0	1013 15TH PL	\$13,062,672		\$0	1&2 \$0
5	PLANO CITY OF	57,489	1013 15TH PL	\$7,796,122		\$0	\$0
	G&I VIII EASTSIDE VILLAGE LP	0	1013 15TH PL	\$9,655,018		\$0	1&2 \$0
14	PLANO CITY OF	65,059	1020 15TH PL	\$39,204		\$0	\$0
22	PLANO CITY OF	203	1520 K AVE	\$16,366,943		\$0	\$0
24	PLANO CITY OF	4,851	629 14TH ST	\$21,747,485		\$0	\$0
31	PLANO CITY OF	49,789	SITE ADDRESS NOT ASSIGNED	\$1,156,940		\$0	\$0
48	PLANO CITY OF	356	SITE ADDRESS NOT ASSIGNED	\$8,000		\$0	\$0
49	PLANO CITY OF	316,898	SITE ADDRESS NOT ASSIGNED	\$2,156		\$0	\$0
50	PLANO CITY OF	16,613	K AVE	\$44,344		\$0	\$0
52	PLANO CITY OF	1,909	1430 K AVE	\$108,465		\$0	\$0
59	PLANO CITY OF	6,416	1317 K AVE	\$191,472		\$0	\$0
60	PLANO CITY OF	301,070	1313 K AVE	\$135,560		\$0	\$0
1	PLANO ISD	198,634	1509 H AVE	\$2,762,104		\$0	\$0
34	PLANO LODGE 768 AF & AM	4,610	1414 J AVE	\$507,333		\$0	\$0
54	PMM ENTERPRISES LLC	4,352	1418 K AVE	\$228,307		\$228,307	\$342
15	ROBERT M F	2,071	1023 E 15TH ST	\$249,920		\$249,920	\$375
7	SHELL FAMILY TRUST B	2,879	1001 E 15TH ST	\$559,733		\$559,733	\$840
25	STICE CHARLES	24,167	908 E 15TH ST	\$59,861		\$59,861	\$90
26	STICE CHARLES	7,836	912 E 15TH ST	\$216,000		\$216,000	\$324
27	STICE CHARLES	4,093	916 E 15TH ST	\$224,151		\$224,151	\$336
28	STICE CHARLES	5,469	1421 I AVE	\$261,430		\$261,430	\$392
46	SUTTON-1012 LLC	6,644	1026 E 15TH ST	\$560,947		\$560,947	\$841
13	TVG HOLDINGS LLC	3,273	1021 E 15TH ST	\$330,427		\$330,427	\$496
19	PILIKIA ANNA LLC	2,735	1035 E 15TH ST	\$213,613	\$278,187	\$278,187	\$417
Totals		1,869,755		\$179,745,770		\$57,694,121	\$86,541

1. Development project capped at \$25,000 assessment. A development project is defined as one or more lots owned or managed as a single unit.
2. K Avenue Station is a development project consisting of four (4) parcels and capped at \$25,000 assessment.

Exhibit C

Downtown Plano PID Assessment Plan

Notes and assumptions:

The Downtown Plano PID has a 5 year term. The Texas Local Government Code requires a service plan to cover at least five years. The PID management committee recommended this plan to the Advisory Board, which met on November 19, 2018 and approved this plan.

Assessments will be set annually by the Plano City Council, upon recommendation from the PID advisory board, but may not exceed \$0.15 per \$100. No owner may be assessed more than \$25,000 in any year per development project. Annual assessments will be based on 2017 real property appraisals by the Collin Central Appraisal District or as further limited by the Plano City Council.

The 2017 appraised value cap remains in place unless there is a change in ownership or \$200,000 or more in improvements are made to the property.

Annual assessments are capped at \$25,000 per development project (one or more lots owned or managed as a single unit).

The Morada Plano (Municipal Center South redevelopment) is projected to add an incremental \$16.7MM of taxable value by the 2019 appraisal roll to reach the \$25,000 cap.

The City of Plano will pay at minimum \$50,000 annually to the PID fund in lieu of other assessment.

The assessment and service plan will be reviewed and approved annually as consistent with the PID designation petition and relevant law.

Owners may elect to prepay estimated future assessments. This assessment plan/service plan does not reflect revenue or expenditures related to pre-payments.

Assessment Plan

Year of Valuation and Levy

Estimated appraisals for Jan. 1	2018	2019	2020	2021	2022	2023
PID revenue received in fiscal year ending Sept. 30,	2019	2020	2021	2022	2022	2023
2018 appraised real property value liable for assessment	\$57,694,121	\$57,694,121	\$57,694,121	\$57,694,121	\$57,694,121	\$57,694,121
Additional appraisals liable for assessment after 2017						
Municipal Center South		8,148,722	14,815,389	14,815,389	14,815,389	14,815,389
Adjusted basis for assessment	57,694,121	65,842,843	72,509,510	72,509,510	72,509,510	72,509,510
PID assessment @ .15 per \$100 of value	86,541	98,764	108,764	108,764	108,764	108,764
Minimum City payment in lieu of assessment	50,000	50,000	50,000	50,000	50,000	50,000
Anticipated total PID assessments with capped projects and City payments	136,541	148,764	158,764	158,764	158,764	158,764
Cash balance carried forward from prior year	19,947	4,488	1,252	8,016	14,780	14,780
Total funds available	\$156,488	\$153,252	\$160,016	\$166,780	\$173,544	\$173,544

Exhibit C

Downtown Plano PID Service Plan

Public improvement district revenues generated by assessments and municipal contribution are to be used for the following categorial purposes in accordance with the adopted budget and further directed by the PID Management Committee. PID funds shall be retained and managed by the City of Plano, except as provided by contract with a non-profit organization.

Service Plan

Budget for Fiscal Year Ending Sept. 30

Item	2019	2020	2021	2022	2023
Marketing/Advertising					
Events	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Beautification	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000
PID Management	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
City Administration	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Security	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Budget	\$152,000	\$152,000	\$152,000	\$152,000	\$152,000
Funds carried to next year	\$4,488	\$1,252	\$8,016	\$14,780	\$21,544

Notes:

- Marketing and Advertising - Commercial media advertising, printed material, social media, web-based information and messaging, signs, billboards, banners and souvenirs.
- Events - Entertainment, celebrations, support services, equipment/venue charges and fees.
- Beautification - landscaping, streetscaping, lighting, and other decorative improvements.
- PID Management - Services and costs related to coordinating and administering the PID program and budget by persons and organizations other than the city.
- City Administration - Contract services related to assessment administration and collection.
- Security - typically relates to lighting projects, etc.

ORDINANCE NO. 2018-12-7

An Ordinance of the City of Plano, Texas, designating a certain area within the City of Plano as Tax Increment Financing Reinvestment Zone Number Three of the City of Plano, Texas; establishing the boundaries of such zone; creating a board of directors for said reinvestment zone, and other matters related thereto; providing a repealer clause; a savings clause; and a severability clause; and an effective date.

WHEREAS, City Council of the City of Plano, Texas desires to promote the development or redevelopment of a certain geographic area within its jurisdiction, as depicted in the map attached hereto as Exhibit “A”, by designation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311, of the Texas Tax Code (the “Act”); and

WHEREAS, in compliance with the Act, the City called a public hearing to receive comments on the designation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, City staff mailed to property owners within the proposed zone notice of the public hearing as ownership appears on the most recent tax roll and published notice in a newspaper of general circulation in accordance with the notice requirements contained within the Act; and

WHEREAS, the failure of a property owner to receive notice does not invalidate the proceeding; and

WHEREAS, City Council conducted and closed the public hearing on December 18, 2018, after all owners of property located within the proposed reinvestment zone and other interested persons were given the opportunity to voice their concerns or comments on designation of the proposed reinvestment zone; and

WHEREAS, the City has prepared a preliminary project plan and financing plan attached hereto as Exhibit “B”.

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

SECTION I. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION II. The City Council, after conducting such public hearing and having heard such evidence and testimony has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) The public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law.

ORDINANCE NO. 2018-12-7

- (b) Designation of the proposed reinvestment zone with boundaries as depicted in Exhibit “A” will result in benefits to the city, its residents and property owners, in general, and to the property, residents and property owners in the proposed reinvestment zone.
- (c) The proposed reinvestment zone, as depicted in Exhibit “A”, meets the criteria for the designation of a reinvestment zone as set forth in the Act in that it is a geographic area located wholly within the corporate limits of the City and meets the requirements of Tax Code, Section 311.005.
- (d) The total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal roll of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal roll of the City, does not exceed fifty percent (50%) of the current total taxable value of taxable real property in the City and in the industrial districts created by the City, if any.
- (e) The proposed improvement(s), Cotton Belt Regional Rail Corridor Project, in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone and will be of general benefit to the City.
- (f) Thirty percent (30%) or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes.

SECTION III. The City hereby designates a tax increment financing reinvestment zone over the area as depicted on the map attached as Exhibit “A”, and the area of any public street right-of-way located immediately adjacent to said depicted area, such tax increment financing reinvestment zone to hereafter be identified as Tax Increment Financing Reinvestment Zone Number Three, City of Plano, Texas (hereinafter sometimes referred to as the “Zone” or “TIF Zone 3”).

SECTION IV. There is hereby established a board of directors for TIF Zone 3, City of Plano, Texas, which shall consist of at least five (5) but not more than fifteen (15) members, unless more members are required to be appointed to satisfy the requirements of Section 311.009, Tax Code. The members of the Board of Directors of the Zone shall be appointed as follows:

- (a) The City shall be entitled to appoint a minimum of five (5) and a maximum of ten (10) members of the Board of Directors, except that if there are fewer than five (5) directors appointed by taxing units other than the City, the City Council may appoint more than ten (10) members as long as the total membership of the Board of Directors does not exceed fifteen (15) members. The City Council shall appoint its initial members to the Board of Directors within sixty (60) days after passage of this ordinance or within a reasonable time thereafter. Board members shall meet the eligibility requirements set forth in the Act.

ORDINANCE NO. 2018-12-7

- (b) The City Council shall appoint additional member(s) in order to maintain a board of at least five (5) members. A vacancy on the Board of Directors shall be filled as set forth in the Act.
- (c) The terms of office for members of the Board of Directors shall be for two (2) years. Each year the City Council shall designate a member of the Board of Directors to serve as Chairperson of the Board of Directors. The Chairperson shall serve a term of office of one year that runs from January 1 through and December 31 of the calendar year. The Board of Directors shall elect from its members a Vice-Chairperson and other officers, as it deems appropriate.
- (d) The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and financing plan for the Zone and must submit such plans to the City Council for its approval. The City Council delegates to the Board of Directors all powers necessary to prepare and implement the project and financing plans for the Zone, including any required annual reports on the status of the Zone, all subject to the prior approval of the City Council.

SECTION V. The Zone shall take effect on adoption of this ordinance, and the termination of the Zone shall occur on the earlier of (i) the date the City has contributed \$12.3 million (as set forth the Final Project and Financing Plan to be adopted by ordinance by the City Council) to the Tax Increment Fund; or (ii) December 31, 2038, or at an earlier time designated by subsequent ordinance of the City Council, or at such time subsequent to the issuance of any tax increment bonds, if any, that all project costs, tax increment bonds, notes or other obligations of the Zone, and the interest thereon, if any, have been paid in full.

SECTION VI. The tax increment base for the Zone, which is the total taxable value of all taxable real property located in the Zone, is to be determined as of January 1, 2018, the year in which the Zone was designated as a tax increment financing reinvestment zone (the “Tax Increment Base”). Tax Increment Base means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the 2018 year. “Tax Increment” means the total amount of real property taxes by a taxing unit for the year on the Captured Appraised Value of real property taxable by a taxing unit and located in the Zone. The “Captured Appraised Value” means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the year, less the Tax Increment Base of the taxing unit. For purposes of this ordinance “taxing unit” means the City and any other political subdivision or special district that taxes real property within the Zone that enters into an agreement with the City for the payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

ORDINANCE NO. 2018-12-7

SECTION VII. There is hereby created and established a Tax Increment Fund for the Zone which may be divided into such sub-accounts as may be required, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. All Tax Increments as defined herein shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any sub-accounts are to be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of the City. In addition, all revenues from the sale of any tax increment bonds, notes or certificates of obligation hereafter issued by the City for the Zone other than refunding bonds; revenues from the sale of any property acquired as part of the Zone financing plan; and any other revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds, notes or certificates of obligations issued for the Zone.

SECTION VIII. All provisions of the ordinances of the City of Plano in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Plano not in conflict with the provisions of this ordinance shall remain in full force and effect.

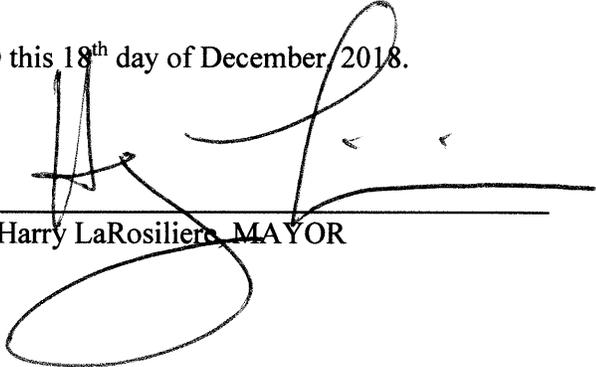
SECTION IX. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or a part or provision thereof other than the part thereof decided to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

SECTION X. The Mayor or City Manager is hereby authorized to execute any contracts or other agreements with any taxing units that elect to enter into an agreement with the City for payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

SECTION XI. This ordinance shall become effective immediately upon its passage.

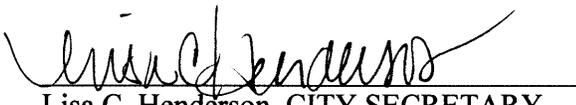
ORDINANCE NO. 2018-12-7

DULY PASSED AND APPROVED this 18th day of December 2018.



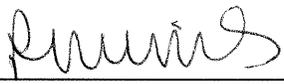
Harry LaRosiliere, MAYOR

ATTEST:

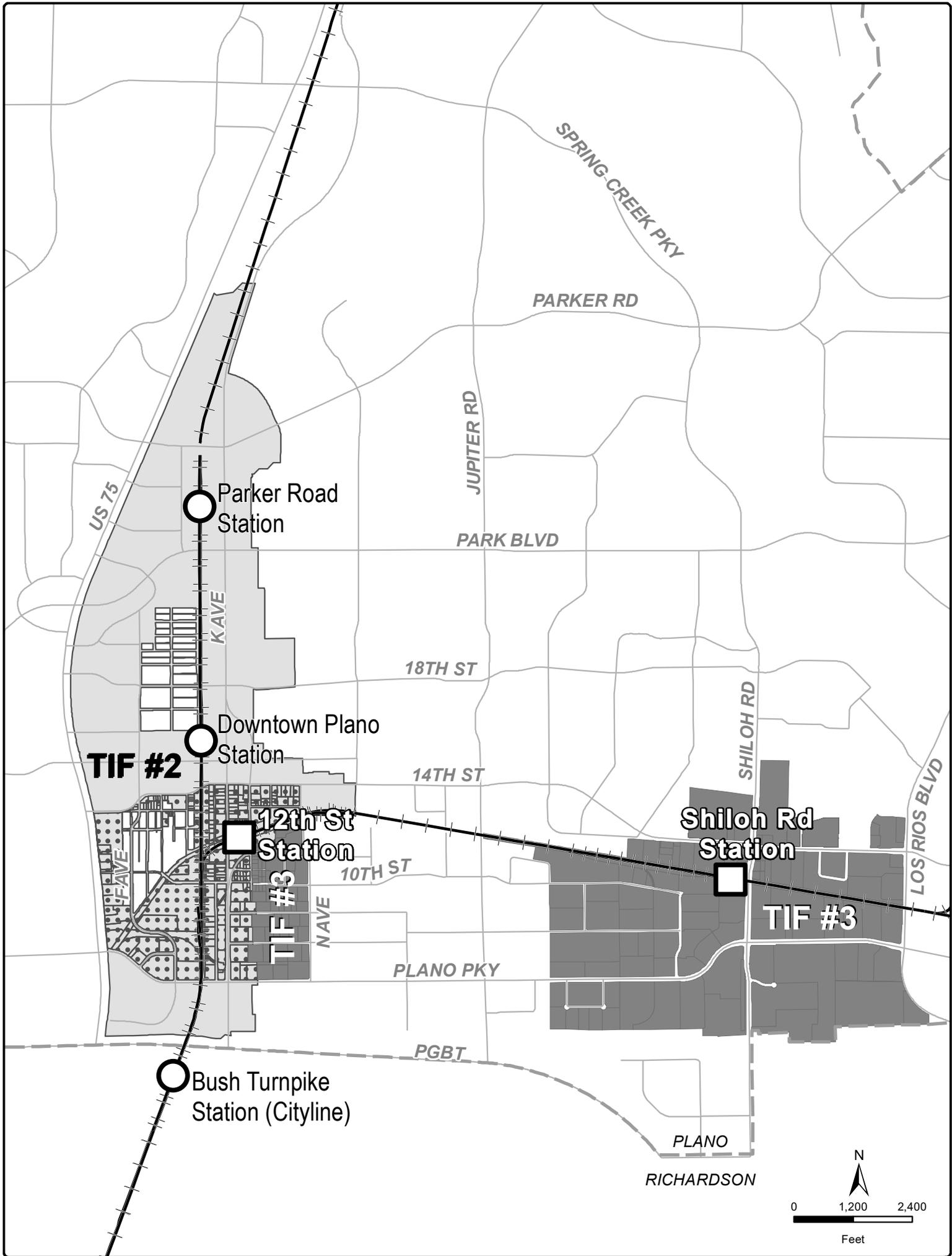


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY



Preliminary
Project Plan and Financing Plan
for
Tax Increment Financing
Reinvestment Zone Number Three,
City of Plano, Texas



Prepared by

Stein Planning, LLC

October 15, 2018

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Disclaimer

Neither this report nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC. The development program and assumptions about taxable value of real property per square foot are assumptions by the developer or City, not necessarily conclusions of Stein Planning, LLC.

Section 1: Objective

The objective of Plano Tax Increment Financing Zone Number Three is to support development and operation of the Cotton Belt Corridor Rail Transit Project. That objective was confirmed by an Interlocal Agreement between the City of Plano and Dallas Area Rapid Transit ("DART"), approved by the Plano City Council on August 13, 2018.

The agreement states Plano's intent to timely consider designation of a new tax increment financing reinvestment zone ("TIF Zone 3") that would dedicate to the Cotton Belt project 50% of real property tax increments collected from TIF Zone 3. The base year for measuring tax increments is intended to be 2018. Dedications to the Cotton Belt project are limited to (1) collected increments on real property tax levied through 2038 or (2) a total contribution by Plano of \$12.3 million from tax increments in TIF Zone 3 and part of existing TIF Zone 2, whichever condition occurs first.

The agreement between the City and DART intends that the new TIF should include properties within reasonable walking distance (about ½ mile) of the proposed Shiloh Road transit station. It also intends that TIF Zone 3 should include properties within reasonable walking distance (about ½ mile) of the proposed 12th Street transit station, provided properties within that distance are not already included in Plano's existing TIF Zone 2.

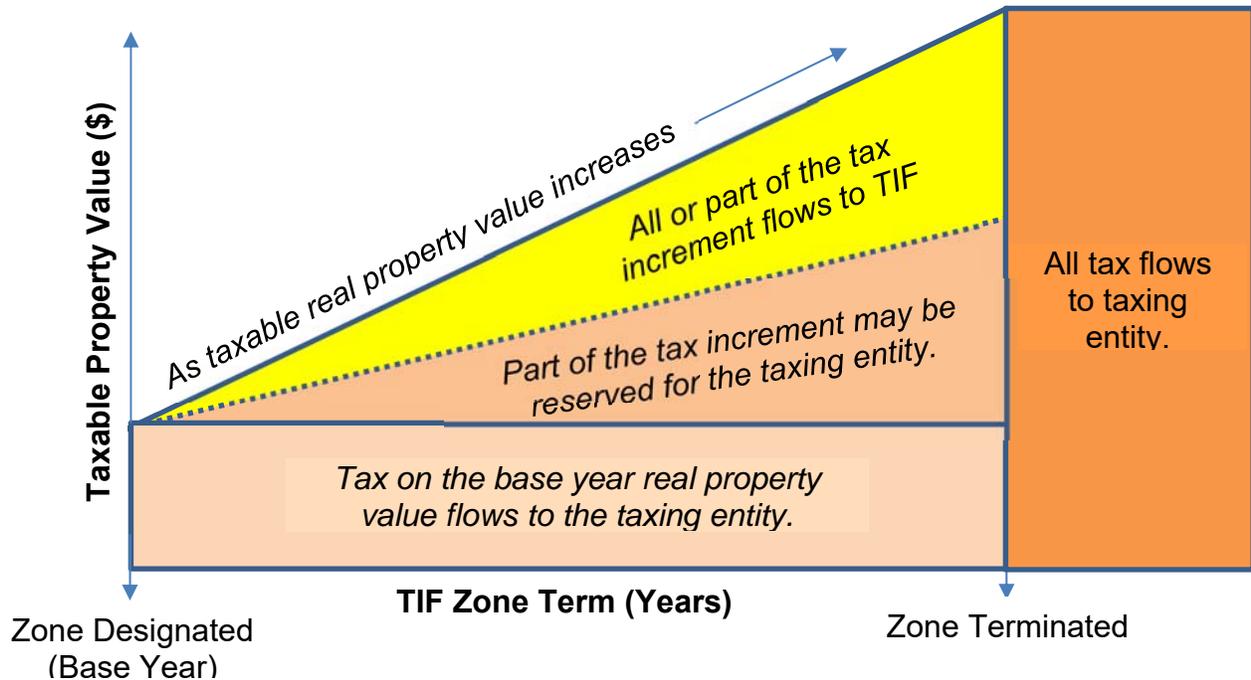
Section 2: What Is Tax Increment Financing?

Tax increment financing ("TIF") is a tool city and county governments in Texas may use to finance public improvements within defined areas that have unique challenges or opportunities for economic development. Chapter 311 of the Texas Tax Code authorizes local governments to designate and manage tax increment financing reinvestment zones. Texas has a history of tax increment financing since the mid-1980s.

A municipality makes an area eligible for tax increment financing by designating a tax increment financing reinvestment zone. "TIF zone" and "TIRZ" are common names in Texas for these zones. The names mean the same.

Exhibit A illustrates graphically where and when tax increments flow with tax increment financing. The illustration assumes a city ordained that a constant percentage of annual tax increments would flow to a TIF fund and that the balance of annual tax increments would flow as usual for other city purposes.

**Exhibit A:
Where and When Tax increments Flow
with Tax Increment Financing**



The lowest rectangles of Exhibit A indicate tax on (1) the TIF zone’s base value and (2) tax levied after termination of the TIF zone, neither of which will flow to the TIF fund. All or part of the tax levied and collected on value greater than base year value may flow to a TIF fund. In the illustration, annual tax increments are divided equally between the TIF fund and normal purposes of local government, but local governments have power to determine the portion of tax increments that flow to a TIF fund. If unspecified, all tax increments flow to the TIF fund. The portion flowing to the TIF fund may not be reduced until the zone is terminated.

Other jurisdictions that levy property tax within a TIF zone may participate in TIF programs, but they are not required to participate. Only the City of Plano is expected to participate in TIF Zone 3.

Money that flows to a TIF fund may be disbursed according to contractual agreements to pay “project costs” that have been identified within a project plan and financing plan (“TIF plan”), provided performance criteria within the relevant agreement have been met. Typical performance criteria include meeting specified design or employment standards or constructing specified products and floor areas within a specified time. Grants from a TIF fund must accord with a TIF plan reviewed by a TIF board of directors and approved by the municipal or county governing body as prescribed by Texas law. Taxes deposited to a TIF fund may be spent for a broad range of public improvements in the zone (and

some improvements outside the zone) and for economic development grants supporting projects within the TIF zone. A TIF plan may be amended from time to time, following statutory procedure.

Inclusion of a property in a TIF zone doesn't change the property's tax rate. Rates remain the same as tax rates outside the zone, but within the same set of taxing jurisdictions.

Section 3: Reinvestment Zone Description

Exhibit B maps DART rail service corridors and stations in Plano and the locations of both TIF Zone 3 and existing TIF Zone 2. (Plano's TIF Zone 1 was terminated after completion of its objectives.) TIF Zone 3 has of two non-contiguous parts. The west part is the area in walking distance (about ½ mile) of a planned 12th Street station that's not within the outer boundary of existing TIF Zone 2. Exhibit C is a close-up map of Zone 3's west part. Exhibit D is an enlarged view of Zone 3's east part, an area within comparable walking distance of a planned Shiloh Road rail transit station.

Appendix 1 lists all real properties within the TIF Zone 3 boundaries as of September 2018. Property accounts were identified from Collin Central Appraisal District records. Plano may correct omissions or errors regarding property accounts within TIF Zone 3, but the Zone boundary may be amended only in accord with Texas law.

Exhibit E is another map of TIF Zone 3. It shows existing uses and conditions of land. Almost all land in Zone 3 has been developed for urban uses, but some degree of modernization and redevelopment are anticipated with transit improvements. Zone 3 land use in walking distance of a 12th Street station is almost entirely non-residential. Buildings are generally single-story with 10,000 to 30,000 square feet of floor area, built in the late 1970s and 1980s. The area is a favored location for building contractor offices and yards, mechanics, manufacturers and distribution centers. In the east part of Zone 3, near the Shiloh Road station, land south of 14th Street is likewise commercial, but buildings are roughly fifteen years newer and generally larger--20,000 to 120,000 square feet of floor area. The area north of 14th Street is residential, with more than 600 apartments or condominiums, typically with 1,100 to 1,200 square feet per residence, built in the early 1980s. There have been few new construction or major renovation projects in TIF Zone 3 since the mid-2000s.

TIF Zone 3 in its present state of structural age and value relative to Plano satisfies Section 311.005(a)(1) of the Texas Tax Code in that it substantially arrests or impairs the sound growth of the municipality designating the zone, retards the provision of housing accommodations or constitutes an economic or social liability and a menace to the public safety or welfare in its present condition and use because of the presence of:

- (1) A substantial number of substandard, slum, deteriorated, or deteriorating structures;
- (2) The predominance of defective or inadequate sidewalk or street layout;

- (3) Faulty lot layout in relation to size, adequacy, accessibility or usefulness.

TIF Zone 3 meets other statutory tests for designating a zone in that:

- (1) Less than 30% of the land area in the Zone, excluding publicly owned land, was used for residential purposes as of the date of designation. In 2018, only 9% of the Zone 3 land area, excluding publicly owned land, was used for single-family or multi-family residences. Using the Chapter 311 definition of residential properties (buildings with fewer than five dwellings), less than 9% of the TIF Zone 3 land area, excluding publicly-owned land, was used for residential purposes.
- (2) Together with all other Plano reinvestment zones and industrial districts created by the City, the percentage of the appraised value of taxable real property in such zones was less than the statutory maximum of 25%. The January 1, 2018 appraised value (using agricultural valuations when applicable) of real property in Plano's relevant zones liable for taxation by Plano was 3% of the total corresponding value for the entire City.

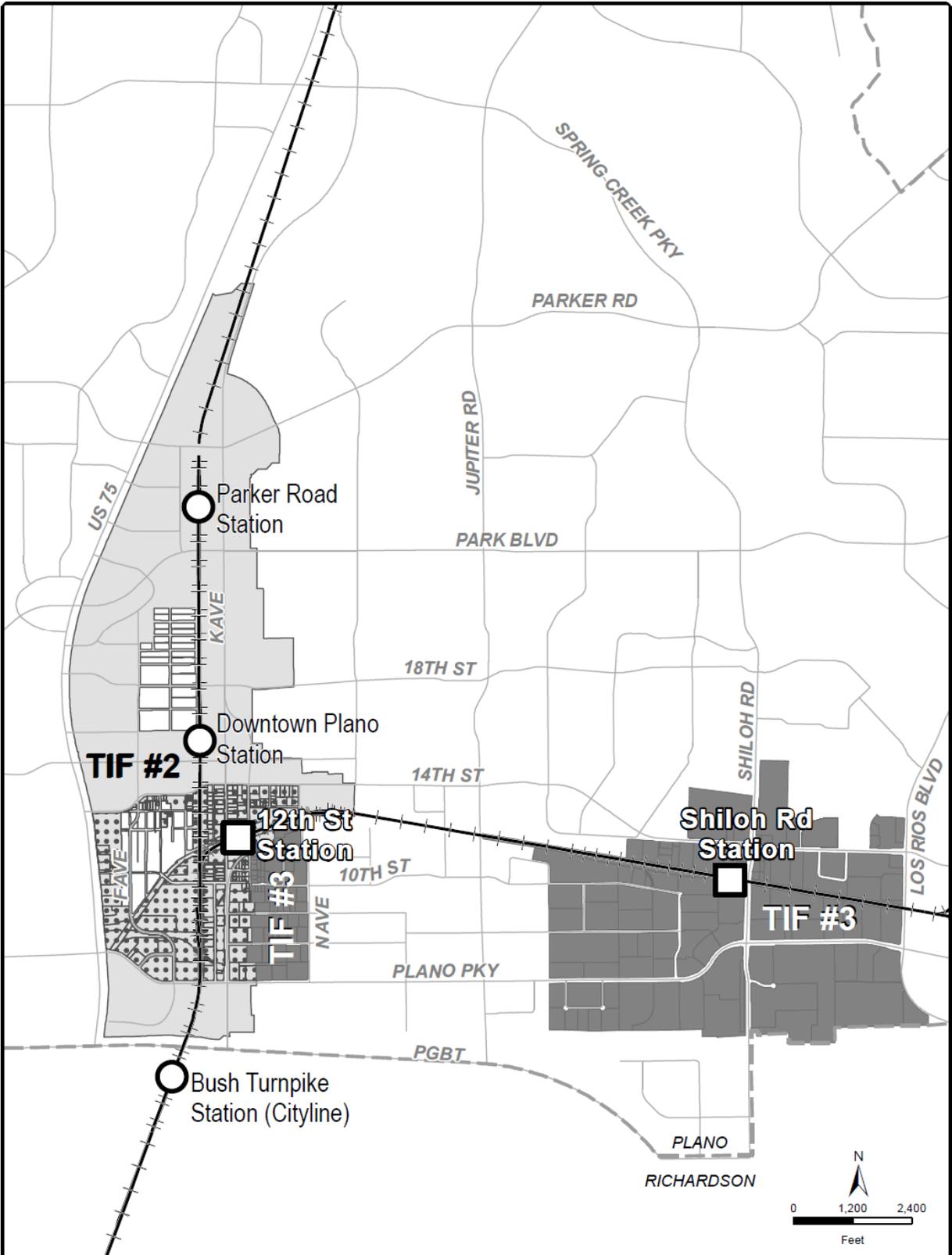
The 2018 base value of TIF 3 Zone real property value taxed by the City of Plano is currently estimated as \$595,060,253. The 2018 base value will be adjusted to reflect appeals and corrections of City-taxed value.

Future uses of land in TIF Zone 3 are not expected to change dramatically from present uses. Availability of a direct rail transit link to DFW Airport and other destinations may stimulate infill, property upgrades and redevelopment. Exhibit F is a map of proposed uses of real property in Zone 3.

Texas law requires that a plan for tax increment financing must identify proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances and subdivision rules and regulations, if any. There are no pending proposals to change any of these items in TIF Zone 3.

To the knowledge of City officials, no residents will be displaced, voluntarily or involuntarily, by construction of the Cotton Belt project in TIF Zone 3. Consequently, there is no current need for a program to relocate people involuntarily displaced.

**Exhibit B:
DART Rail Services in Plano
and Locations of TIF Zones 2 and 3**



**Exhibit C:
TIF Zone 3, West Part**

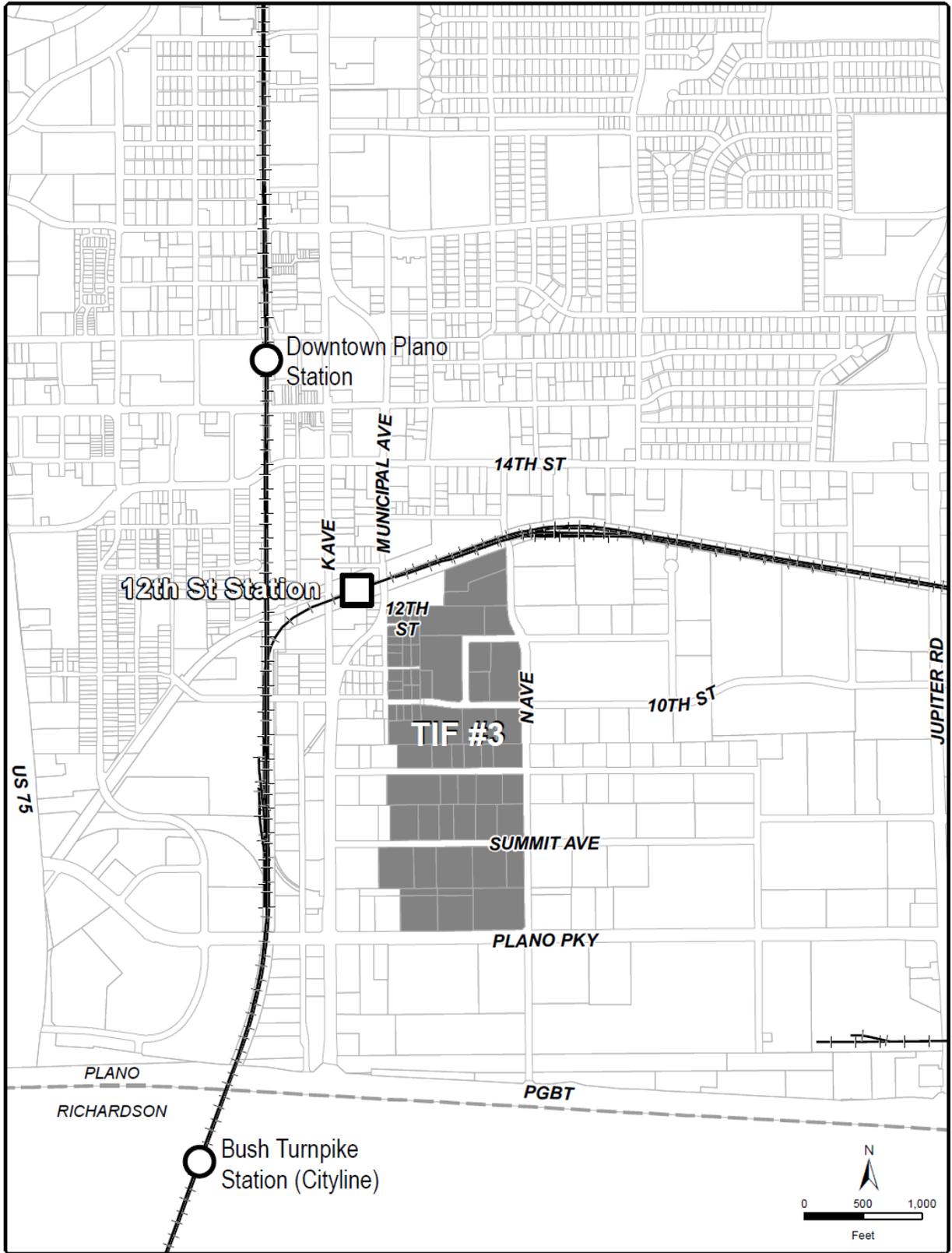
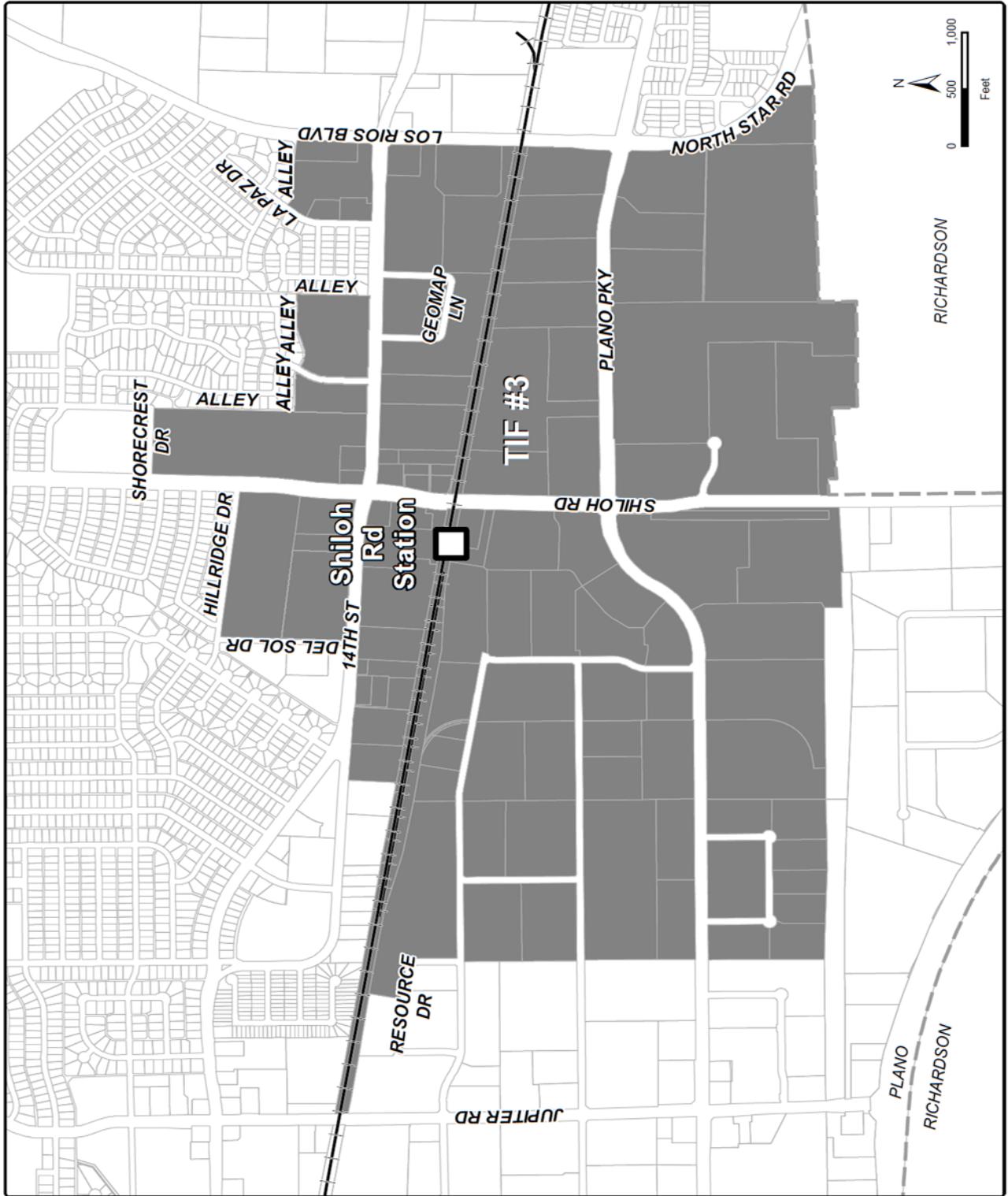


Exhibit D:
TIF Zone 3, East Part



**Exhibit E:
Plano TIF Zone 3 Existing Uses and Conditions**

**Exhibit F:
Plano TIF Zone 3 Proposed Uses**

Section 4: Funding the Cotton Belt Project With Tax Increment Growth from Plano

The essence of any project plan and financing plan for tax increment financing is a comparison of the revenue the TIF zone is likely to produce and the cost of the project to be bought with TIF money. If a reasonable forecast of TIF revenue appears adequate to cover a reasonable forecast of project cost, the TIF financing plan is probably feasible.

TIF Zone 3 Revenue

Schedule 1 forecasts revenue TIF Zone 3 is likely to generate annually for a TIF fund to pay Cotton Belt project costs. The Forecast is based on the following assumptions:

- 1) The City Council will designate TIF Zone 3 in 2018, thus making 2018 the base year. Annual cash flow to the Zone 3 TIF fund will be the tax on the difference between total real property value in Zone 3 taxed by the City of Plano in a year and the total real property value in Zone 3 taxed by the City in 2018.
- 2) The 2018 value taxed by the City will be approximately \$595,060,253, based on information available in September 2018. This value is subject to adjustment to match final accounts of City taxable value for 2018.
- 3) Taxable value of real property will increase 2.5% annually for the duration of the term of TIF Zone 3. That growth rate is less than average inflation in the U.S. for the past 104 years—3.27%--and about the same as U.S. inflation in 2018. It's optimistic for real property value growth in a zone where no major new taxable construction has been announced, but conservative if one assumes major new construction or renovation. It's conservative compared to the history of annual taxable value increases from 2015 to 2018 in the part of TIF Zone 3 in walking distance of a Shiloh station—13.9%. Annual value change rates are not constant. They fluctuate with market ups and downs and the timing of reappraisals.
- 4) The City tax rate will be constant at the 2018 rate. Tax rates are set annually and will probably fluctuate within a narrow range. If Citywide taxable real property values increase faster than inflation, the tax rate may continue a recent trend of decreases.
- 5) Plano will collect 100% of City tax levied. Although true in the long run, there is a modicum of shrinkage before tax liens cover delinquencies. For efficient administration of the TIF program, Plano might consider taxes collected equal to taxes levied.
- 6) 50% of collected real property tax from TIF Zone 3 will be deposited to the TIF fund for a term of twenty years ending with taxes levied in 2038, deposited in 2039. This percentage and term of years have been agreed by contract between the City and DART.

Schedule 1 applies all the above assumptions, yielding a forecast cumulative cash flow of \$8,468,187 to the TIF Zone 3 fund.

TIF Zone 2 Revenue for the Cotton Belt Project

TIF Zone 3 is not, however, Plano's sole source of funding the Cotton Belt project with tax increment financing. Since 1999, Plano has had another TIF zone—TIF Zone 2—for the improvement of Downtown Plano. TIF Zone 2 stretches from north of Parker Road to the President George Bush Turnpike. Some of the land area within walking distance of a 12th Street station is within TIF Zone 2. Exhibit G is a map of the area within TIF Zone 2 within walkable distance (about ½ mile) of the planned 12th Street station. Just as TIF Zone 3 generates revenue for a TIF fund, so will TIF Zone 2.

The assumptions about TIF Zone 2 are generally the same as assumptions about TIF Zone 3. There are differences:

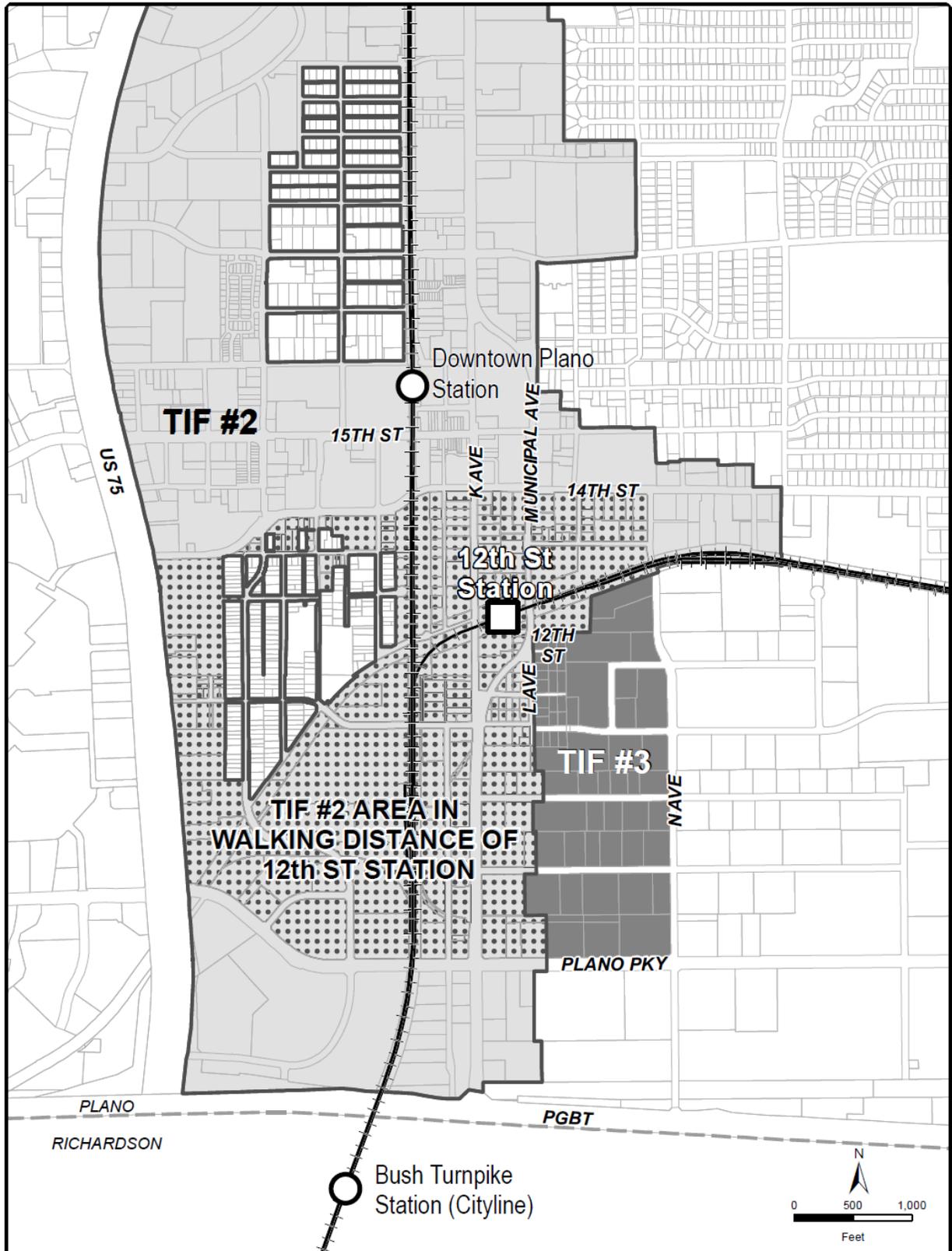
- 1) Although the base value of Zone 2 dates from 1999, the base value for calculating Zone 2 grants for the Cotton Belt project will be the value on which taxes are levied by the City in 2018 in the part of Zone 2 that is within walking distance (about ½ mile) of the 12th Street station. 2018 value is thus a common base for each TIF zone.
- 2) The 2018 value taxed by the City within the part of Zone 2 in walking distance of a 12th Street station is approximately \$127,323,552.
- 3) The term of existing TIF Zone 2 expires at the end of 2029. Part of City taxes levied in 2029 will thus be deposited to TIF fund 2 in 2030. The interlocal agreement by the City and DART provides, however, that 50% of tax increments from the subset of Zone 2 properties will be distributed to DART for the Cotton Belt project until collection and distribution of taxes levied in 2038. Plano will honor its commitment by either extending the term of TIF Zone 2 or a part thereof or by making a direct grant of City funds to DART according to the same terms as if TIF Zone 2 continued.

Applying the assumptions for TIF Zone 2, Schedule 2 forecasts that the Zone 2 area within the half-mile walking distance of a 12th Street station will generate a cumulative \$525,600 for the TIF Zone 2 fund through the scheduled 2029 expiration date of Zone 2, including tax increments collected and distributed in 2030. After the scheduled Zone 2 termination, Plano will continue payments to DART for the Cotton Belt project as if the term of TIF Zone 2 were extended through the 2038 tax levy. Options for accomplishing that end include extending the term of Zone 2, extending the term of Zone 2, but with a smaller boundary conforming to the part of Zone 2 in walking distance of the 12th Street station or making a City grant to DART without TIF Zone 2. The cumulative amount paid to DART for the Cotton Belt project from the TIF Zone 2 fund or a successor concept will approximate \$1,809,988 according to the bottom line of Schedule 2.

Combined Cumulative Revenue for the Cotton Belt Project

If the forecasts in Schedules 1 and 2 prove accurate, Plano's cumulative payment for the Cotton Belt project will total about \$10,278,174. This sum appears in the bottom line of Schedule 3.

**Exhibit G:
Areas in Walking Distance of 12th Street Station, TIF Zones 2 and 3**



By interlocal agreement of DART and Plano, the cumulative total amount payable to DART for the Cotton Belt TIF project is not to exceed \$12,300,000. It's possible that the value of Zone 3 and relevant parts of Zone 2 could grow faster than the assumed average annual rate of 2.5%, yielding more than \$12,300,000 of cumulative tax increment revenue. If cumulative tax increment transfers for the Cotton Belt project would exceed \$12,300,000 in any year, part or all of a payment generated by the "12th Street walking area" of Zone 2 would be withheld to limit cumulative payment to \$12,300,000. If that withholding would still not cancel overpayment, an appropriate part of a payment generated by TIF Zone 3 would be withheld. A constant annual taxable value growth of 2.91% would push the DART share of tax increment growth to the maximum \$12,300,000.

The TIF Project and Its Cost

There is one project to be funded by TIF Zone 3. The "Project" is defined by 2018 interlocal agreement of the City and DART as:

. . . that portion of the Cotton Belt Corridor Regional Rail Project to be constructed with the City [of Plano] from Shiloh Road to the President George Bush Turnpike utilizing the CityLine Alignment diverting off the Cotton Belt Freight corridor connecting to the existing DART Light Rail Red Line at City Line/ Bush Station and which includes the Shiloh Road Station; planned grade separation at Jupiter Road; the 12th Street Station Complex; a planned grade separation at Plano Parkway; enhanced traffic mitigation to minimize delays along K Avenue, Municipal Avenue, and Shiloh Road; the Cotton Belt Trail; and related facilities.

The TIF project cost is capped at \$12,300,000, all for design and construction. That amount or the actual 50% of tax increments from the TIF zones, whichever is less, will leverage DART investment to design and build the Cotton Belt project. Other cities in the Cotton Belt corridor from Plano to DFW Airport have pledged comparable payments for the corridor. Considering the decision by the DART Board of Directors to build the Cotton Belt corridor with prospective funding sources, including revenue described by the August 2018 interlocal agreement of DART and Plano and the financial forecasts within this study, the Cotton Belt project appears close to economic feasibility. Grants to DART from Plano's two TIF zones appear likely to provide more than \$10 million for the project. With either more robust taxable value growth near the 12th Street and Shiloh Road stations or more inflation, the Plano TIF zones might contribute a maximum of \$12.3 million for the Cotton Belt project.

Except as described by the payment formula and maximum total payment in the 2018 interlocal agreement, funds paid to DART are to be applied to the project at the discretion of DART, within Plano. The City will not deduct from the TIF 3 fund any TIF administrative expense.

"Nonproject costs" (not paid with TIF money) to acquire land, design and construct the entire Cotton Belt transit project in Plano are estimated at \$_____million. [An estimate of project costs from sources other than tax increments from Plano will be inserted in a subsequent project plan and financing plan to be reviewed by the TIF Zone 3 board.]

Projects and approximate project cost amounts that use money from a TIF fund must be consistent with the project plan and financing plan for the relevant TIF Zone. A TIF project plan and financing plan may be amended by the City Council, following due statutory process.

Plano does not intend to issue bonds, certificates of obligation or other debt obligations secured by cash flow to the TIF Zone 3 fund.

Schedule 1: Forecast Flow of Real Property Tax from Plano TIF Zone 3 For Cotton Belt Transit Improvements

Notes:

This schedule forecasts real property values and tax in Plano TIF Zone 3, drawn to include properties approximately 1/2 mile from two new stations on the Cotton Belt line, but excluding properties in existing TIF Zone 2.

2018 taxed value is an estimate reflecting the initial certified appraisal roll for 2018, reduced by values of totally exempt properties, 10% annual caps on assessment increases for homestead properties, and reductions due to agricultural valuation, tax abatements and regular homestead exemptions. 2018 taxed value will be slightly reduced by exemptions for over-65, disability and veteran exemptions and tax freezes.

As tax abatements expire, the 2018 value of an expiring abatement plus an assumed value increase since 2018 has been added to the prior year's estimated total taxed value. Average annual value adjustments are long-term estimates that may vary significantly from year to year.

The tax rate is assumed constant. Actual rates will be set annually.

The cumulative value of the total Plano grant to DART for the Cotton Belt project (grants from TIF Zones 2 and 3) is limited to \$12.3 million. If payments from the TIF zones would exceed a cumulative \$12.3 million, funds will be drawn first from TIF Zone 3 to the extent required before drawing funds from TIF Zone 2.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(i)
Year	Revenue Based on Taxed Value for Jan. 1,	Collections Transferred to TIF Zone 3 Fund by May 1,	Total Taxed Value, if Average Annual Increases After Jan. 1, 2018	Total Annual City Real Property Tax, if \$0.4603 per \$100	Captured Appraised Value (Taxed Value) Less 2018 Taxed Value)	Real Property Tax on Captured Appraised Value	% of Tax on Captured Appraised Value to TIF Zone 3 Fund	Annual	Cumulative
Base	2018	2019	\$595,060,253	\$2,739,062	\$0	\$0	0%	\$0	\$0
1	2019	2020	\$609,936,759	\$2,807,539	\$14,876,506	\$68,477	50%	\$34,238	\$34,238
2	2020	2021	\$625,185,178	\$2,877,727	\$30,124,925	\$138,665	50%	\$69,333	\$103,571
3	2021	2022	\$640,814,808	\$2,949,671	\$45,754,555	\$210,608	50%	\$105,304	\$208,875
4	2022	2023	\$656,835,178	\$3,023,412	\$61,774,925	\$284,350	50%	\$142,175	\$351,050
5	2023	2024	\$673,256,057	\$3,098,998	\$78,195,804	\$359,935	50%	\$179,968	\$531,018
6	2024	2025	\$690,087,459	\$3,176,473	\$95,027,206	\$437,410	50%	\$218,705	\$749,723
7	2025	2026	\$707,339,645	\$3,255,884	\$112,279,392	\$516,822	50%	\$258,411	\$1,008,134
8	2026	2027	\$725,023,136	\$3,337,281	\$129,962,883	\$598,219	50%	\$299,110	\$1,307,243
9	2027	2028	\$743,148,715	\$3,420,714	\$148,088,462	\$681,651	50%	\$340,826	\$1,648,069
10	2028	2029	\$761,727,433	\$3,506,231	\$166,667,180	\$767,169	50%	\$383,585	\$2,031,653
11	2029	2030	\$780,770,619	\$3,593,887	\$185,710,366	\$854,825	50%	\$427,412	\$2,459,066
12	2030	2031	\$800,289,884	\$3,683,734	\$205,229,631	\$944,672	50%	\$472,336	\$2,931,402
13	2031	2032	\$820,297,131	\$3,775,828	\$225,236,878	\$1,036,765	50%	\$518,383	\$3,449,784
14	2032	2033	\$840,804,559	\$3,870,223	\$245,744,306	\$1,131,161	50%	\$565,581	\$4,015,365
15	2033	2034	\$861,824,673	\$3,966,979	\$266,764,420	\$1,227,917	50%	\$613,958	\$4,629,323
16	2034	2035	\$883,370,290	\$4,066,153	\$288,310,037	\$1,327,091	50%	\$663,546	\$5,292,869
17	2035	2036	\$905,454,547	\$4,167,807	\$310,394,294	\$1,428,745	50%	\$714,372	\$6,007,241
18	2036	2037	\$928,090,911	\$4,272,002	\$333,030,658	\$1,532,940	50%	\$766,470	\$6,773,711
19	2037	2038	\$951,293,184	\$4,378,803	\$356,232,931	\$1,639,740	50%	\$819,870	\$7,593,581
20	2038	2039	\$975,075,514	\$4,488,273	\$380,015,261	\$1,749,210	50%	\$874,605	\$8,468,187
Total for years 1-20				\$71,717,620		\$16,936,373		\$8,468,187	

Schedule 2: Forecast Flow of Real Property Tax from Plano TIF Zone 2 For Cotton Belt Transit Improvements

Notes:

A grant for Cotton Belt transit improvements from the TIF Zone 2 fund will be 50% of the tax increments generated by the part of TIF Zone 2 within approximately 1/2 mile of the 12th Street station, with increments measured as the difference between annual taxed values and 2018 taxed value.

2018 taxed value is an estimate reflecting the initial certified appraisal roll for 2018, reduced by values of totally exempt properties, 10% annual caps on assessment increases for homestead properties, and reductions due to regular homestead exemptions. 2018 taxed value will be further reduced by over-65 exemptions and veteran exemptions and tax freezes, if any, unavailable as of mid-September 2018.

Average annual value adjustments are long-term estimates that may vary significantly from year to year.

The tax rate is assumed constant. Actual rates will be set annually.

The cumulative value of the total Plano grant to DART for the Cotton Belt project (grants from TIF Zones 2 and 3) is limited to \$12.3 million. If payments from the TIF zones would exceed a cumulative \$12.3 million, funds will be drawn first from TIF Zone 3 to the extent required before drawing funds from TIF Zone 2.

TIF Zone 2 is scheduled to terminate after collection and distribution of increments based on tax levies in 2029. Payments to DART for the Cotton Belt project will continue according to the same formula through tax collection and distribution in 2030, either by extending the term of TIF Zone 2 or a part thereof or by a grant of City funds to DART.

(a) Year	(b) Revenue Taxed Based on Value for Jan. 1,	(c) Collections Transferred to TIF Zone 2 Fund by May 1,	(d) Total Taxed Value, if Average Annual Increases Since Jan. 1, 2018	(e) Total Annual City Real Property Tax, if \$0.4603 per \$100	(f) Increment of Taxed Value Since 2018 (Taxed Value Less 2018 Value)	(g) Post-2018 City Real Property Tax Increment from 12th Street Station Area	(h) % of Tax on Captured Appraised Value for Cotton Belt Project	(i) Annual	(i) Cumulative
Base	2018	2019	\$127,187,992	\$585,446	\$0	\$0	0%	\$0	\$0
1	2019	2020	\$130,367,692	\$600,082	\$3,179,700	\$14,636	50%	\$7,318	\$7,318
2	2020	2021	\$133,626,884	\$615,085	\$6,438,892	\$29,638	50%	\$14,819	\$22,137
3	2021	2022	\$136,967,556	\$630,462	\$9,779,564	\$45,015	50%	\$22,508	\$44,645
4	2022	2023	\$140,391,745	\$646,223	\$13,203,753	\$60,777	50%	\$30,388	\$75,033
5	2023	2024	\$143,901,539	\$662,379	\$16,713,547	\$76,932	50%	\$38,466	\$113,500
6	2024	2025	\$147,499,077	\$678,938	\$20,311,085	\$93,492	50%	\$46,746	\$160,245
7	2025	2026	\$151,186,554	\$695,912	\$23,998,562	\$110,465	50%	\$55,233	\$215,478
8	2026	2027	\$154,966,218	\$713,310	\$27,778,226	\$127,863	50%	\$63,932	\$279,410
9	2027	2028	\$158,840,373	\$731,142	\$31,652,381	\$145,696	50%	\$72,848	\$352,258
10	2028	2029	\$162,811,383	\$749,421	\$35,623,391	\$163,974	50%	\$81,987	\$434,245
11	2029	2030	\$166,881,667	\$768,156	\$39,693,675	\$182,710	50%	\$91,355	\$525,600
12	2030	2031	\$171,053,709	\$787,360	\$43,865,717	\$201,914	50%	\$100,957	\$626,557
13	2031	2032	\$175,330,052	\$807,044	\$48,142,060	\$221,598	50%	\$110,799	\$737,356
14	2032	2033	\$179,713,303	\$827,220	\$52,525,311	\$241,774	50%	\$120,887	\$858,243
15	2033	2034	\$184,206,136	\$847,901	\$57,018,144	\$262,455	50%	\$131,227	\$989,470
16	2034	2035	\$188,811,289	\$869,098	\$61,623,297	\$283,652	50%	\$141,826	\$1,131,296
17	2035	2036	\$193,531,571	\$890,826	\$66,343,579	\$305,379	50%	\$152,690	\$1,283,986
18	2036	2037	\$198,369,861	\$913,096	\$71,181,869	\$327,650	50%	\$163,825	\$1,447,811
19	2037	2038	\$203,329,107	\$935,924	\$76,141,115	\$350,478	50%	\$175,239	\$1,623,050
20	2038	2039	\$208,412,335	\$959,322	\$81,224,343	\$373,876	50%	\$186,938	\$1,809,988
Total for years 1-20									\$3,619,975

Schedule 3: Forecast Grant of Real Property Tax for Cotton Belt Transit Project From Plano TIF Zone 2 (Part Within 1/2 Mile of 12th Street Station) and Plano TIF Zone 3

Notes:

This schedule forecasts real property tax growth after Jan. 1, 2018 within approximately 1/2 mile of two proposed Cotton Belt stations in Plano--12th Street and Shiloh Road. That geography includes some property in the existing TIF Zone 2 and all property in a proposed TIF Zone 3.

The cumulative value of the City of Plano grant for Cotton Belt transit improvements is not to exceed \$12.3 million.

Tax growth forecasts since Jan. 1, 2018 are imported from subordinate schedules.

Average annual value adjustments are long-term estimates that may vary significantly from year to year.

The tax rate is assumed constant. Actual rates will be set annually.

The cumulative value of the total Plano grant to DART for the Cotton Belt project (grants from TIF Zones 2 and 3) is limited to \$12.3 million. If cumulative payments from

the TIF zones would exceed \$12.3 million in any year, funds will be drawn first from TIF Zone 3 to the extent required before drawing funds from TIF zone 2.

TIF Zone 2 is scheduled to terminate after collection and distribution of increments based on levies in 2029. Payments to DART for the Cotton Belt project will continue, using

the same formula through tax collection and distribution in 2030, either by extending the term of TIF Zone 2 or a part thereof or by a grant of City funds to DART.

(a) Year	(b) Revenue Based on Taxed Value for Jan. 1,	(c) Collections Transferred to TIF Zone Funds by May 1,	(d)		(e)		(f)		(g)		(h)		(i) Cumulative
			From Part of Existing TIF Zone 2 Near 12th Street Station		From New TIF Zone 3		50% of Real Property Tax Resulting from Forecasted Growth of Taxed Value Since Jan. 1, 2018		From Part of TIF Zone 3 Near 12th Street Station and All TIF Zone 3		Annual	Cumulative	
			Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative			
Base	2018		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2019	2019	\$7,318	\$7,318	\$34,238	\$34,238	\$41,556	\$41,556	\$41,556	\$41,556	\$41,556	\$41,556	\$41,556
2	2020	2020	\$14,819	\$22,137	\$69,333	\$103,571	\$84,152	\$125,708	\$84,152	\$125,708	\$125,708	\$125,708	\$125,708
3	2021	2021	\$22,508	\$44,645	\$105,304	\$208,875	\$127,812	\$253,520	\$127,812	\$253,520	\$253,520	\$253,520	\$253,520
4	2022	2022	\$30,388	\$75,033	\$142,175	\$351,050	\$172,563	\$426,083	\$172,563	\$426,083	\$426,083	\$426,083	\$426,083
5	2023	2023	\$38,466	\$113,500	\$179,968	\$531,018	\$218,434	\$644,517	\$218,434	\$644,517	\$644,517	\$644,517	\$644,517
6	2024	2024	\$46,746	\$160,245	\$218,705	\$749,723	\$265,451	\$909,968	\$265,451	\$909,968	\$909,968	\$909,968	\$909,968
7	2025	2025	\$55,233	\$215,478	\$258,411	\$1,008,134	\$313,644	\$1,223,612	\$313,644	\$1,223,612	\$1,223,612	\$1,223,612	\$1,223,612
8	2026	2026	\$63,932	\$279,410	\$299,110	\$1,307,243	\$363,041	\$1,586,653	\$363,041	\$1,586,653	\$1,586,653	\$1,586,653	\$1,586,653
9	2027	2027	\$72,848	\$352,258	\$340,826	\$1,648,069	\$413,674	\$2,000,327	\$413,674	\$2,000,327	\$2,000,327	\$2,000,327	\$2,000,327
10	2028	2028	\$81,987	\$434,245	\$383,585	\$2,031,653	\$465,572	\$2,465,898	\$465,572	\$2,465,898	\$2,465,898	\$2,465,898	\$2,465,898
11	2029	2029	\$91,355	\$525,600	\$427,412	\$2,459,066	\$518,767	\$2,984,666	\$518,767	\$2,984,666	\$2,984,666	\$2,984,666	\$2,984,666
12	2030	2030	\$100,957	\$626,557	\$472,336	\$2,931,402	\$573,293	\$3,557,959	\$573,293	\$3,557,959	\$3,557,959	\$3,557,959	\$3,557,959
13	2031	2031	\$110,799	\$737,356	\$518,383	\$3,449,784	\$629,182	\$4,187,140	\$629,182	\$4,187,140	\$4,187,140	\$4,187,140	\$4,187,140
14	2032	2032	\$120,887	\$858,243	\$565,581	\$4,015,365	\$686,468	\$4,873,608	\$686,468	\$4,873,608	\$4,873,608	\$4,873,608	\$4,873,608
15	2033	2033	\$131,227	\$989,470	\$613,958	\$4,629,323	\$745,186	\$5,618,793	\$745,186	\$5,618,793	\$5,618,793	\$5,618,793	\$5,618,793
16	2034	2034	\$141,826	\$1,131,296	\$663,546	\$5,292,869	\$805,372	\$6,424,165	\$805,372	\$6,424,165	\$6,424,165	\$6,424,165	\$6,424,165
17	2035	2035	\$152,690	\$1,283,986	\$714,372	\$6,007,241	\$867,062	\$7,291,227	\$867,062	\$7,291,227	\$7,291,227	\$7,291,227	\$7,291,227
18	2036	2036	\$163,825	\$1,447,811	\$766,470	\$6,773,711	\$930,295	\$8,221,522	\$930,295	\$8,221,522	\$8,221,522	\$8,221,522	\$8,221,522
19	2037	2037	\$175,239	\$1,623,050	\$819,870	\$7,593,581	\$995,109	\$9,216,631	\$995,109	\$9,216,631	\$9,216,631	\$9,216,631	\$9,216,631
20	2038	2038	\$186,938	\$1,809,988	\$874,605	\$8,468,187	\$1,061,543	\$10,278,174	\$1,061,543	\$10,278,174	\$10,278,174	\$10,278,174	\$10,278,174
Total for years 1-20			\$1,809,988	\$1,809,988	\$8,468,187	\$8,468,187	\$10,278,174	\$10,278,174	\$10,278,174	\$10,278,174	\$10,278,174	\$10,278,174	\$10,278,174

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

Notes:

Data is from the initial 2018 certified appraisal roll by the Collin Central Appraisal District, via the City of Plano. Assessed values in this schedule are the appraised (also called "market") values set by the Collin CAD, limited only by maximum annual increases of 10%. Taxable values in this schedule are assessed values after reduction for totally exempt properties, one agricultural valuation, five tax abatements and 73 regular homestead exemptions, if applicable. These values are approximate because they do not include over-65, disability or veteran exemptions and tax freezes, unavailable as of mid-September, 2018. Appraisal roll corrections may also adjust values.

City tax abatements for five real properties reduce "assessed" value, making taxable values 50% of assessed value for those properties. Abatement information, including a terminal year for each abatement, is from the City of Plano.

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
Zone 3 properties near 12th Street Station:						
R01480000801	1201 E PLANO PKWY	FUNKHAUPT LTD	Industrial	\$1,768,100	\$1,768,100	\$1,768,100
R014800001001	1301 E PLANO PKWY	RICHARDSON VIETNAMESE BAPTIST CHURC	Industrial	\$1,028,800	\$1,028,800	\$1,028,800
R015400A00201	1108/1110 SUMMIT AVI	LAKE MORGAN PLANO NO 1	Industrial	\$2,011,806	\$2,011,806	\$2,011,806
R015400A00301	1200 SUMMIT AVE	CURMA PROPERTIES LTD	Industrial	\$792,347	\$792,347	\$792,347
R015400A00401	1300 SUMMIT AVE	ST LOUIS GARY	Industrial	\$1,334,500	\$1,334,500	\$1,334,500
R015400A006A1	1308 SUMMIT AVE	KENSON HOLDING COMPANY	Industrial	\$770,293	\$770,293	\$770,293
R015400A006B1	1304 SUMMIT AVE	THOUSAND OAKS REALTY LP	Industrial	\$1,413,693	\$1,413,693	\$1,413,693
R015400B002B1	1111 SUMMIT AVE	PLANO SUMMIT INVST VENTURE	Industrial	\$1,403,387	\$1,403,387	\$1,403,387
R015400B00301	1201 SUMMIT AVE	1201 SUMMIT LLC	Industrial	\$678,438	\$678,438	\$678,438
R015400B00401	1205 SUMMIT AVE	LAMICA INCORPORATED	Commercial	\$551,569	\$551,569	\$551,569
R015400B00501	1301 SUMMIT AVE	LAKEMORGAN PLANO NO 1 LP	Industrial	\$1,189,285	\$1,189,285	\$1,189,285
R015400B00601	1305 SUMMIT AVE	LAKE-BLUM JOINT VENTURE	Industrial	\$980,242	\$980,242	\$980,242
R015400B00701	1309 SUMMIT AVE	LAKE & BLUM J V #2	Industrial	\$1,551,248	\$1,551,248	\$1,551,248
R015400B00801	1308 CAPITAL AVE	LAKE MORGAN PLANO NO 1	Industrial	\$1,062,945	\$1,062,945	\$1,062,945
R015400B00901	1304 CAPITAL AVE	MOSES REALTY LTD	Industrial	\$1,295,200	\$1,295,200	\$1,295,200
R015400B01001	1300 CAPITAL AVE	EDWARDS BOBBY INC	Industrial	\$565,760	\$565,760	\$565,760
R015400B01101	1204 CAPITAL AVE	1204 CAPITAL PARTNERS	Industrial	\$470,386	\$470,386	\$470,386
R015400C002G1	1301 CAPITAL AVE	KOSTEL RICHARD & GLORIA	Industrial	\$136,888	\$136,888	\$136,888
R015400C00301	1305 CAPITAL AVE	WILLIAMS RONALD	Industrial	\$363,850	\$363,850	\$363,850
R015400C00401	1309 CAPITAL AVE	EWING IRRIGATION PRODUCTS INC	Industrial	\$922,547	\$922,547	\$922,547
R015400C00501	1303 CAPITAL AVE	RICCI JEFF	Industrial	\$693,373	\$693,373	\$693,373
R043000000101	1202 12TH ST	PRUITT CLAUDE W & GABRIELLE C	Residential Single-Family	\$133,016	\$124,123	\$97,520
R043000000201	1006 L AVE	RICKETTS KATHRYN S	Residential Single-Family	\$76,233	\$76,233	\$76,233
R043000000301	1104 MUNICIPAL AVE	STROM HOLLY A	Residential Single-Family	\$58,360	\$51,025	\$39,353
R043000000401	1204 10TH ST	SANCHEZ LUIS	Residential Single-Family	\$90,563	\$73,831	\$55,718
R043000000501	1108 L AVE	HOLLOWAY GREG & PAULA	Residential Single-Family	\$178,553	\$147,789	\$112,078
R043000000601	1202 MUNICIPAL AVE	ELECTRICAL CONTRACTORS INC	Residential Single-Family	\$113,771	\$113,771	\$113,771
R043000000701	1000 L AVE	FLANNERY CRAIG & MARY	Residential Single-Family	\$101,970	\$101,970	\$101,970
R043000000801	1100 L AVE	RICKETTS KATHRYN SUZANNE	Residential Single-Family	\$207,763	\$177,059	\$135,506
R043000000901	1205 11TH ST	PRUITT CLAUDE W &	Residential Single-Family	\$106,892	\$106,892	\$106,892

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R043000001001	1203 11TH ST	MERRILL BARBARA KEITH	Residential Single-Family	\$77,134	\$77,134	\$77,134
R043000001101	11TH ST	LOEZA RAMON	Residential Single-Family	\$45,000	\$45,000	\$45,000
R043000001201	1106 L AVE	YEARSLEY DONNA & STEPHEN	Residential Single-Family	\$74,423	\$74,423	\$74,423
R043000001301	1203 12TH ST	AUSTIN STEPHANIE L	Residential Single-Family	\$140,205	\$140,205	\$140,205
R043000001401	1203 10TH ST	SEWELL BETTY J	Residential Single-Family	\$90,650	\$90,650	\$90,650
R043000001501	1201 12TH ST	LARSON HAROLD A	Residential Single-Family	\$84,348	\$73,058	\$56,188
R043000001601	1200 A/B 10TH ST	SALEH MARI MULIAWATI	Residential Duplex	\$66,000	\$66,000	\$66,000
R0430000016B1	1202 10TH ST	BARRANTES KELLY	Residential Single-Family	\$126,097	\$117,370	\$92,151
R043000001701	1200 12TH ST	KALE DAVID C	Residential Single-Family	\$149,375	\$149,375	\$149,375
R043000001801	1200 MUNICIPAL AVE	HAMILTON JAMES D & MARTHA I	Residential Single-Family	\$64,753	\$64,753	\$64,753
R043000001901	1206 10TH ST	DELGADO HECTOR	Residential Single-Family	\$102,126	\$89,128	\$68,703
R043000002001	1004 L AVE	LUEVANO JOSE J & MARIA C	Residential Duplex	\$73,345	\$73,345	\$73,345
R043000002101	1201 10TH ST	SEWELL BETTY J	Residential Single-Family	\$75,000	\$75,000	\$75,000
R043000002201	1204 11TH ST	BRANSCUM WILLIAM B & PAMELA E	Residential Single-Family	\$86,487	\$86,487	\$86,487
R064400C001R1	1201 CAPITAL AVE	EVANS LUKE &	Industrial	\$624,518	\$624,518	\$624,518
R064400C00201	1205 CAPITAL AVE	EVANS LUKE DAVID &	Industrial	\$433,907	\$433,907	\$433,907
R152600100101	1209 N AVE	FLEXIS GROUP LTD	Industrial	\$2,206,503	\$2,206,503	\$2,206,503
R184400200101	1200 CAPITAL AVE	FEDERAL EXPRESS CORPORATION	Industrial	\$2,216,960	\$2,216,960	\$2,216,960
R208000A00101	1100 PROGRESS ST	GRIFFITH JOE L	Industrial	\$689,947	\$689,947	\$689,947
R208000A00201	1301 10TH ST	PRITCHETT PLUMBING INC	Industrial	\$479,991	\$479,991	\$479,991
R208000A00301	1005 N AVE	UNICORN 1005 N AVENUE ASSOCIATES LLC	Industrial	\$1,909,029	\$1,909,029	\$1,909,029
R208000C00101	1321 PRECISION DR	1321 PRECISION WAREHOUSE LLC	Industrial	\$1,069,794	\$1,069,794	\$1,069,794
R208000C00201	1205 PRECISION DR	CHEN PRECISION PROPERTIES LLC	Industrial	\$1,785,876	\$1,785,876	\$1,785,876
R294100100101	1201 N AVE	PLANTEK LLC	Industrial	\$1,583,400	\$1,583,400	\$1,583,400
R449700A00101	1331 E PLANO PKWY	1331 LTD	Industrial	\$2,448,988	\$2,448,988	\$2,448,988
R454400100101	1212 10TH ST	LA MIRADA PLAZA INVESTORS LTD	Industrial	\$2,975,547	\$2,975,547	\$2,975,547
R454400100111	10TH ST	LA MIRADA PLAZA INVESTORS LTD	Commercial	\$239,684	\$239,684	\$239,684
R4544001002R1	1300 10TH ST	OCS FAMILY LIMITED PARTNERSHIP	Industrial	\$873,776	\$873,776	\$873,776
R607300003601	1210 11TH ST	WHEELER DOUGLAS E	Industrial	\$84,463	\$84,463	\$84,463
R612000003801	SITE ADDRESS NOT A	HUNT WILLIAM HERBERT TRUST ESTATE	Commercial	\$10,194	\$10,194	\$10,194
R612000004101	SITE ADDRESS NOT A	RICHARDSON VIETNAMESE BAPTIST CHURCH	Commercial	\$75,604	\$75,604	\$75,604
R835300A00101	1001 PROGRESS ST	EAGLE LEASING INC	Industrial	\$3,437,214	\$3,437,214	\$3,437,214
R896900100101	961 N AVE	CAPPELLI T PROPERTIES LTD	Industrial	\$1,288,013	\$1,288,013	\$1,288,013
Subtotal for Zone 3 properties near 12th Street Station 63 accounts				\$47,740,129	\$47,612,686	\$47,416,521
Zone 3 properties near Shiloh Station:						
R002300100101	3000 E PLANO PKWY	3000 E PLANO PARKWAY PROPERTY LLC	Industrial	\$5,333,333	\$5,333,333	\$5,333,333
R036700000101	3500 HILLRIDGE DR	BEL AIR MULTI 30 LLC	Residential Multi-Family	\$22,600,000	\$22,600,000	\$22,600,000
R060600100101	3104 S RIGSBEE DR	HELLER CARLETON W	Commercial	\$560,000	\$560,000	\$560,000

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R061900100101	3600 14TH ST	RAJANI HOLDINGS LTD	Commercial	\$630,000	\$630,000	\$630,000
R0660007001R1	2925 PLANO PKWY	URSF TX PLANO LP	Industrial	\$11,668,582	\$11,668,582	\$5,834,291
R066000800101	3001 E PLANO PKWY	G&I VII CENTRAL PLANO LP	Industrial	\$3,648,190	\$3,648,190	\$3,648,190
R066000900101	801 KLEIN RD	G&I VII CENTRAL PLANO LP	Industrial	\$7,406,930	\$7,406,930	\$7,406,930
R066001000101	2801 E PLANO PKWY	ICON OWNER POOL I TEXAS LLC	Industrial	\$6,272,250	\$6,272,250	\$6,272,250
R066001000201	2805 E PLANO PKWY	ICON OWNER POOL I TEXAS LLC	Industrial	\$6,300,000	\$6,300,000	\$6,300,000
R066001000301	3100 SUMMIT AVE	HEILIND ELECTRONICS INC	Industrial	\$3,062,169	\$3,062,169	\$3,062,169
R066001000401	3060 SUMMIT AVE	KRYPTON PROPERTIES LLC	Industrial	\$3,648,200	\$3,648,200	\$1,824,100
R0660024001R1	E PLANO PKWY	IDI SERVICES GROUP LLC	Undeveloped	\$2,994,750	\$2,994,750	\$2,994,750
R070900100101	1100 GEOMAP LN	GEOMAP COMPANY	Industrial	\$3,576,973	\$3,576,973	\$3,576,973
R1024200A00101	4060 PLANO PKWY	JAMES CAMPBELL COMPANY LLC	Industrial	\$9,788,891	\$9,788,891	\$4,894,446
R1024200A00201	PLANO PKWY	ACTAEON LLC	Commercial	\$1,561,887	\$1,561,887	\$1,561,887
R1024200A00301	PLANO PKWY	CHIGANI REAL ESTATE LTD	Commercial	\$1,746,974	\$1,746,974	\$1,746,974
R1120900A00101	3720 14TH ST	DAI BI BUDDHIST CENTER	Commercial	\$2,375,007	\$2,375,007	\$0
R126500000101	SHILOH	ONCOR ELECTRIC DELIVERY COMPANY	Electric Utilities	\$124,041	\$124,041	\$124,041
R126500000201	SITE ADDRESS NOT A	ONCOR ELECTRIC DELIVERY COMPANY	Electric Utilities	\$77,363	\$77,363	\$77,363
R135900100101	1260 SHILOH RD	CJM2 PROPERTIES LLC	Industrial	\$768,000	\$768,000	\$768,000
R135900100201	3604 14TH ST	POWER 41 LLC	Commercial	\$464,747	\$464,747	\$464,747
R135900100301	1240 SHILOH RD	CASE MARK D ETAL	Industrial	\$576,306	\$576,306	\$576,306
R135900100401	1230 SHILOH RD	IN SELF STORAGE 4 LLC	Industrial	\$1,769,888	\$1,769,888	\$1,769,888
R135900100501	1220 SHILOH RD	PAYAM 1 LLC	Commercial	\$476,900	\$476,900	\$476,900
R135900100601	1220 SHILOH RD	PAYAM 1 LLC	Commercial	\$197,490	\$197,490	\$197,490
R148800110101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148800110201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148800110301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800110401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148800220101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148800220201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800220301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800220401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148800330101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148800330201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800330301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800330401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148800440101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148800440201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800440301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800440401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148800550101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148800550201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R148800550301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800550401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$55,755	\$55,755	\$55,755
R148800660101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148800660201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800660301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800660401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148800770101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148800770201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800770301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800770401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148800880101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$58,590	\$58,590	\$58,590
R148800880201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800880301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800880401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$58,590	\$58,590	\$58,590
R148800990101	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148800990201	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800990301	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148800990401	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801010011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$55,755	\$55,755	\$55,755
R148801010021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148801010031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148801010041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148801110111	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$55,755	\$55,755	\$55,755
R148801110211	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801110311	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801110411	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$55,755	\$55,755	\$55,755
R148801212011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801212021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801212031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801212041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148801313011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801313021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801313031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148801313041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801414011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801414021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801414031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801414041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801515011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801515021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R148801515031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801515041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148801616011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148801616021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801616031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801616041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148801717011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148801717021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801717031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801717041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148801818011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148801818021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801818031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801818041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148801919011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148801919021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801919031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148801919041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802020011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$55,755	\$55,755	\$55,755
R148802020021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$72,765	\$72,765	\$72,765
R148802020031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802020041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802121011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148802121021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802121031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802121041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148802222011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148802222021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802222031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802222041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$62,370	\$62,370	\$62,370
R148802323011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148802323021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802323031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802323041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148802424011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$55,755	\$55,755	\$55,755
R148802424021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802424031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802424041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802525011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802525021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R148802525031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802525041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802626011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148802626021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802626031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802626041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148802727011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148802727021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802727031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802727041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$68,985	\$68,985	\$68,985
R148802828011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802828021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802828031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802828041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802929011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148802929021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802929031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148802929041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803030011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$58,590	\$58,590	\$58,590
R148803030021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803030031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803030041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803131011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$58,590	\$58,590	\$58,590
R148803131021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803131031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803131041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803232011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803232021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803232031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803232041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803333011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803333021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803333031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803333041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803434011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803434021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803434031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803434041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$56,700	\$56,700	\$56,700
R148803535011	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R148803535021	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R148803535031	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$73,710	\$73,710	\$73,710
R148803535041	3535 14TH ST	WINDSOR PLACE EQUITY ENTERPRISES LLC	Residential M-F Condo	\$67,095	\$67,095	\$67,095
R152400100101	3601 14TH ST	SOUTHLAND CORPORATION THE	Commercial	\$427,936	\$427,936	\$427,936
R152400100201	3611 14TH ST	PLANO CONRAD LTD	Commercial	\$896,494	\$896,494	\$896,494
R162000100101	1414 SHILOH RD	SIR WATERFORD LLC	Residential Multi-Family	\$29,667,541	\$29,667,541	\$29,667,541
R162400100101	1409 SHILOH RD	126 PLANO CENTER LTD	Commercial	\$2,384,244	\$2,384,244	\$2,384,244
R162400100201	14TH ST	MOTTAHEDEH DAVID TRUSTEE	Commercial	\$197,581	\$197,581	\$197,581
R166500110101	3801 14TH ST	DUERKSEN AMBER C	Residential M-F Condo	\$150,832	\$150,832	\$150,832
R166500110201	3801 14TH ST	LI YU	Residential M-F Condo	\$119,500	\$119,500	\$119,500
R166500110301	3801 14TH ST	TUNG JOHN &	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R166500110401	3801 14TH ST	CHEN FENGMEI	Residential M-F Condo	\$152,569	\$152,569	\$152,569
R166500110501	3801 14TH ST	HAMILTON TRACEY	Residential M-F Condo	\$169,252	\$169,252	\$169,252
R166500220101	3801 14TH ST	KLEIN AMALIA	Residential M-F Condo	\$137,794	\$104,001	\$76,442
R166500220201	3801 14TH ST	KOONTZ VELMA R	Residential M-F Condo	\$100,691	\$83,017	\$62,879
R166500220301	3801 14TH ST	PRAJAPATI GIRISH J & VANITA	Residential M-F Condo	\$115,611	\$115,611	\$115,611
R166500220401	3801 14TH ST	MCWILLIAMS CLARISSA BLANCHE MARY PAT	Residential M-F Condo	\$127,000	\$107,681	\$82,281
R166500330101	3801 14TH ST	ROBERTS SHIRLEY L	Residential M-F Condo	\$126,659	\$104,001	\$78,669
R166500330201	3801 14TH ST	MOREE BRYAN & CHRISTINE	Residential M-F Condo	\$116,293	\$116,293	\$116,293
R166500330301	3801 14TH ST	O REAR MARIA C	Residential M-F Condo	\$106,072	\$88,272	\$67,058
R166500330401	3801 14TH ST	GOSS DOUG	Residential M-F Condo	\$129,524	\$129,524	\$129,524
R166500440101	3801 14TH ST	MOHAMMAD YASSER ARAFAT &	Residential M-F Condo	\$134,483	\$134,483	\$134,483
R166500440201	3801 14TH ST	SIDDIQUI SHAMIM	Residential M-F Condo	\$106,072	\$88,272	\$67,058
R166500440301	3801 14TH ST	PATEL KAMLESHKUMAR &	Residential M-F Condo	\$100,691	\$100,691	\$100,691
R166500440401	3801 14TH ST	WATTS ROBERT A &	Residential M-F Condo	\$126,659	\$104,001	\$78,669
R170801010011	3801 14TH ST	BROWN MARY-BETH	Residential M-F Condo	\$138,693	\$113,566	\$85,827
R170801010021	3801 14TH ST	VO TIFFANI	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R170801010031	3801 14TH ST	VARGAS JENNIFER P	Residential M-F Condo	\$143,752	\$143,752	\$143,752
R170801010041	3801 14TH ST	WATTS KAREN	Residential M-F Condo	\$112,084	\$91,957	\$69,540
R170801010051	3801 14TH ST	JUAN MICHAEL & MADELINE	Residential M-F Condo	\$112,084	\$112,084	\$112,084
R170801010061	3801 14TH ST	OLIVER CHERYL	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R170801010071	3801 14TH ST	CRAMER DENNIS D & CHERYL	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R170801010081	3801 14TH ST	NI YIMIN	Residential M-F Condo	\$138,859	\$113,726	\$85,954
R170801110111	3801 14TH ST	CHAPMAN KENNETH M	Residential M-F Condo	\$138,693	\$138,693	\$138,693
R170801110211	3801 14TH ST	LOGSDON KAREN	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R170801110311	3801 14TH ST	MOORE NICKI B	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R170801110411	3801 14TH ST	GREGORY HAZEL MARIE	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R170801110511	3801 14TH ST	EDWARDS SHELLEY & TED E	Residential M-F Condo	\$118,770	\$118,770	\$118,770
R170801110611	3801 14TH ST	SAYERS SUSAN	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R170801110711	3801 14TH ST	VAN DYK NICHOLASS B & FRANCES D	Residential M-F Condo	\$131,996	\$131,996	\$131,996
R170801110811	3801 14TH ST	BRATTON PATSY	Residential M-F Condo	\$138,859	\$138,859	\$138,859

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R170900550101	3801 14TH ST	SWITSER HANG LE	Residential M-F Condo	\$116,387	\$116,387	\$116,387
R170900550201	3801 14TH ST	SWITSER HANG LE	Residential M-F Condo	\$106,072	\$106,072	\$106,072
R170900550301	3801 14TH ST	RUVACABA IMELDA L	Residential M-F Condo	\$100,691	\$83,017	\$62,879
R170900550401	3801 14TH ST	STAUFFER JANE &	Residential M-F Condo	\$126,659	\$104,001	\$78,669
R170900660101	3801 14TH ST	LEEK ROBERT D &	Residential M-F Condo	\$116,387	\$96,157	\$72,880
R170900660201	3801 14TH ST	KHAN AYESHA	Residential M-F Condo	\$106,072	\$106,072	\$106,072
R170900660301	3801 14TH ST	MCPHERSON SAMMIE L & CARRIE D	Residential M-F Condo	\$100,691	\$100,691	\$100,691
R170900660401	3801 14TH ST	ROAN GWENDOLYN R	Residential M-F Condo	\$126,659	\$104,001	\$78,669
R170900770101	3801 14TH ST	BAUGH DANIEL L	Residential M-F Condo	\$124,000	\$98,010	\$73,210
R170900770201	3801 14TH ST	ATCHLEY ERIC LEE TRUST	Residential M-F Condo	\$115,611	\$115,611	\$115,611
R170900770301	3801 14TH ST	KORPAL MIROSLAV JOHN	Residential M-F Condo	\$93,003	\$93,003	\$93,003
R170900770401	3801 14TH ST	DRERUP ROSEMARY J	Residential M-F Condo	\$126,659	\$104,001	\$78,669
R171000880101	3801 14TH ST	CHEN MANZHAO	Residential M-F Condo	\$150,832	\$114,916	\$84,750
R171000880201	3801 14TH ST	STANISIC BRANISLAV	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171000880301	3801 14TH ST	SHIH FENG WEN	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R171000880401	3801 14TH ST	LE QUA K	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171000880501	3801 14TH ST	ALKHAZRAGI EKHLAS	Residential M-F Condo	\$118,527	\$118,527	\$118,527
R171000880601	3801 14TH ST	HENRY JACOB AARON	Residential M-F Condo	\$125,908	\$125,908	\$125,908
R171000880701	3801 14TH ST	DANIEL ELAINE A	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171000880801	3801 14TH ST	JALLETA LEUL M	Residential M-F Condo	\$138,859	\$113,726	\$85,954
R171000990101	3801 14TH ST	VOGA JULIAN	Residential M-F Condo	\$125,038	\$125,038	\$125,038
R171000990201	3801 14TH ST	THOMASIAN LEO	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171000990301	3801 14TH ST	NISAVIC ZORAN & AZIADA	Residential M-F Condo	\$108,684	\$90,825	\$69,088
R171000990401	3801 14TH ST	AGMG INVESTMENTS LLC	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171000990501	3801 14TH ST	CLARK WILMA J	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R171000990601	3801 14TH ST	PATEL KALPANA &	Residential M-F Condo	\$131,996	\$131,996	\$131,996
R171000990701	3801 14TH ST	BABAJI DAVOUD &	Residential M-F Condo	\$136,579	\$136,579	\$136,579
R171000990801	3801 14TH ST	SCOTT DIANE H &	Residential M-F Condo	\$138,693	\$113,566	\$85,827
R171001212011	3801 14TH ST	WU HSIN HUI	Residential M-F Condo	\$138,693	\$138,693	\$138,693
R171001212021	3801 14TH ST	MCCULLY PHILLIP K & ANNE H	Residential M-F Condo	\$131,996	\$131,996	\$131,996
R171001212031	3801 14TH ST	BHUIYA FAMILY TRUST THE	Residential M-F Condo	\$118,527	\$118,527	\$118,527
R171001212041	3801 14TH ST	HUSSAIN TINA MARIE	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171001212051	3801 14TH ST	HOOKS TOSHUA	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171001212061	3801 14TH ST	CRAWFORD ANGELA	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R171001212071	3801 14TH ST	PARKS HELLENE I	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171001212081	3801 14TH ST	CHAN MICHAEL YU MAU	Residential M-F Condo	\$151,016	\$151,016	\$151,016
R171101313011	3801 14TH ST	GLEASON JEFFREY LYNN	Residential M-F Condo	\$138,693	\$138,693	\$138,693
R171101313021	3801 14TH ST	STEDWEST INVESTMENTS LLC	Residential M-F Condo	\$144,837	\$144,837	\$144,837
R171101313031	3801 14TH ST	JEFFREY P ELIAS REVOCABLE TRUST	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171101313041	3801 14TH ST	DING LILIAN	Residential M-F Condo	\$118,527	\$118,527	\$118,527

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R171101313051	3801 14TH ST	PARRISH CARL	Residential M-F Condo	\$108,684	\$90,825	\$69,088
R171101313061	3801 14TH ST	BRANCH CYNTHIA LU	Residential M-F Condo	\$138,693	\$113,566	\$85,827
R171101414011	3801 14TH ST	3801 14TH ST 1401 TRUST	Residential M-F Condo	\$150,832	\$150,832	\$150,832
R171101414021	3801 14TH ST	MALONE DWAIN	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171101414031	3801 14TH ST	MAYNE JUDY & HARLAN R	Residential M-F Condo	\$118,527	\$118,527	\$118,527
R171101414041	3801 14TH ST	CALHOUN CARLA	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R171101414051	3801 14TH ST	CHEN HUNG & YA-FANG	Residential M-F Condo	\$136,579	\$136,579	\$136,579
R171101414061	3801 14TH ST	LESKAROSKI DEJAN	Residential M-F Condo	\$150,832	\$150,832	\$150,832
R171201515011	3801 14TH ST	WILLOZ DAVID & DONNA G	Residential M-F Condo	\$133,000	\$133,000	\$133,000
R171201515021	3801 14TH ST	BOOKER MARK ANTHONY	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171201515031	3801 14TH ST	AUSTIN LIONEL C JR &	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171201515041	3801 14TH ST	PHAM TUYET NGOC	Residential M-F Condo	\$136,579	\$102,936	\$75,620
R171201515051	3801 14TH ST	PERALTA ROSA CASTELLANOS	Residential M-F Condo	\$108,684	\$90,825	\$69,088
R171201515061	3801 14TH ST	LUTZ JANIE REVOCABLE TRUST	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171201515071	3801 14TH ST	HUSBANDS-DAY LAUREN P	Residential M-F Condo	\$131,996	\$131,996	\$131,996
R171201515081	3801 14TH ST	WU & FU FAMILY LTD	Residential M-F Condo	\$136,000	\$136,000	\$136,000
R171201616011	3801 14TH ST	OKOSUN JONES	Residential M-F Condo	\$138,859	\$113,726	\$85,954
R171201616021	3801 14TH ST	BATTINELLI MIKE	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171201616031	3801 14TH ST	HU XUEMIN	Residential M-F Condo	\$125,569	\$125,569	\$100,455
R171201616041	3801 14TH ST	TAFFE SHAMEKA C	Residential M-F Condo	\$131,996	\$110,593	\$84,194
R171201616051	3801 14TH ST	BIAS TARA L	Residential M-F Condo	\$131,996	\$131,996	\$131,996
R171201616061	3801 14TH ST	CHEN YUNZHEN &	Residential M-F Condo	\$136,579	\$123,709	\$96,393
R171201616071	3801 14TH ST	GRAY VERONICA	Residential M-F Condo	\$159,936	\$159,936	\$159,936
R171201717011	3801 14TH ST	SARMIENTO JAIME & TRANQUILINA	Residential M-F Condo	\$147,432	\$112,434	\$82,948
R171201717021	3801 14TH ST	SHAH MUZAFFAR & AREBA	Residential M-F Condo	\$136,579	\$99,825	\$72,509
R171201717031	3801 14TH ST	KUMMS CONSULTING INC	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171201717041	3801 14TH ST	CHAPMAN DAVID L & JULIE A	Residential M-F Condo	\$112,084	\$112,084	\$112,084
R171201717051	3801 14TH ST	KUMMS CONSULTING INC	Residential M-F Condo	\$112,084	\$112,084	\$112,084
R171201717061	3801 14TH ST	REYNA ARTURO M & VALDES MARIA R	Residential M-F Condo	\$128,596	\$108,081	\$82,362
R171201717071	3801 14TH ST	BRIERLEY PETER G &	Residential M-F Condo	\$150,832	\$150,832	\$150,832
R171302323011	3801 14TH ST	ZHENG TIAN &	Residential M-F Condo	\$140,600	\$140,600	\$140,600
R171302323021	3801 14TH ST	VEACH FAMILY LEGACY WEALTH TRUST	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171302323031	3801 14TH ST	CHAPMAN DAVID &	Residential M-F Condo	\$118,527	\$118,527	\$118,527
R171302323041	3801 14TH ST	MAQSOOD PROPERTIES LLC	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171302323051	3801 14TH ST	HALL TAMIE S	Residential M-F Condo	\$143,752	\$143,752	\$115,002
R171302323061	3801 14TH ST	GLASGOW ROY DEAN	Residential M-F Condo	\$125,000	\$125,000	\$125,000
R171302424011	3801 14TH ST	BOWLING NANCY JO	Residential M-F Condo	\$126,727	\$126,727	\$126,727
R171302424021	3801 14TH ST	ANDERTON PATSY	Residential M-F Condo	\$106,072	\$106,072	\$106,072
R171302424031	3801 14TH ST	RICHARDSON IRETTA J & MARK A	Residential M-F Condo	\$106,072	\$106,072	\$106,072
R171302424041	3801 14TH ST	AYO NATHAN A	Residential M-F Condo	\$126,659	\$104,001	\$78,669

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R171302525011	3801 14TH ST	MEALY CELESTE A	Residential M-F Condo	\$116,387	\$116,387	\$116,387
R171302525021	3801 14TH ST	ROMERO KIMBERLY A	Residential M-F Condo	\$95,342	\$95,342	\$95,342
R171302525031	3801 14TH ST	GARCIA AURA L	Residential M-F Condo	\$126,659	\$104,001	\$78,669
R171402020011	3801 14TH ST	LOZANO JAIME	Residential M-F Condo	\$138,859	\$113,726	\$85,954
R171402020021	3801 14TH ST	DEBRUIN DEANNA MONIQUE	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171402020031	3801 14TH ST	SLOVER BECKIE J	Residential M-F Condo	\$108,684	\$90,825	\$69,088
R171402020041	3801 14TH ST	KUMMS CONSULTING INC	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171402020051	3801 14TH ST	GONZALEZ ALICIA	Residential M-F Condo	\$136,579	\$136,579	\$136,579
R171402020061	3801 14TH ST	ALI ALIA &	Residential M-F Condo	\$144,837	\$144,837	\$144,837
R171402020071	3801 14TH ST	STRAHAN CHRISTOPHER	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171402020081	3801 14TH ST	YANCEY BRENT &	Residential M-F Condo	\$138,693	\$138,693	\$138,693
R171402121011	3801 14TH ST	GLASS RAY	Residential M-F Condo	\$138,693	\$113,566	\$85,827
R171402121021	3801 14TH ST	LIU FANG &	Residential M-F Condo	\$128,000	\$128,000	\$128,000
R171402121031	3801 14TH ST	HERBERT ANNELIESE	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R171402121041	3801 14TH ST	CRUZ ANGELICA M	Residential M-F Condo	\$125,569	\$102,936	\$77,822
R171402121051	3801 14TH ST	CHEE PUI	Residential M-F Condo	\$118,527	\$118,527	\$118,527
R171402121061	3801 14TH ST	D'ALESSANDRO FRANK M &	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171402121071	3801 14TH ST	PORTER JERRY	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171402121081	3801 14TH ST	NEMIROVSKIY MIKHAIL	Residential M-F Condo	\$138,859	\$113,726	\$85,954
R171402222011	3801 14TH ST	VILLANUEVA MARY S	Residential M-F Condo	\$151,016	\$133,650	\$103,447
R171402222021	3801 14TH ST	ANCOM ENTERPRISE	Residential M-F Condo	\$129,310	\$129,310	\$129,310
R171402222031	3801 14TH ST	SARDAR SHIRIN &	Residential M-F Condo	\$136,579	\$111,969	\$84,653
R171402222041	3801 14TH ST	HVEE FIVE LLC	Residential M-F Condo	\$134,929	\$134,929	\$134,929
R171402222051	3801 14TH ST	GUERASSIO CHRISTINA M	Residential M-F Condo	\$136,952	\$136,952	\$136,952
R171501818011	3801 14TH ST	LO STEVE KWOK YIN	Residential M-F Condo	\$115,000	\$108,867	\$85,867
R171501818021	3801 14TH ST	LINN SUEHUA	Residential M-F Condo	\$138,693	\$113,566	\$85,827
R171501818031	3801 14TH ST	MCCULLY PHILLIP KENT & ANNE H	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171501818041	3801 14TH ST	JONES BARBARA S	Residential M-F Condo	\$120,000	\$120,000	\$120,000
R171501818051	3801 14TH ST	KHAZRAGI EKHLAS AL	Residential M-F Condo	\$125,327	\$125,327	\$125,327
R171501818061	3801 14TH ST	MOHAMMED FEROZ H	Residential M-F Condo	\$108,684	\$108,684	\$108,684
R171501818071	3801 14TH ST	GEMMELL HOLLY ANN	Residential M-F Condo	\$125,196	\$106,950	\$81,911
R171501919011	3801 14TH ST	RITZ RUSSEL EVERET &	Residential M-F Condo	\$135,459	\$135,459	\$135,459
R171501919021	3801 14TH ST	FERRARA VANESSA A	Residential M-F Condo	\$138,859	\$138,859	\$138,859
R171501919031	3801 14TH ST	SMITH MERILYN R	Residential M-F Condo	\$131,996	\$109,212	\$82,813
R171501919041	3801 14TH ST	HAMIC LAURIE LEE & HAMIC LISA GAYE & YO	Residential M-F Condo	\$131,996	\$131,996	\$131,996
R171501919051	3801 14TH ST	SMITH BEVERLY A	Residential M-F Condo	\$118,770	\$109,212	\$85,458
R171501919061	3801 14TH ST	VALENTINI ANDREW	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R171501919071	3801 14TH ST	ALI ALIA	Residential M-F Condo	\$125,569	\$125,569	\$125,569
R1848016001R1	3100 TECHNOLOGY DR	LITTLE CHARLES DAVID & ALIENE JOY	Residential M-F Condo	\$138,693	\$138,693	\$138,693
		INDUSTRIAL		\$7,882,800	\$7,882,800	\$7,882,800

Appendix 1: Approximate 2018 Taxable Values in TIF Zone 3

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R184801600201	3101 SUMMIT AVE	CABOT IV - TX1M07 LLC	Industrial	\$9,679,108	\$9,679,108	\$9,679,108
R184802000111	3201 TECHNOLOGY DR	HEMATRONIX INC	Commercial	\$8,122	\$8,122	\$8,122
R1848021001R1	3465 TECHNOLOGY DR	AJB PARTNERS LP	Industrial	\$3,501,862	\$3,501,862	\$3,501,862
R190300100001	2800 E PLANO PKWY	PROLOGIS TARGETED U S LOGISTICS FUND	Industrial	\$8,796,128	\$8,796,128	\$8,796,128
R1903002002R1	2700 E PLANO PKWY	MCDOWELL DAVID H LLC	Industrial	\$3,878,183	\$3,878,183	\$3,878,183
R1903002003R1	GUILDER DR	KRONA C ONDRACEK PROPERTIES LLC	Industrial	\$965,202	\$965,202	\$965,202
R190300200401	2900 GUILDER DR	ONDRACEK PROPERTIES LLC	Industrial	\$1,736,277	\$1,736,277	\$1,736,277
R1903002005R1	2860 GUILDER DR	ONDRACEK PROPERTIES LLC	Industrial	\$1,873,523	\$1,873,523	\$1,873,523
R190300200601	2840 GUILDER DR	ZHU PEIKANG & JIANXIN SHI LIVING TRUST	Industrial	\$1,538,880	\$1,538,880	\$1,538,880
R190300200701	2800 GUILDER DR	DATA CENTER EQUIPMENT & SUPPORT LLC	Industrial	\$2,224,031	\$2,224,031	\$2,224,031
R202800A001A1	3400 14TH ST	544 AUTO SALE INC	Industrial	\$430,885	\$430,885	\$430,885
R202800A001B1	3420 14TH ST	PLANO STORAGE STATION LP	Industrial	\$569,120	\$569,120	\$569,120
R202800A00201	14TH ST	TARI JILA RAHBARI KAFI	Commercial	\$175,629	\$175,629	\$175,629
R202800A003R1	3424 14TH ST	TARI AHMAD VAHID	Commercial	\$110,944	\$110,944	\$110,944
R202800A00401	3420 14TH ST	PLANO STORAGE STATION LP	Industrial	\$853,680	\$853,680	\$853,680
R205900A00101	3500 14TH ST	P S TEXAS HOLDINGS LTD	Industrial	\$4,034,908	\$4,034,908	\$4,034,908
R212200200101	624 KRONA DR	624 KRONA LLC	Industrial	\$3,094,125	\$3,094,125	\$3,094,125
R213700100101	3401 TECHNOLOGY DR	HINDMAN PROPERTIES LLC	Industrial	\$878,760	\$878,760	\$878,760
R220200B001R1	2801 TECHNOLOGY DR	DAWSON LOGISTICS ASSETS LLC	Industrial	\$16,648,845	\$16,648,845	\$16,648,845
R226800A001R1	2800 SUMMIT AVE	ALIGNED DATA CENTERS (DFW) PROPCO LLC	Industrial	\$46,435,071	\$46,435,071	\$46,435,071
R243600000101	3540 14TH ST	PLANO ISD	ISD (Schools)	\$3,995,546	\$3,995,546	\$0
R243600000201	1251 SHILOH RD	ISLAMIC ACADEMY INC	Commercial	\$1,815,337	\$1,815,337	\$0
R2436000003R1	3544 14TH ST	CHEUNG'S ENTERPRISES INC	Commercial	\$695,711	\$695,711	\$695,711
R243600A004R1	3528 14TH ST	SALVATION ARMY THE	Church	\$2,484,708	\$2,484,708	\$0
R250800100101	2801 SUMMIT AVE	AIPH LLC	Industrial	\$7,088,729	\$7,088,729	\$7,088,729
R250800100201	2800 TECHNOLOGY DR	PROLOGIS TARGETED U S LOGISTICS FUND	Industrial	\$11,330,192	\$11,330,192	\$11,330,192
R351200200101	3000 TECHNOLOGY DR	PROLOGIS TARGETED U S LOGISTICS FUND	Industrial	\$10,232,988	\$10,232,988	\$10,232,988
R351200200201	2901/3001 SUMMIT AVE	PROLOGIS TARGETED U S LOGISTICS FUND	Industrial	\$9,885,388	\$9,885,388	\$9,885,388
R386900100101	1000 SHILOH RD	ICON OWNER POOL I TEXAS LLC	Industrial	\$6,607,983	\$6,607,983	\$6,607,983
R3869001002R1	3601 E PLANO PKWY	ICON OWNER POOL I TEXAS LLC	Industrial	\$17,150,000	\$17,150,000	\$17,150,000
R386900100301	3701 E PLANO PKWY	LIBERTY PROPERTY LIMITED PARTNERSHIP	Industrial	\$8,435,188	\$8,435,188	\$8,435,188
R386900100401	3605 PLANO PKWY E	LIBERTY PROPERTY LIMITED PARTNERSHIP	Industrial	\$10,924,736	\$10,924,736	\$10,924,736
R4403001001R1	700 KLEIN RD	AREVA MED LLC	Office and Hospital	\$4,182,445	\$4,182,445	\$4,182,445
R440300100201	3301 E PLANO PKWY	COLFIN 2015-IB INDUSTRIAL OWNER LLC	Industrial	\$4,795,633	\$4,795,633	\$4,795,633
R440300100301	3501 E PLANO PKWY	COLFIN 2015-IB INDUSTRIAL OWNER LLC	Industrial	\$9,269,283	\$9,269,283	\$9,269,283
R440300100401	800 KLEIN RD	LIBERTY PROPERTY LIMITED PARTNERSHIP	Industrial	\$9,251,696	\$9,251,696	\$9,251,696
R440300100501	900 KLEIN RD	LIBERTY PROPERTY LIMITED PARTNERSHIP	Industrial	\$7,126,000	\$7,126,000	\$7,126,000
R440300100601	1000 KLEIN RD	LIBERTY PROPERTY LIMITED PARTNERSHIP	Industrial	\$7,126,000	\$7,126,000	\$7,126,000
R440300100701	1100 KLEIN RD	COLFIN 2015-IB INDUSTRIAL OWNER LLC	Industrial	\$7,868,450	\$7,868,450	\$7,868,450
R440300100801	SHILOH RD	PLANO CITY OF	City	\$1,759,136	\$1,759,136	\$0

**Appendix 1:
Approximate 2018 Taxable Values in TIF Zone 3**

(a) Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R481300100501	3801 E PLANO PKWY	DAWSON LOGISTICS ASSETS LLC	Industrial	\$9,833,837	\$9,833,837	\$9,833,837
R481300100601	3901 E PLANO PKWY	DAWSON LOGISTICS ASSETS LLC	Industrial	\$7,286,400	\$7,286,400	\$7,286,400
R481300100701	4001 E PLANO PKWY	DAWSON LOGISTICS ASSETS LLC	Industrial	\$8,179,407	\$8,179,407	\$8,179,407
R481300100801	PLANO PKWY	IMAD INC	Commercial	\$1,880,111	\$1,880,111	\$1,880,111
R4920001001R1	3100 E PLANO PKWY	XANADA ENTERPRISE LLC	Industrial	\$17,190,550	\$17,190,550	\$8,595,275
R492000100201	3500 E PLANO PKWY	VIAWEST INC	Industrial	\$27,975,003	\$27,975,003	\$27,975,003
R492000100501	601/605 SHILOH	GH PLANO TECH CENTER INC	Industrial	\$22,322,815	\$22,322,815	\$11,161,408
R496200A00101	780 SHILOH RD	FFIV TX PLANO LP	Industrial	\$11,000,000	\$11,000,000	\$11,000,000
R496200A00201	600/640 SHILOH	TCG INDUSTRIAL SHILOH LLC	Industrial	\$19,575,000	\$19,575,000	\$19,575,000
R496200A00301	620 SHILOH RD	ANGEL HOSPITALITY LLC	Industrial	\$7,212,801	\$7,212,801	\$7,212,801
R496200A00401	PLANO PKWY E	FLEXTRONICS INTERNATIONAL USA INC	Commercial	\$5,797,138	\$5,797,138	\$5,797,138
R509100100101	1001 KLEIN RD	WATANABE PLANO LLC	Industrial	\$9,946,954	\$9,946,954	\$9,946,954
R654500001901	SITE ADDRESS NOT A DALLAS AREA RAPID TRANSIT		Railroad	\$170,450	\$170,450	\$0
R654500003401	14TH ST	GEOMAP COMPANY	Native Pasture	\$1,582,988	\$1,582,988	\$1,472
R659700001601	SITE ADDRESS NOT A DALLAS AREA RAPID TRANSIT		Railroad	\$143,500	\$143,500	\$0
R663300000501	PLANO PKWY E	FLEXTRONICS INTERNATIONAL USA INC	Undeveloped	\$4,482,324	\$4,482,324	\$4,482,324
R663300003101	PLANO PKWY E	FLEXTRONICS INTERNATIONAL USA INC	Undeveloped	\$805,949	\$805,949	\$805,949
R663300006801	PLANO PKWY E	FLEXTRONICS INTERNATIONAL USA INC	Undeveloped	\$19,639	\$19,639	\$19,639
R704300000701	SITE ADDRESS NOT A DALLAS AREA RAPID TRANSIT		Railroad	\$24,300	\$24,300	\$0
R704300000901	SHILOH RD	ONCOR ELECTRIC DELIVERY COMPANY	Electric Utilities	\$108,020	\$108,020	\$108,020
R821700A001R1	3201 TECHNOLOGY DR	BURLINGAME VENTURES LLC	Industrial	\$2,635,708	\$2,635,708	\$2,635,708
R821700A002R1	3301 TECHNOLOGY DR	JAIN HOLDINGS LLC	Industrial	\$1,809,615	\$1,809,615	\$1,809,615
R852100100101	4017 14TH ST	KROGER TEXAS LP	Commercial	\$6,165,720	\$6,165,720	\$6,165,720
R852100100201	1445 LOS RIOS BLVD	LOS RIOS VILLAGE LLC	Commercial	\$2,109,000	\$2,109,000	\$2,109,000
R852100100301	14TH ST	HALLETT NO. 1 LP	Commercial	\$493,099	\$493,099	\$493,099
R852100100401	4013 14TH ST	LOS RIOS VILLAGE LLC	Commercial	\$1,591,000	\$1,591,000	\$1,591,000
R860800A00101	3200/3204 14TH ST	AZAR CAPITAL INVESTMENTS INC	Industrial	\$4,092,848	\$4,092,848	\$4,092,848
R865100A00101	4024 14TH ST	CAPITAL ONE NA	Commercial	\$2,690,000	\$2,690,000	\$2,690,000
R865100A00201	14TH ST E/LOS RIOS B	CORE5 BUSINESS CENTER AT PLANO LLC	Commercial	\$2,992,572	\$2,992,572	\$2,992,572
R971800A00101	3760 14TH ST	SEHION MAR THOMA CHURCH, DALLAS,	Church	\$2,255,787	\$2,255,787	\$0
Subtotal for properties near Shiloh Station				\$599,696,277	\$598,252,627	\$547,643,732
394 accounts						

2018 total for TIF Zone 3: \$647,436,406 \$645,865,313 \$595,060,253

457 accounts

Appendix 2: Approximate 2018 Taxable Values in TIF Zone 2

Notes:

Data is from the initial 2018 certified appraisal roll by the Collin Central Appraisal District, via the City of Plano.

Assessed values in this schedule are the appraised (also called "market") values set by the Collin CAD, limited only by maximum annual increases of 10%.

Taxable values in this schedule are assessed values after reductions for totally exempt properties and 28 regular homestead exemptions. These values are approximate because they do not include five over-65 exemptions and any tax freezes, if applicable, unavailable as of mid-September, 2018. Appraisal roll corrections may also adjust values.

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
TIF Zone 2 properties Near 12th Street Station:						
R0010001008A1	1201 H AVE	STIMPSON ELMO ESTATE	Residential Single Family	\$58,659	\$58,659	\$58,659
R001000300801	1200 G AVE	DEPAZ CARLOS ENRIQUE JR	Residential Single Family	\$170,452	\$170,452	\$170,452
R004000000101	SITE ADDRESS NOT ASSIGNED	ONCOR ELECTRIC DELIVERY COMPANY	Electric Utilities	\$30,938	\$30,938	\$30,938
R004000000201	901 10TH ST	TENTH STREET INDUSTRIES LP	Industrial	\$1,735,040	\$1,735,040	\$1,735,040
R004000000301	10TH ST	TCRG OPPORTUNITY XXI LLC	Commercial	\$2,909	\$2,909	\$2,909
R004000000401	SITE ADDRESS NOT ASSIGNED	TENTH STREET INDUSTRIES LP	Commercial	\$4,966	\$4,966	\$4,966
R005500100101	849 J PL	MATTHEWS JOE P	Industrial	\$673,242	\$673,242	\$673,242
R005500100201	859 J PL	ELIGHTERS MANAGEMENT INC	Industrial	\$1,137,042	\$1,137,042	\$1,137,042
R007700100101	901 E PLANO PKWY	TOOBIAN ABRAHAM	Commercial	\$1,090,911	\$1,090,911	\$1,090,911
R0089001001R1	921-929 J PL	7012 LP	Industrial	\$1,970,763	\$1,970,763	\$1,970,763
R014800001101	1135 E PLANO PKWY	LAKE-KARP JOINT VENTURE	Industrial	\$1,082,533	\$1,082,533	\$1,082,533
R015400A00101	1100/1104 SUMMIT AVE	SJE INVESTMENTS II LLC	Industrial	\$3,401,125	\$3,401,125	\$3,401,125
R015400B00101	1101 SUMMIT AVE	WOODCHEK PROPERTIES LLC	Industrial	\$2,256,013	\$2,256,013	\$2,256,013
R015400B002A1	1107 SUMMIT AVE	ARCHERVEST LTD	Industrial	\$661,879	\$661,879	\$661,879
R015400B01501	1104 CAPITAL AVE	COLFIN COBALT I-II OWNER LLC	Industrial	\$1,614,850	\$1,614,850	\$1,614,850
R015400B01601	1100 CAPITAL AVE	C & U FORTUNE CAPITAL LLC	Industrial	\$1,009,738	\$1,009,738	\$1,009,738
R015400C00201	1111 CAPITAL AVE	FOSTER M&G II FAMILY LPT PRTRNSHP	Industrial	\$163,400	\$163,400	\$163,400
R0230000012B1	1301 G AVE	PLANO CITY OF	Open Space/Common Area	\$70,672	\$70,672	\$0
R0230000012E1	1301 G AVE	JOHNSON ZANA V	Residential Single Family	\$82,313	\$82,313	\$82,313
R0230000013E1	805 13TH ST	SCHILPEROORT ROBERTUS H &	Residential Single Family	\$176,223	\$176,223	\$176,223
R0230000013F1	1312 G AVE	BLACKSHIRE WILLIE	Residential Single Family	\$127,909	\$85,114	\$59,532
R023001313DR1	803 13TH ST	RANDALL TERRY I &	Residential Single Family	\$69,305	\$69,305	\$55,444
R0240001001R1	902 13TH ST	AYALA SONIA	Residential Single Family	\$66,550	\$66,550	\$53,240
R024000100201	900 13TH ST	PLANO AFRICAN AMERICAN MUSEUM	Museum	\$68,863	\$68,863	\$0
R0240001003R1	904 13TH ST	NEGASH AYNALM &	Residential Single Family	\$66,550	\$66,550	\$53,240
R024000100801	1212 H AVE	PLANO CITY OF	Parks	\$60,000	\$60,000	\$0
R024000101301	906 13TH ST	WILLIAMS NATHAN & VONNIE	Residential Single Family	\$68,285	\$68,285	\$54,628
R025000000011	SITE ADDRESS NOT ASSIGNED	RAY JAMES BENNY	Commercial	\$88,862	\$88,862	\$88,862
R025000000021	SITE ADDRESS NOT ASSIGNED	RAY JAMES BENNY	Commercial	\$37,374	\$37,374	\$37,374
R025000000041	SITE ADDRESS NOT ASSIGNED	RAY JAMES BENNY	Commercial	\$31,363	\$31,363	\$31,363
R025000100101	J PL	RAY JAMES BENNY	Commercial	\$100,232	\$100,232	\$100,232
R025000100201	1012 J PL	RAY JAMES BENNY	Commercial	\$78,300	\$78,300	\$78,300
R025000100301	1008 J PL	RAY JAMES BENNY	Commercial	\$78,300	\$78,300	\$78,300
R025000100401	1004 J PL	RAY JAMES BENNY	Commercial	\$88,732	\$88,732	\$88,732
R025000200501	1011 K AVE	RAY JAMES BENNY	Commercial	\$96,000	\$96,000	\$96,000

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R025000200701	K AVE	RAY JAMES BENNY	Commercial	\$103,500	\$103,500	\$103,500
R025000200801	1007 K AVE	RAY JAMES BENNY	Commercial	\$96,000	\$96,000	\$96,000
R025000200901	1003 K AVE	RAY JAMES BENNY	Commercial	\$65,993	\$65,993	\$65,993
R025000201001	1007 10TH ST	RAY JAMES BENNY	Commercial	\$28,800	\$28,800	\$28,800
R025000201101	1003 K AVE	RAY JAMES BENNY	Commercial	\$52,194	\$52,194	\$52,194
R025000303101	917 J PL	ESPINOSA TOMMY ETAL	Industrial	\$341,152	\$341,152	\$341,152
R025000303401	911 J PL	BRACEY MORRIS W	Industrial	\$517,700	\$517,700	\$517,700
R025000401101	917 K AVE	GREENBERG EDDIE	Commercial	\$261,408	\$261,408	\$261,408
R0250004013R1	905 K AVE	OZBUN ENTERPRISES LLC	Commercial	\$568,419	\$568,419	\$568,419
R025000401801	901 K AVE	OLA FAMILY LP	Commercial	\$237,000	\$237,000	\$237,000
R026900100101	1105 E PLANO PKWY	LAKE MORGAN PLANO NO 1	Industrial	\$861,867	\$861,867	\$861,867
R032800100101	1101 E PLANO PKWY	AMERICAN NATIONAL BANK OF TEXAS TH	Office or Hospital	\$1,418,278	\$1,418,278	\$1,418,278
R0330004001A1	1301 N AVE	MMAM PROPERTIES LLC	Commercial	\$92,870	\$92,870	\$92,870
R0330004001B1	1305 N AVE	MMAM PROPERTIES LLC	Commercial	\$116,256	\$116,256	\$116,256
R033000400201	1315 13TH ST	ARCHER & ASSOCIATES LLC	Commercial	\$167,339	\$167,339	\$167,339
R033000400301	1307 13TH ST	LUEVANO JOSE	Residential Single Family	\$189,346	\$164,351	\$126,482
R0330004005A1	1302 M AVE	BRANSCUM WILLIAM BYRON & PAMELA	Residential Single Family	\$150,418	\$150,418	\$150,418
R0330004005B1	1300 M AVE	HOWSER JOSEPHINE M	Residential Single Family	\$109,215	\$109,215	\$109,215
R0330004005C1	1304 M AVE	RUIZ SUNG JA LEE	Residential Single Family	\$74,382	\$69,342	\$54,466
R033000401001	1212 MUNICIPAL AVE	BANK OF AMERICA NA	Industrial	\$739,963	\$739,963	\$739,963
R033000D006R1	1304 13TH ST	SHUFFLER ENTERPRISES LLC &	Industrial	\$782,630	\$782,630	\$782,630
R034000600101	1317 K AVE	PLANO CITY OF	City	\$191,472	\$191,472	\$0
R034000600201	1313 K AVE	PLANO CITY OF	City	\$135,560	\$135,560	\$0
R034000600301	1311 K AVE	SMITH LISLE HOLDING INC	Residential Single Family	\$138,848	\$138,848	\$111,078
R034000600401	1307 K AVE	SMITH-LISLE HOLDINGS LTD	Commercial	\$223,314	\$223,314	\$223,314
R034000600501	1305 K AVE	JACKSON BROTHERS	Commercial	\$233,624	\$233,624	\$233,624
R0340006006A1	1301 K AVE	JACKSON BROTHERS	Industrial	\$617,133	\$617,133	\$617,133
R034000600701	1219 K AVE	SMITH - LISLE HOLDINGS LTD	Commercial	\$409,716	\$409,716	\$409,716
R0340006008A1	1209/1211 K AVE	PLANO TEXAS PROJECT INC	Commercial	\$332,423	\$332,423	\$332,423
R034000800101	1106 K AVE	PLANO CITY OF	City	\$505,052	\$505,052	\$0
R034000800101	1106 K AVE	PLANO CITY OF	City	\$505,052	\$505,052	\$0
R0340008001B1	SITE ADDRESS NOT ASSIGNED	TURNER J C 36.606% INT & NATHAN E WF	Commercial	\$2,405	\$2,405	\$2,405
R0340008001C1	SITE ADDRESS NOT ASSIGNED	PLANO CITY OF	City	\$304,572	\$304,572	\$0
R0340008001C1	SITE ADDRESS NOT ASSIGNED	PLANO CITY OF	City	\$304,572	\$304,572	\$0
R0340009001A1	SITE ADDRESS NOT ASSIGNED	PLANO ISD, PLANO CITY OF	ISD (Schools)	\$7,579	\$7,579	\$0
R0340009001B1	1104 14TH ST	EASTSIDE 14TH STREET LLC	Commercial	\$474,217	\$474,217	\$474,217
R0340009001C1	1310 K AVE	DEAN WILLIAM BRIAN	Commercial	\$235,977	\$235,977	\$235,977
R0340009001D1	1100 14TH ST	SMITH MARITAL TRUST	Commercial	\$357,341	\$357,341	\$357,341
R034000900201	1106 14TH ST	1106 14TH ST LLC	Commercial	\$333,346	\$333,346	\$333,346
R034000900301	1114 14TH ST	NEWMAN DONALD T & PAULA SUE	Commercial	\$450,168	\$450,168	\$450,168
R034000900401	SITE ADDRESS NOT ASSIGNED	NEWMAN DONALD T &	Commercial	\$76,666	\$76,666	\$76,666
R034000900501	1308 K AVE	OJANI MOJTABA R	Commercial	\$364,103	\$364,103	\$364,103
R0340009007B1	1301 L AVE	PLANO CITY OF	Commercial	\$106,080	\$106,080	\$0

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R0340009008A1	1214 K AVE	K AVE DEVELOPMENT LLC	Commercial	\$264,305	\$264,305	\$264,305
R0340009008B1	1302 K AVE	K AVE DEVELOPMENT LLC	Industrial	\$184,363	\$184,363	\$184,363
R034000901101	1207 MUNICIPAL AVE	SEHAC	Industrial	\$516,925	\$516,925	\$516,925
R034000901201	K AVE	K AVE DEVELOPMENT LLC	Commercial	\$114,389	\$114,389	\$114,389
R0340009012B1	L AVE	SERVICE EXPERTS HEATING AND AIR CO	Commercial	\$25,092	\$25,092	\$25,092
R034000901301	1208 K AVE	K AVE DEVELOPMENT LLC	Commercial	\$298,412	\$298,412	\$298,412
R034000901401	1204 K AVE	SHEFFIELD WALTERINE BRANNING	Commercial	\$199,967	\$199,967	\$199,967
R034000901601	1103 12TH PL	MCCORMACK PROPERTIES LLC	Industrial	\$141,251	\$141,251	\$141,251
R034000901701	1109 12TH PL	MARRUFO RUBEN &	Commercial	\$99,481	\$99,481	\$99,481
R034000901801	12TH PL	DUCOING JUAN A & GENEVA L &	Commercial	\$82,800	\$82,800	\$82,800
R034000901901	1113 12TH PL	MARRUFO MARCUS	Commercial	\$124,669	\$124,669	\$124,669
R0340009020A1	1202 K AVE	MURREY JAMES E & M MAJETTE	Commercial	\$369,667	\$369,667	\$369,667
R0340009020B1	K AVE	MURREY JAMES E & M MAJETTE	Commercial	\$40,842	\$40,842	\$40,842
R0340015001B1	L AVE	MICROPROPERTIES - INDIANA LLC	Commercial	\$280,788	\$280,788	\$280,788
R0340015003A1	1302 MUNICIPAL AVE	WHITT DONALD E	Residential Single Family	\$67,250	\$67,250	\$67,250
R0340015003B1	1300 MUNICIPAL AVE	CRH RENTALS LTD	Residential Single Family	\$74,666	\$74,666	\$74,666
R0340015003C1	1201 13TH ST	VARGAS JESSICA	Residential Single Family	\$91,209	\$91,209	\$91,209
R0340015003D1	1203 13TH ST	ADAJAR JOSE	Residential Single Family	\$88,760	\$88,760	\$88,760
R0340015005D1	1205 13TH ST	SHUFFLER CAROLYN & SHUFFLER JOHN	Residential Single Family	\$101,572	\$101,572	\$101,572
R0340015005E1	1303 M AVE	SMITH-LISLE HOLDINGS LTD	Commercial	\$148,356	\$148,356	\$148,356
R0340015005F1	1207 13TH ST	BOWLING STEPHEN	Residential Single Family	\$104,810	\$55,688	\$34,726
R0340015005G1	1301 M AVE	MICROPROPERTIES - INDIANA LLC	Commercial	\$45,430	\$45,430	\$45,430
R0340016001A1	1306 14TH ST	GONZALEZ JOSE	Commercial	\$325,865	\$325,865	\$325,865
R0340016001B1	1310 M AVE	METRO PLANO PROPERTIES LTD	Commercial	\$258,000	\$258,000	\$258,000
R0340016001C1	1306 M AVE	GARCIA ROGER A	Residential Single Family	\$93,430	\$93,430	\$93,430
R0340016002A1	1308 14TH ST	HUMPHRIES MILEES D III	Commercial	\$268,526	\$268,526	\$268,526
R034001600301	1312 14TH ST	NANI LILLIAN LLC	Church	\$1,012,588	\$1,012,588	\$1,012,588
R0340016004C1	1316 14TH ST	ARCHWORX HOLDINGS LLC	Commercial	\$260,605	\$260,605	\$260,605
R034001900101	810 14TH ST	GRIGORIAN JOSEPH H	Residential Duplex	\$251,130	\$251,130	\$251,130
R0340019002A1	807 13TH ST	ESTATE OF JEROME & DOROTHY BLACKS	Residential Single Family	\$66,000	\$66,000	\$66,000
R0340019002B1	809 13TH ST	CHOW SIU MAN &	Residential Single Family	\$221,687	\$175,591	\$131,254
R0340019005R1	1305 H AVE	LAFAYETTE ARETHA	Residential Single Family	\$72,339	\$72,339	\$57,871
R034001900601	1301 H AVE	PADILLA JOSE ANTONIO &	Residential Single Family	\$179,501	\$145,792	\$109,892
R0340019007R1	900 14TH ST	MCKINZIE CABRINA	Residential Single Family	\$59,366	\$59,366	\$47,493
R034001901301	904 14TH ST	FRIAS MANUEL	Residential Single Family	\$147,281	\$147,281	\$147,281
R034100A001R1	705 K AVE	RUSCHHAUPT RICHARD E	Industrial	\$749,013	\$749,013	\$749,013
R034100A00201	801 K AVE	3151 SKYLANE PARTNERS LTD	Industrial	\$2,260,813	\$2,260,813	\$2,260,813
R042000500101	1302 I AVE	SHILOH MISSIONARY	Church	\$110,346	\$110,346	\$0
R042000500111	SITE ADDRESS NOT ASSIGNED	SHILOH MISSIONARY	Church	\$49,496	\$49,496	\$0
R042000500301	1310 I AVE	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$245,617	\$245,617	\$0
R042000500701	1312 I AVE	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$32,809	\$32,809	\$0
R042000500901	1318 I AVE	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$46,287	\$46,287	\$0
R042000501001	1318 I AVE	EATON ALMA JUNE ETAL	Residential Single Family	\$109,665	\$109,665	\$109,665

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R0420006001A1	1202 I AVE	SHILOH MISSIONARY BAPTIST CHURCH	Church	\$43,200	\$43,200	\$0
R0420009004B1	IN RR ROW	ST LOUIS SOUTHWESTERN RR CO	Railroad	\$0	\$0	\$0
R0420010001A1	IN RR ROW	ST LOUIS SOUTHWESTERN RR CO	Railroad	\$0	\$0	\$0
R0420010001B1	1212 J AVE	HANAWALT LIVING TRUST	Industrial	\$538,364	\$538,364	\$538,364
R0420011004B1	1236 J AVE	AMERICAN LEGION POST #321	Commercial	\$387,631	\$387,631	\$0
R042001200101	1300 J AVE	AMERICAN LEGION POST #321	Commercial	\$48,757	\$48,757	\$0
R042001200401	1316 J AVE	HYATT HOLDINGS LTD	Commercial	\$95,651	\$95,651	\$95,651
R042001200701	1316 J AVE	HYATT HOLDINGS LTD	Commercial	\$75,068	\$75,068	\$75,068
R050000100A01	1113 11TH ST	BOB TIMOTHY J &	Residential Single Family	\$76,550	\$76,550	\$76,550
R050000100B01	1103 L AVE	STARK EVELYN ELLA-LE	Residential Single Family	\$102,365	\$83,721	\$63,248
R050000100C01	1107 L AVE	RAMIREZ NORMA LIDIA SANCHEZ	Residential Single Family	\$93,233	\$93,233	\$93,233
R050000100F01	1117 L AVE	PLANO CITY OF	City	\$55,791	\$55,791	\$0
R050000100G01	1119 L AVE	PLANO CITY OF	City	\$63,667	\$63,667	\$0
R050000100H01	1109 11TH ST	PLANO CITY OF	City	\$69,757	\$69,757	\$0
R050000100I01	1111 11TH ST	JEFFREYS MARCUS N	Residential Single Family	\$83,532	\$83,532	\$83,532
R050000100J01	1100 K AVE	PLANO CITY OF	City	\$216,014	\$216,014	\$0
R050000100K01	1101 L AVE	ALGAM FRANCES ANNETTE HUDSON	Residential Single Family	\$89,578	\$72,695	\$54,779
R0500002001A1	1102 11TH ST	GLASER RICHARD E SR	Residential Single Family	\$99,528	\$99,528	\$99,528
R0500002001B1	1100 11TH ST	ALGAM FRANCES ANNETTE HUDSON	Commercial	\$11,228	\$11,228	\$11,228
R0500002001C1	1002 K AVE	ALGAM FRANCES ANNETTE HUDSON	Commercial	\$28,345	\$28,345	\$28,345
R0500002002A1	1103 10TH ST	MILESTONE TERRAIN INC	Commercial	\$130,697	\$130,697	\$130,697
R0500002002B1	1000 K AVE	PLANO CITY OF	City	\$108,900	\$108,900	\$0
R0500002002C1	1101 10TH ST	ROSE JERRY DON ETUX	Residential Single Family	\$101,738	\$84,625	\$64,277
R0500002003A1	10TH ST	JBGL CHATEAU LLC	Industrial	\$450,154	\$450,154	\$450,154
R0500002005A1	907 L AVE	CARIAS MARIA CRUZ	Residential Single Family	\$46,700	\$46,700	\$46,700
R0500002005B1	1112 10TH ST	BRANSCUM WILLIAM B & PAMELA	Residential Single Family	\$94,431	\$94,431	\$94,431
R0500002005D1	1114 10TH ST	NUGENT KEVIN RAY	Residential Single Family	\$88,068	\$71,007	\$53,393
R0500002007A1	1105 10TH ST	BRANSCUM WILLIAM B & PAMELA E	Residential Single Family	\$118,670	\$118,670	\$118,670
R0500002007B1	1107 10TH ST	BRANSCUM WILLIAM B & PAMELA E	Residential Single Family	\$172,467	\$172,467	\$172,467
R0500002007C1	1115 10TH ST	PICKENS ARBRIA E	Residential Single Family	\$102,273	\$102,273	\$102,273
R0500002008A1	1104 11TH ST	BRANSCUM WILLIAM B & PAMELA E	Residential Single Family	\$107,830	\$107,830	\$107,830
R0500002008B1	1106 11TH ST	MEDLEY THEDA ROBERTA COTTEN - LE	Residential Single Family	\$91,569	\$74,526	\$56,212
R0500002008C1	1108 11TH ST	BOB TIMOTHY J	Residential Single Family	\$114,166	\$114,166	\$114,166
R0500003001A1	902 K AVE	METROPARK PROPERTIES I	Industrial	\$1,266,921	\$1,266,921	\$1,266,921
R071200100101	7207/30/740 F AVE	COLLIN CREEK I JOINT VENTURE	Industrial	\$3,933,806	\$3,933,806	\$3,933,806
R071700100101	801 E PLANO PKWY	PARKWAY SQUARE JV	Office or Hospital	\$5,702,271	\$5,702,271	\$5,702,271
R1020400A00101	1117 E AVE	EHNOT JENNIFER	Residential Single Family	\$75,026	\$75,026	\$60,021
R1020400A00201	1113 E AVE	BELAY ZEWDITU	Residential Single Family	\$75,768	\$75,768	\$60,614
R1020400A00301	1109 E AVE	WOLDERUFAEL LIDETU DENBEL & WEYEN	Residential Single Family	\$71,809	\$71,809	\$57,447
R1020400A00401	621 11TH ST	WOLDESILASSE GETACHEW &	Residential Single Family	\$63,732	\$63,732	\$50,986
R1020400A00501	625 11TH ST	OPAZO TEXIA JEANNETTE	Residential Single Family	\$67,668	\$67,668	\$54,134
R1020400B00101	1118 E AVE	RODRIGUEZ ROSALBA	Residential Single Family	\$68,667	\$68,667	\$54,934
R1020400B00201	1114 E AVE	TUFFA ETHIOPIA &	Residential Single Family	\$75,838	\$75,838	\$60,670

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R1020400B00301	1110 E AVE	BERHE ETSEGENET	Residential Single Family	\$75,838	\$75,838	\$60,670
R1020400B00401	721 11TH ST	ESTRADA SARAH	Residential Single Family	\$70,802	\$70,802	\$56,642
R1020400B00501	725 11TH ST	CANDIA MARIA E	Residential Single Family	\$69,756	\$69,756	\$55,805
R1023300A00101	1000 14TH ST	EASTSIDE 14TH STREET LLC	Office or Hospital	\$3,469,316	\$3,469,316	\$3,469,316
R1023300A002R1	1318 J AVE	EASTSIDE 14TH STREET LLC	Office or Hospital	\$301,270	\$301,270	\$301,270
R1104000A00101	K AVE	HODNETT HEATH &	Commercial	\$262,188	\$262,188	\$262,188
R1104000A00201	K AVE	ATMOS ENERGY CORPORATION	Commercial	\$327,571	\$327,571	\$327,571
R1126100A00101	1208 14TH ST	MICROPROPERTIES - INDIANA LLC	Commercial	\$1,520,220	\$1,520,220	\$1,520,220
R145200100101	701 E PLANO PKWY	PARKWAY POINT JV	Industrial	\$5,321,600	\$5,321,600	\$5,321,600
R166400300101	1121 CAPITAL AVE	NOVAK FAMILY TRUST	Industrial	\$1,000,630	\$1,000,630	\$1,000,630
R169000100101	820-860 F AVE	MCR COLLIN CREEK II LTD	Industrial	\$4,013,818	\$4,013,818	\$4,013,818
R180300100101	1203 K AVE	ALBAR PROPERTIES LP	Industrial	\$560,817	\$560,817	\$560,817
R198400100101	1218 J AVE	HANAWALT CLYDE & GLADYS-LE	Industrial	\$230,727	\$230,727	\$230,727
R2062001001R1	1225 MUNICIPAL AVE	ASP REALTY LLC	Industrial	\$566,633	\$566,633	\$566,633
R209400100101	1105 K AVE	RAY JAMES BENNY	Industrial	\$910,018	\$910,018	\$910,018
R209400200101	1000 10TH ST	RAY JAMES BENNY	Industrial	\$1,002,971	\$1,002,971	\$1,002,971
R211000A00101	903 J PL	LEWIS JOHN G & SHARON M	Commercial	\$316,805	\$316,805	\$316,805
R211000A00111	905 J PL	LEWIS FAMILY TRUST	Commercial	\$171,898	\$171,898	\$171,898
R227800A00101	932 14TH ST	WRAY WILLIAM E JR 2005 REVOCABLE TR	Commercial	\$376,722	\$376,722	\$376,722
R2313001001R1	910 10TH ST	TCRG OPPORTUNITY XXI LLC	Industrial	\$11,286,937	\$11,286,937	\$11,286,937
R232700A00101	800 CENTRAL EXPY	LEVY PARKWAY CROSSING ASSOCIATES	Commercial	\$2,846,400	\$2,846,400	\$2,846,400
R232700A00201	800 CENTRAL EXPY	LEVY PARKWAY CROSSING ASSOCIATES	Commercial	\$3,083,600	\$3,083,600	\$3,083,600
R234900A00101	1320 14TH ST	ANDERTON PATSY B	Commercial	\$313,048	\$313,048	\$313,048
R237500100101	900 K AVE	900 K AVENUE LLC	Industrial	\$1,130,012	\$1,130,012	\$1,130,012
R243900A00101	915 J PL	DEALERS ELECTRICAL SUPPLY	Industrial	\$528,050	\$528,050	\$528,050
R264100001R1	1224 CENTRAL EXPY	HD DEVELOPMENT PROPERTIES LP	Commercial	\$7,451,838	\$7,451,838	\$7,451,838
R264100000301	US HWY 75	SCSD-FINNELL LTD	Commercial	\$1,735,504	\$1,735,504	\$1,735,504
R264100100201	1120 CENTRAL EXPY	HALLE PROPERTIES LLC	Commercial	\$1,075,000	\$1,075,000	\$1,075,000
R265600A001R1	700 CENTRAL EXPY	STALKER JAMES EDWARD	Commercial	\$2,245,000	\$2,245,000	\$2,245,000
R279000A002R1	720 CENTRAL EXPY	STALKER JAMES EDWARD	Commercial	\$1,755,666	\$1,755,666	\$1,755,666
R279400100101	601 E PLANO PKWY	JETPURI MOHAMMED I & FARIDA Y REVOI	Commercial	\$1,465,887	\$1,465,887	\$1,465,887
R279400100201	609 E PLANO PKWY	CJC 18-1 LLC	Commercial	\$1,130,000	\$1,130,000	\$1,130,000
R279400100301	701 TAYLOR DR	LUCY MOORE PRODUCTIONS LLC	Commercial	\$2,504,920	\$2,504,920	\$2,504,920
R279400100401	717 TAYLOR DR	ALGLEN PROPERTIES LLC	Industrial	\$1,748,064	\$1,748,064	\$1,748,064
R303100A00101	825 K AVE	BBH CAPITAL INVESTMENTS LLC	Commercial	\$391,663	\$391,663	\$391,663
R303100A00201	821 K AVE	NALDO DEVADAS LIVING TRUST THE	Commercial	\$424,961	\$424,961	\$424,961
R387300A00101	904 CENTRAL EXPY	AJL EQUITY LLC	Commercial	\$3,899,000	\$3,899,000	\$3,899,000
R387300A00201	900 CENTRAL EXPY	PARAGON INDUSTRIES II LLC	Commercial	\$4,010,100	\$4,010,100	\$4,010,100
R407701500101	1200 14TH ST	YDR INVESTMENTS LLC	Commercial	\$718,661	\$718,661	\$718,661
R447600A00101	1204 MUNICIPAL AVE	MUNICIPAL INVESTORS GROUP LIMITED	Industrial	\$994,952	\$994,952	\$994,952
R607300003901	IN RR ROW	DALLAS AREA RAPID TRANSIT	Railroad	\$0	\$0	\$0
R607300006801	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$51,300	\$51,300	\$51,300
R612000004201	SITE ADDRESS NOT ASSIGNED	LAKE JIM COMPANY NO 2	Commercial	\$8,940	\$8,940	\$8,940

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R621300001801	1030 CENTRAL EXPY	NEW GRIFFIN RANCH LTD	Commercial	\$834,405	\$834,405	\$834,405
R621300004001	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$51,720	\$51,720	\$0
R621300004401	SITE ADDRESS NOT ASSIGNED	ONCOR ELECTRIC DELIVERY COMPANY	Electric Utilities	\$27,225	\$27,225	\$27,225
R621300006601	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$139,485	\$139,485	\$0
R621300007001	13TH ST	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$26,136	\$26,136	\$0
R621300008601	901 K AVE	OLA FAMILY LP	Commercial	\$47,264	\$47,264	\$47,264
R621300008901	I AVE	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$64,512	\$64,512	\$0
R621300009001	SITE ADDRESS NOT ASSIGNED	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$30,939	\$30,939	\$0
R621300009101	SITE ADDRESS NOT ASSIGNED	AVENUE F CHURCH OF CHRIST	Church	\$300,564	\$300,564	\$300,564
R621300009201	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$225	\$225	\$0
R621300009301	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$1,095	\$1,095	\$0
R621300009401	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$825	\$825	\$0
R621300009501	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$1,590	\$1,590	\$0
R62160000201	SITE ADDRESS NOT ASSIGNED	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$35,393	\$35,393	\$35,393
R621600001101	SITE ADDRESS NOT ASSIGNED	ATMOS ENERGY CORPORATION	Gas Utilities	\$46,761	\$46,761	\$0
R621600002401	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$97,350	\$97,350	\$0
R621600003001	IN RR ROW	DALLAS AREA RAPID TRANSIT	Railroad	\$422,628	\$422,628	\$0
R621600003601	SITE ADDRESS NOT ASSIGNED	RICHARDSON CITY OF	Open Space/Common Area	\$30,579	\$30,579	\$30,579
R621600004701	J PL	TCRG OPPORTUNITY XXI LLC	Commercial	\$16,714	\$16,714	\$16,714
R621600004901	901 K AVE	MATTHEWS JOE P	Commercial	\$6,720	\$6,720	\$6,720
R621600005101	J PL	OLA FAMILY LP	Commercial	\$21,315	\$21,315	\$21,315
R821000100101	1100 CENTRAL EXPY	ABSHF CAPITAL INVESTMENTS LLC	Commercial	\$1,194,413	\$1,194,413	\$1,194,413
R833300100101	820 14TH ST	PRICE INDUSTRIES INC	Commercial	\$162,786	\$162,786	\$162,786
R833300100201	824 14TH ST	SMITH JETTA KAY	Residential Single Family	\$173,458	\$173,458	\$173,458
R833300100301	828 14TH ST	AGRAWAL AKHILESH	Residential Single Family	\$173,981	\$173,981	\$173,981
Subtotal for TIF Zone 2 properties near 12th Street Station 232 accounts				\$132,674,225	\$132,385,724	\$127,187,992
Other properties in TIF Zone 2:						
R000700100A01	701 18TH ST	SAHIBZADAH FRIDDOON & ROYA	Commercial	\$658,702	\$658,702	\$658,702
R000700100B01	1809 G AVE	PLANO COLLIN PARK CRP 28 LLC	Residential Multi-Family	\$3,600,000	\$3,600,000	\$3,600,000
R000700100C01	729 18TH ST	WALZADA ISLAM	Commercial	\$595,969	\$595,969	\$595,969
R000800100101	2309 K AVE	DOUGLAS CHARTERS INC	Office or Hospital	\$678,630	\$678,630	\$678,630
R001000000011	SITE ADDRESS NOT ASSIGNED	MCKINZIE MACEO & LAFAYETTE MCKINZIE	Residential Single Family	\$10,000	\$10,000	\$10,000
R001000100301	1217 H AVE	ESCAANDON BARTOLO & FELIPE	Residential Single Family	\$65,942	\$65,942	\$52,754
R001000100401	1215 1/2 H AVE	ORTIZ DIEGO &	Residential Single Family	\$60,799	\$60,799	\$48,639
R001000100501	1215 H AVE	RODRIGUEZ JONAS & ROSA DIAZ	Residential Single Family	\$90,451	\$90,451	\$90,451
R0010001006B1	1205 H AVE	STIMPSON NORRIS	Residential Single Family	\$91,600	\$91,600	\$91,600
R0010003001B1	808 13TH ST	MCKINZIE MACEO & WILLIAM F MCKINZIE	Residential Single Family	\$87,868	\$87,868	\$87,868
R001000300301	1210 G AVE	MARTINEZ MARIA	Residential Single Family	\$61,568	\$61,568	\$49,254
R001000300401	1208 G AVE	CHANCELLOR TIMOTHY A	Residential Single Family	\$69,412	\$69,412	\$69,412
R001000300501	1206 G AVE	DAVIS TERESA ANN	Residential Single Family	\$68,224	\$68,224	\$68,224
R001000300601	1204 G AVE	DAVIS DALTON J E JR	Residential Single Family	\$116,509	\$116,509	\$116,509

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R0010003007A1	1202 G AVE	CHURCH OF THE LIVING GOD	Church	\$55,990	\$55,990	\$0
R003100A001R1	2400 US HWY 75	BANK OF AMERICA NATIONAL ASSOCIAT	Commercial	\$2,530,186	\$2,530,186	\$2,530,186
R003200100101	800 E PARKER RD	DLW THURSTON LTD	Commercial	\$850,000	\$850,000	\$850,000
R004600200301	521 CENTRAL PKWY	75 CENTRAL REALTY LLC	Commercial	\$1,721,369	\$1,721,369	\$1,721,369
R004700100101	1520 K AVE	PLANO CITY OF	City	\$16,508,528	\$16,508,528	\$0
R004700200101	K AVE	PLANO CITY OF	City	\$1,004,685	\$1,004,685	\$0
R004700200201	1620 K AVE	PLANO CITY OF	City	\$294,892	\$294,892	\$0
R004900000101	3301 K AVE	W DOUGLAS DISTRIBUTING LTD	Commercial	\$551,366	\$551,366	\$551,366
R006700100101	2195 K AVE	YJB ENTERPRISES LLC	Commercial	\$672,030	\$672,030	\$672,030
R009400100101	2716 K AVE	ABCD RESTAURANTS & HOSPITALITY LLC	Commercial	\$537,992	\$537,992	\$537,992
R012500000101	1301 19TH ST	KROVIK KOMPANIES LC	Office or Hospital	\$125,500	\$125,500	\$125,500
R0160001001A1	1212 E 15TH ST	FIRST BAPTIST CHURCH OF PLANO TEXA	Residential Single Family	\$223,964	\$223,964	\$0
R0160003001A1	1211 E 15TH ST	BDOT PROPERTIES LLC	Commercial	\$180,147	\$180,147	\$180,147
R0160003001B1	1505 M AVE	DENDY AMY A &	Residential Single Family	\$112,852	\$112,852	\$112,852
R0160003001C1	1209 E 15TH ST	MARTIN WILMA JEAN	Commercial	\$83,707	\$83,707	\$83,707
R0160007004A1	1605 L AVE	BURCHETT SHIRLEY P - LE	Commercial	\$125,764	\$125,764	\$125,764
R0160007004B1	1607 L AVE	FRYE FAMILY LTD	Commercial	\$147,777	\$147,777	\$147,777
R0160007004C1	1609 L AVE	KELLEY CHAS LEE	Commercial	\$142,547	\$139,331	\$110,822
R019900100101	3209 K AVE	JALYANBAPA LLC	Commercial	\$545,128	\$545,128	\$545,128
R0201001001R1	650 K AVE	QUIKTRIP CORPORATION	Commercial	\$2,213,909	\$2,213,909	\$2,213,909
R020400100101	3401 K AVE	STORAGE TRUST PROPERTIES	Industrial	\$6,108,385	\$6,108,385	\$6,108,385
R022000A00101	603 E 15TH ST	LG E 15TH STREET LLC	Commercial	\$651,533	\$651,533	\$651,533
R022000A006A1	1507 F AVE	PLANO CITY OF	ISD (Schools)	\$14,153	\$14,153	\$0
R022000A007A1	F AVE	PLANO F AVENUE LP	Commercial	\$31,363	\$31,363	\$31,363
R022000A007B1	1509 F AVE	TB & QN RENTAL PROPERTIES LLC	Residential Multi-Family	\$535,425	\$535,425	\$535,425
R022000A00801	1510 E AVE	SPARKS GENE	Commercial	\$193,492	\$193,492	\$193,492
R022000A011A1	614 E 16TH ST	PLANO F AVENUE LP	Industrial	\$699,457	\$699,457	\$699,457
R022000A015A1	608 E 16TH ST	WILLIAMS MARYLON	Commercial	\$139,903	\$139,903	\$139,903
R022000A016A1	606 E 16TH ST	MCKENZIE DAVID L & MARY J	Commercial	\$232,922	\$232,922	\$232,922
R022000A017A1	604 E 16TH ST	1518 LAND HOLDINGS LLC	Commercial	\$145,986	\$145,986	\$145,986
R022000A018B1	602 E 16TH ST	1518 LAND HOLDINGS LLC	Commercial	\$93,600	\$93,600	\$93,600
R022000B001A1	1500 CENTRAL EXPY	COMMONWEALTH EQUITIES INC	Commercial	\$549,700	\$549,700	\$549,700
R022000B001B1	1504 CENTRAL EXPY	WILLIAMS MARYLON	Commercial	\$187,153	\$187,153	\$187,153
R022000B004A1	1508 CENTRAL EXPY	MIKE ADAMS REALTY LLC	Commercial	\$321,177	\$321,177	\$321,177
R022000B005A1	1512 CENTRAL EXPY	CARVER JOHN P &	Office or Hospital	\$279,470	\$279,470	\$279,470
R022000B006A1	1512 CENTRAL EXPY	CARVER JOHN P &	Office or Hospital	\$82,686	\$82,686	\$82,686
R022000B006B1	1513 E AVE	SPARKS LARRY G	Commercial	\$118,692	\$118,692	\$118,692
R022000B007A1	1518 CENTRAL EXPY	1518 LAND HOLDINGS LLC	Industrial	\$284,580	\$284,580	\$284,580
R022000B007B1	1520 CENTRAL EXPY	1518 LAND HOLDINGS LLC	Industrial	\$242,420	\$242,420	\$242,420
R022000B007C1	1516 CENTRAL EXPY	SPARKS LARRY G	Commercial	\$318,845	\$318,845	\$318,845
R0230000001B1	802 E 15TH ST	HAMILTON TRAVIS BENJAMIN	Commercial	\$206,388	\$206,388	\$206,388
R0230000002B1	708 E 15TH ST	JENNWILL LTD	Office or Hospital	\$380,424	\$380,424	\$380,424
R0230000003A1	700 E 15TH ST	LOVEN JAMES A ETAL	Commercial	\$363,257	\$363,257	\$363,257

Appendix 2: Approximate 2018 Taxable Values in TIF Zone 2

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R023000003B1	704 E 15TH ST	MIRACLE INVESTMENT GROUP INC d/b/a (Office or Hospital	\$569,063	\$569,063	\$569,063
R023000004A1	1408 F AVE	LE QUA K	Residential Single Family	\$106,870	\$106,870	\$106,870
R023000004B1	1400 F AVE	MILLION INVESTMENT INC	Residential Multi-Family	\$303,080	\$303,080	\$303,080
R023000007C1	1406 G AVE	YOUNG JOHN	Industrial	\$112,407	\$112,407	\$112,407
R023000009A1	1321 G AVE	TEXAS STATE AFFORDABLE HOUSING CC	Commercial	\$358,900	\$358,900	\$0
R023000009B1	706 14TH ST	TEXAS STATE AFFORDABLE HOUSING CC	Commercial	\$174,589	\$174,589	\$0
R023000010A1	700 14TH ST	TEXAS STATE AFFORDABLE HOUSING CC	Commercial	\$56,018	\$56,018	\$0
R023000010E1	706 14TH ST	TEXAS STATE AFFORDABLE HOUSING CC	Commercial	\$78,150	\$78,150	\$0
R023700100101	1601 K AVE	FONBERG MITCHELL	Commercial	\$290,000	\$290,000	\$290,000
R023700100201	1603 K AVE	FONBERG MITCHELL	Commercial	\$430,000	\$430,000	\$430,000
R024100100101	1339 19TH ST	FIVE PHILLIPS LP	Office or Hospital	\$108,916	\$108,916	\$108,916
R026300100101	901 E PARKER RD	MC COLLUM BOB	Commercial	\$455,927	\$455,927	\$455,927
R028000100101	1100 E PLANO PKWY	DALLAS NORTH BUILDING LTD	Industrial	\$1,715,010	\$1,715,010	\$1,715,010
R028000A00201	1130 E PLANO PKWY	BRYANT FINANCIAL SERVICES LLC	Commercial	\$528,477	\$528,477	\$528,477
R028100100101	620 E 15TH ST	ARC CAFEHLD001 LLC	Commercial	\$710,000	\$710,000	\$710,000
R028500100301	901 22ND ST	HAYDEN SANDRA LEE TRUST & DONNA L	Industrial	\$316,137	\$316,137	\$316,137
R028500100501	929 22ND ST	SHOWALTER HOWARD AND INV	Industrial	\$1,361,513	\$1,361,513	\$1,361,513
R028800100101	900 E PLANO PKWY	DYKES JOHN D &	Commercial	\$665,537	\$665,537	\$665,537
R029000100101	1921 K AVE	KRUGER LAWRENCE J	Commercial	\$16,650	\$16,650	\$16,650
R0290001002R1	1923 K AVE	HERITAGE INTERNATIONAL LLC	Office or Hospital	\$166,187	\$166,187	\$166,187
R029000100401	1006 20TH ST	POLITO CHRIS	Commercial	\$103,124	\$103,124	\$103,124
R029000100501	1004 20TH ST	POLITO CHRIS	Commercial	\$35,545	\$35,545	\$35,545
R029000100601	1000 20TH ST	BETTS D R	Commercial	\$91,663	\$91,663	\$91,663
R029000200101	1925 K AVE	ARMAGHAN GHASEM	Commercial	\$117,600	\$117,600	\$117,600
R029000200301	1009 20TH ST	ARMAGHAN GHASEM & ROBABEH	Commercial	\$80,134	\$80,134	\$80,134
R029800A001R1	1110 E PARKER RD	DIXIE PARTNERS V LP	Commercial	\$7,800,488	\$7,800,488	\$7,800,488
R029900100101	1120-1200 PARKER RD E	PARKER CROSSING DEVE GROUP LP	Commercial	\$8,484,500	\$8,484,500	\$8,484,500
R0303001001E1	2727 K AVE	ELILO INVESTMENTS LLC	Commercial	\$577,522	\$577,522	\$577,522
R0303001001F1	2727 K AVE	ELILO INVESTMENTS LLC	Commercial	\$23,549	\$23,549	\$23,549
R0303001001R1	2801 K AVE	PS TEXAS HOLDINGS LTD	Industrial	\$3,756,200	\$3,756,200	\$3,756,200
R030500100101	700 18TH ST	ALTA VISTA APARTMENTS &	Residential Multi-Family	\$5,991,920	\$5,991,920	\$5,991,920
R030500100201	659 E 16TH ST	PLANO OAK GATE CRP 27 LLC	Residential Multi-Family	\$6,050,000	\$6,050,000	\$6,050,000
R0305001003A1	1708 CENTRAL EXPY	GREENBRIER REAL ESTATE INV	Commercial	\$2,099,740	\$2,099,740	\$2,099,740
R0305001003B1	1700 CENTRAL EXPY	LEVINE INVESTMENTS LP	Commercial	\$1,855,000	\$1,855,000	\$1,855,000
R0305001003C1	1704 CENTRAL EXPY	NICKSONS HOSPITALITY INC	Commercial	\$1,157,378	\$1,157,378	\$1,157,378
R0305001003D1	18TH ST	SAMADI MOHAMMAD R ETUX GI	Commercial	\$931,872	\$931,872	\$931,872
R030500200101	661 18TH ST	FIRST JDC HOLDINGS LLC &	Office or Hospital	\$1,025,000	\$1,025,000	\$1,025,000
R030500200201	18TH ST	PUERTA DEL CIELO IGLESIA CRISTIANA	Commercial	\$450,000	\$450,000	\$450,000
R030500200301	617 18TH ST	GURNEY KENNETH I	Office or Hospital	\$258,776	\$258,776	\$258,776
R0305002004R1	605 18TH ST	GURNEY RICK L	Commercial	\$540,000	\$540,000	\$540,000
R030500200701	18TH ST	PUERTA DEL CIELO IGLESIA CRISTIANA	Commercial	\$136,473	\$136,473	\$136,473
R030500200801	625 18TH ST	CHRISTIANA PUERTA DEL CIELO IGLESIA	Office or Hospital	\$288,547	\$288,547	\$288,547
R030500201001	1800 CENTRAL EXPY	TRIPPLE A LEASING INC	Commercial	\$342,351	\$342,351	\$342,351

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(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R030500201101	621 18TH ST	CAPLINGER AGAYTHA A	Commercial	\$160,544	\$160,544	\$160,544
R030600100101	1820 CENTRAL EXPY	PLANO JOINT VENTURE LLC	Commercial	\$3,050,000	\$3,050,000	\$3,050,000
R0306001001A1	1830 CENTRAL EXPY	DENNY'S INC	Commercial	\$1,014,735	\$1,014,735	\$1,014,735
R030600100201	520 CENTRAL PKWY	HAGGARD ENTERPRISES LIMITED	Office or Hospital	\$2,813,367	\$2,813,367	\$2,813,367
R030600100301	620 HAGGARD ST	HAGGARD ENTERPRISES LIMITED	Industrial	\$4,945,713	\$4,945,713	\$4,945,713
R030700B001R1	1900 CENTRAL EXPY	LACKEY JAMES ROBERT &	Commercial	\$4,090,794	\$4,090,794	\$4,090,794
R030800300101	800 CENTRAL PKWY	HAGGARD ENTERPRISES LIMITED	Office or Hospital	\$852,113	\$852,113	\$852,113
R030800300111	2000 G AVE	HAGGARD ENTERPRISES LIMITED	Industrial	\$2,638,513	\$2,638,513	\$2,638,513
R033000100101	1600 14TH ST	COONEY INVESTMENTS LLC	Commercial	\$642,507	\$642,507	\$642,507
R033000200101	1522 14TH ST	GON-A-C INC	Commercial	\$698,989	\$698,989	\$698,989
R033000200501	SITE ADDRESS NOT ASSIGNED	WILLET RYAN & CURTIS LOUISE WILLET	Undeveloped	\$75,670	\$75,670	\$75,670
R033000300201	1412 14TH ST	DO-MO JOINT VENT	Office or Hospital	\$371,835	\$371,835	\$371,835
R033000300301	1410 14TH ST	DO-MO JOINT VENT	Office or Hospital	\$992,933	\$992,933	\$992,933
R033000300501	SITE ADDRESS NOT ASSIGNED	NORTH TEXAS MUNICIPAL WATER DISTRICT	City	\$243,432	\$243,432	\$0
R033000300601	N AVE	NORTH TEXAS MUNICIPAL WATER DISTRICT	State	\$996,341	\$996,341	\$0
R033000B004R1	1500 14TH ST	SMITH-LISLE HOLDINGS LTD	Industrial	\$453,865	\$453,865	\$453,865
R033000C001R1	1414 14TH ST	SMITH-LISLE HOLDINGS LTD	Commercial	\$497,509	\$497,509	\$497,509
R033900000101	1301 19TH ST	KROVIK KOMPANIES LC	Office or Hospital	\$204,575	\$204,575	\$204,575
R0340001004C1	1002 18TH PL	EMILY'S PLACE INC	Commercial	\$107,447	\$107,447	\$107,447
R0340001004D1	1000 18TH PL	WILLIAMSON VENTURES LLC	Commercial	\$106,695	\$106,695	\$106,695
R0340001006C1	1801 K AVE	KOCER ABDUL BARI	Commercial	\$451,962	\$451,962	\$451,962
R0340001006F1	1004 18TH PL	ENGELS PROPERTIES LLC	Commercial	\$107,292	\$107,292	\$107,292
R0340001006J1	SITE ADDRESS NOT ASSIGNED	GRAVES MELVYN ETAL	Commercial	\$1,460	\$1,460	\$1,460
R0340001007A1	1809 K AVE	AMERAPPRAISE VALUATION INC	Office or Hospital	\$268,888	\$268,888	\$268,888
R0340001007B1	1008 18TH PL	EMILY'S PLACE INC	Residential Single Family	\$91,256	\$91,256	\$91,256
R034000100801	1805 K AVE	CARPENTER SARAH	Commercial	\$222,750	\$222,750	\$222,750
R034000200101	1000 18TH ST	J PLACE LP	Office or Hospital	\$529,184	\$529,184	\$529,184
R034000200201	1008 18TH ST	PARSONS CECIL MANNEFELD	Commercial	\$273,635	\$273,635	\$273,635
R034000200301	1715 K AVE	WSCCM INVESTMENTS LP	Commercial	\$376,193	\$376,193	\$376,193
R034000200401	1709 K AVE	PLANO HOUSING CORPORATION	Commercial	\$347,886	\$347,886	\$347,886
R0340002005R1	1705 K AVE	SQUIRIC BROTHERS PROPERTY LLC	Office or Hospital	\$494,675	\$494,675	\$494,675
R0340002006A1	1706 J AVE	SCB INVESTMENTS INC	Commercial	\$472,487	\$472,487	\$472,487
R0340002006B1	1604 J AVE	PLANO 16TH INVESTMENTS LTD	Commercial	\$158,571	\$158,571	\$158,571
R0340002006E1	1700 J AVE	SECOND CHANCE SPCA	Commercial	\$214,643	\$214,643	\$0
R0340002006F1	1610 J AVE	DESIGNER DRAPES LLC	Commercial	\$220,559	\$220,559	\$220,559
R0340002006H1	1612 J AVE	AVENUE J LLC	Commercial	\$208,230	\$208,230	\$208,230
R0340002006R1	1617 K AVE	WORKMAN GWENDOLYN ESTELLE	Commercial	\$684,395	\$684,395	\$684,395
R034000200901	1604 J AVE	PLANO 16TH INVESTMENTS LTD	Commercial	\$229,984	\$229,984	\$229,984
R034000201101	1007 E 16TH ST	PLANO 16TH INVESTMENTS LTD	Commercial	\$321,886	\$321,886	\$321,886
R034000201701	1006 18TH ST	NTCH-VB LLC	Commercial	\$244,633	\$244,633	\$244,633
R034000400111	1001 E 15TH ST	SCHELL FAMILY TRUST B	Commercial	\$706,867	\$706,867	\$706,867
R034000400301	1005 E 15TH ST	GRADEX USA INC	Commercial	\$1,439,960	\$1,439,960	\$1,439,960
R034000400501	1011 E 15TH ST	N A T PROPERTIES LLC	Commercial	\$668,987	\$668,987	\$668,987

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Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R034000400601	1013 E 15TH ST	PIERCE FAMILY LIVING TRUST THE	Commercial	\$545,320	\$545,320	\$545,320
R034000400801	1015 E 15TH ST	1015 METROPOLITAN PLANO LTD	Commercial	\$328,773	\$328,773	\$328,773
R034000400901	1017 E 15TH ST	COMERT ESTATES LLC	Commercial	\$998,267	\$998,267	\$998,267
R034000401001	1021 E 15TH ST	TVG HOLDINGS LLC	Commercial	\$250,373	\$250,373	\$250,373
R0340004011A1	1023 E 15TH ST	ROBERT M F	Commercial	\$325,480	\$325,480	\$325,480
R0340004011B1	1020 15TH PL	PLANO CITY OF	Commercial	\$39,204	\$39,204	\$0
R0340004012A1	1027 E 15TH ST	LAMAN/STARK JV	Commercial	\$370,693	\$370,693	\$370,693
R0340004012B1	1039 E 15TH ST	BEDROCK BUILDING LP THE	Commercial	\$1,533,067	\$1,533,067	\$1,533,067
R0340004013A1	1029 E 15TH ST	LYNCH ROBERT A	Commercial	\$528,947	\$528,947	\$528,947
R034000401401	1031 E 15TH ST	MKNS LLC	Commercial	\$312,813	\$312,813	\$312,813
R034000401501	1035 E 15TH ST	PILIKIA ANNA LLC	Commercial	\$278,187	\$278,187	\$278,187
R034000401601	1037 E 15TH ST	FERCHER JOERG W & CATHY A	Commercial	\$237,093	\$237,093	\$237,093
R034000500101	1010 E 15TH ST	NEAL FRANKLIN WARD & JOANN UECKER	Commercial	\$330,347	\$330,347	\$330,347
R034000500201	1012 E 15TH ST	JSMTX PROPERTIES LLC	Commercial	\$290,787	\$290,787	\$290,787
R034000500301	1016 E 15TH ST	JSMTX PROPERTIES LLC	Commercial	\$180,747	\$180,747	\$180,747
R034000500401	1018 E 15TH ST	JSMTX PROPERTIES LLC	Commercial	\$135,560	\$135,560	\$135,560
R034000500501	1020 E 15TH ST	CRH RENTALS LTD	Commercial	\$123,520	\$123,520	\$123,520
R0340005006R1	1022 E 15TH ST	15TH STREET REAL PROPERTY HOLDING	Commercial	\$547,680	\$547,680	\$547,680
R034000500701	1024 E 15TH ST	JSMTX PROPERTIES LLC	Commercial	\$251,040	\$251,040	\$251,040
R034000500801	1026 E 15TH ST	SUTTON-1012 LLC	Commercial	\$626,493	\$626,493	\$626,493
R034000501001	1032 E 15TH ST	CHADDICK CENTER LEASING OFFICE	Commercial	\$462,800	\$462,800	\$462,800
R034000501101	K AVE	PLANO CITY OF	City	\$44,344	\$44,344	\$0
R034000501111	1409 K AVE	14TH AND J LLC	Residential Multi-Family	\$4,632,661	\$4,632,661	\$4,632,661
R0340005011A1	SITE ADDRESS NOT ASSIGNED	PLANO CITY OF	City	\$8,000	\$8,000	\$0
R0340005015B1	SITE ADDRESS NOT ASSIGNED	PLANO CITY OF	City	\$2,156	\$2,156	\$0
R034001000101	1430 K AVE	PLANO CITY OF	City	\$108,465	\$108,465	\$0
R0340010006A1	1418 K AVE	PMM ENTERPRISES LLC	Commercial	\$253,040	\$253,040	\$253,040
R0340010007A1	1416 K AVE	COPELAND SCOTT	Commercial	\$230,198	\$230,198	\$230,198
R034001100901	1508 K AVE	GTE SOUTHWEST INC	Telephone Utilities	\$592,461	\$592,461	\$592,461
R0340012006A1	1712/1720 K AVE	HENDRICKS LARRY	Commercial	\$583,227	\$583,227	\$583,227
R0340012006B1	1726 K AVE	KECHEJAN ENTERPRISES LP	Office or Hospital	\$271,194	\$271,194	\$271,194
R034001200701	1730 K AVE	KECHEJAN ENTERPRISES LP	Commercial	\$308,806	\$308,806	\$308,806
R0340012007E1	1112 18TH ST	UNITED STATES POSTAL SERV THE	Federal	\$827,944	\$827,944	\$0
R0340012010C1	L AVE	PLANO CITY OF	City	\$696,310	\$696,310	\$0
R0340013001A1	1510 MUNICIPAL AVE	ARVADA SPRINGS PROPERTIES LLC	Residential Multi-Family	\$412,971	\$412,971	\$412,971
R034001300201	1506 MUNICIPAL AVE	PLANO FIRE FIGHTERS ASSOCIATION IAF	Commercial	\$385,869	\$385,869	\$385,869
R034001300301	1201 E 15TH ST	CHADDICK W M JR	Office or Hospital	\$528,000	\$528,000	\$528,000
R0340014001A1	1200 E 15TH ST	2016 OLD TOWN PLANO EAST LTD &	Office or Hospital	\$685,000	\$685,000	\$685,000
R034001400301	1208 E 15TH ST	CLARK LEONARD P & BARBARA G	Commercial	\$242,018	\$242,018	\$242,018
R0340014005A1	1407 M AVE	SMITH ISABELLE M	Residential Fourplex	\$170,015	\$170,015	\$170,015
R0340014005B1	M AVE	CLARK PATRICK & BARBARA G	Commercial	\$83,464	\$83,464	\$83,464
R0340020003A1	810 E 15TH ST	TEXAS INTOWNHOMES LLC	Commercial	\$120,226	\$120,226	\$120,226
R0340020003B1	816 E 15TH ST	TEXAS INTOWNHOMES LLC	Commercial	\$182,952	\$182,952	\$182,952

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(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R034002001501	1421 I AVE	STICE CHARLES	Commercial	\$367,136	\$367,136	\$367,136
R034002001701	916 E 15TH ST	STICE CHARLES	Commercial	\$279,612	\$279,612	\$279,612
R0340020018A1	912 E 15TH ST	STICE CHARLES	Commercial	\$319,565	\$319,565	\$319,565
R0340020018B1	908 E 15TH ST	STICE CHARLES	Commercial	\$65,714	\$65,714	\$65,714
R034002200101	1509 H AVE	PLANO ISD	ISD (Schools)	\$2,763,797	\$2,763,797	\$0
R034002300101	708 E 16TH ST	CARPENTER R E	Residential Single Family	\$510,000	\$510,000	\$510,000
R034002300201	710 E 16TH ST	SNAILUM FAMILY LIVING TRUST	Commercial	\$109,386	\$109,386	\$109,386
R034002300301	1521 G AVE	GRAVES S A	Commercial	\$103,187	\$103,187	\$103,187
R034002300401	1517 G AVE	ETR INVESTMENTS LLC	Office or Hospital	\$415,314	\$415,314	\$415,314
R0340023005A1	1511 G AVE	HAGGARD LIVING TRUST THE &	Commercial	\$46,313	\$46,313	\$46,313
R0340023005B1	1513 G AVE	HAGGARD LIVING TRUST THE &	Commercial	\$74,142	\$74,142	\$74,142
R0340023006A1	777 E 15TH ST	777 BUILDING PARTNERSHIP	Office or Hospital	\$1,355,038	\$1,355,038	\$1,355,038
R0340023006B1	1509 G AVE	HAGGARD LIVING TRUST THE &	Commercial	\$60,374	\$60,374	\$60,374
R034002400101	609 E 16TH ST	MITCHELL PEGGY JANE - LE	Residential Single Family	\$231,003	\$231,003	\$184,802
R034002400201	617 E 16TH ST	OSTRANDER PEGGY	Office or Hospital	\$310,000	\$310,000	\$310,000
R0340028003C1	1409 F AVE	ARC CAFEHLD001 LLC	Commercial	\$105,398	\$105,398	\$105,398
R0340028005I1	608 13TH ST	REY SILVERIO L & MARIA C	Residential Single Family	\$78,187	\$49,651	\$34,014
R0340028005R1	1317 F AVE	WALKER MICHAEL H & PAMELA K	Commercial	\$217,204	\$217,204	\$217,204
R034100B00101	1000 E PLANO PKWY	RODRIGUEZ RONNIE & LORINA E	Office or Hospital	\$378,754	\$378,754	\$378,754
R034200100101	2901 K AVE	STELLAPEX INVESTMENT LLC	Commercial	\$162,210	\$162,210	\$162,210
R034200100201	2501 K AVE	LAURIE INDUSTRIES LLC	Commercial	\$535,704	\$535,704	\$535,704
R034200100501	K AVE	PLANO CITY OF	City	\$86,905	\$86,905	\$0
R034200100601	1005 E PARK BLVD	PLANO CITY OF	City	\$470,377	\$470,377	\$0
R034200100701	2805 K AVE	AAA WISE LLC	Commercial	\$234,425	\$234,425	\$234,425
R034200100801	900 E PARKER RD	OLIVERIE JERRY	Commercial	\$436,476	\$436,476	\$436,476
R0342002001R1	2425 K AVE	KDQ INC	Commercial	\$555,798	\$555,798	\$555,798
R0342002002R1	1028 E PARK BLVD	C K & EDDIE INVESTMENT LLC	Commercial	\$1,019,812	\$1,019,812	\$1,019,812
R0342002003R1	1016 E PARK BLVD	HALLE PROPERTIES LLC	Commercial	\$997,338	\$997,338	\$997,338
R0370003008B1	1409 O AVE	HOWSER JOSEPHINE MARY	Residential Single Family	\$114,763	\$114,763	\$114,763
R0370004011A1	1401 P AVE	FREEMAN SHEREE	Residential Multi-Family	\$228,914	\$228,914	\$228,914
R0370004012A1	1601 14TH ST	AUDIENCE INC	Commercial	\$137,214	\$137,214	\$137,214
R0370004012C1	1603 14TH ST	UTZ KENNETH P & MARYFRAN	Commercial	\$122,935	\$122,935	\$122,935
R0370004013B1	1517 14TH ST	PHAN AMANDA	Office or Hospital	\$288,012	\$288,012	\$288,012
R0418001001R1	2498 K AVE	LUBY CAROL ANN &	Commercial	\$452,313	\$452,313	\$452,313
R0418001002R1	2400-2456 K AVE	CCG PARK MALL PARTNERS LP	Commercial	\$11,976,463	\$11,976,463	\$11,976,463
R042001300901	1400 J AVE	14TH AND J LLC	Residential Multi-Family	\$1,355,438	\$1,355,438	\$1,355,438
R042001400301	1410 J AVE	BRODHEAD FAMILY LIMITED PARTNERSH	Commercial	\$474,187	\$474,187	\$474,187
R042001400611	1414 J AVE	PLANO LODGE 768 AF & AM	Commercial	\$576,613	\$576,613	\$0
R0420014007B1	1416 J AVE	HISTORIC PLANO-25 LTD	Commercial	\$295,907	\$295,907	\$295,907
R0420014008A1	1004 E 15TH ST	METROPOLITAN MAMMOTH JACK LTD	Commercial	\$512,133	\$512,133	\$512,133
R0420014008B1	1006 E 15TH ST	BLACK GOLD PARTNERS LLC	Commercial	\$689,040	\$689,040	\$689,040
R0420014008C1	1008 E 15TH ST	CRIDER LIVING TRUST	Commercial	\$417,293	\$417,293	\$417,293
R042900100101	1347 19TH ST	FIVE PHILLIPS LP	Office or Hospital	\$117,540	\$117,540	\$117,540

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R043300100101	2910 CENTRAL EXPY	HFLP LTD	Commercial	\$590,000	\$590,000	\$590,000
R043300100201	2900 CENTRAL EXPY	HFLP LTD	Commercial	\$839,971	\$839,971	\$839,971
R060900B004R1	1920 CENTRAL EXPY	KAHEH ENTERPRISES INC	Commercial	\$767,286	\$767,286	\$767,286
R062100100101	1100 PARKER RD	LJ REMAINDER LLC	Commercial	\$526,000	\$526,000	\$526,000
R064200100101	2601 K AVE	OLA FAMILY LIMITED PARTNERSHIP	Commercial	\$305,000	\$305,000	\$305,000
R0666001001A1	1315 19TH ST	MOORE LESSLIE G DDS	Office or Hospital	\$92,351	\$92,351	\$92,351
R0666001001B1	1325 19TH ST	AGAPE RESOURCES & ASSISTANCE CEN'	Residential Multi-Family	\$86,184	\$86,184	\$86,184
R0666001002A1	1315 19TH ST	APRC HOMES LLC	Office or Hospital	\$92,351	\$92,351	\$92,351
R0666001002B1	1325 19TH ST	AGAPE RESOURCES & ASSISTANCE CEN'	Residential Multi-Family	\$81,194	\$81,194	\$81,194
R0666001003A1	1315 19TH ST	APRC HOMES LLC	Office or Hospital	\$92,351	\$92,351	\$92,351
R0666001003B1	1325 19TH ST	AGAPE RESOURCES & ASSISTANCE CEN'	Residential Multi-Family	\$81,194	\$81,194	\$81,194
R0666001004A1	1315 19TH ST	AGAPE RESOURCES & ASSISTANCE CEN'	Residential Multi-Family	\$86,184	\$86,184	\$86,184
R0666001004B1	1325 19TH ST	AGAPE RESOURCE & ASSISTANCE CENTI	Residential Multi-Family	\$94,800	\$94,800	\$94,800
R069600A00101	1225 19TH ST	GARZA ANGELA M	Office or Hospital	\$442,700	\$442,700	\$442,700
R070100A003R1	1916 K AVE	LORENZO STEWART PROPERTIES LLC	Office or Hospital	\$793,313	\$793,313	\$793,313
R070100A004R1	1920/1924 K AVE	WALKER BARNETT	Industrial	\$392,528	\$392,528	\$392,528
R070100A01R11	SITE ADDRESS NOT ASSIGNED	SECURITY FEDERAL SAV ASSN	Commercial	\$8,402	\$8,402	\$8,402
R070100A02R11	SITE ADDRESS NOT ASSIGNED	SECURITY SAVINGS ASSOCIATION	Commercial	\$12,107	\$12,107	\$12,107
R071600100101	101 E PARK BLVD	WEISS ANDREW R &	Office or Hospital	\$16,557,682	\$16,557,682	\$16,557,682
R1027500300101	1601 CARPENTER DR	SARRETT JETT M & AMBER D	Residential Townhomes	\$245,898	\$245,898	\$245,898
R1027500300201	1605 CARPENTER DR	ARNOLD SAMMIE J & SHARON B	Residential Townhomes	\$265,699	\$265,699	\$265,699
R1027500300301	1609 CARPENTER DR	MAX USA CONSULTING LLC	Residential Townhomes	\$265,699	\$265,699	\$265,699
R1027500300401	1613 CARPENTER DR	PLAXICO SALLIE A	Residential Townhomes	\$265,699	\$265,699	\$265,699
R1027500300501	1617 CARPENTER DR	MEYER JAKE D &	Residential Townhomes	\$265,699	\$265,699	\$265,699
R1027500300601	1621 CARPENTER DR	SOLTIS ERIKA &	Residential Townhomes	\$265,699	\$265,699	\$265,699
R1027500300701	1625 CARPENTER DR	RAGSDALE WALTER &	Residential Townhomes	\$248,930	\$248,930	\$248,930
R1027500300801	CARPENTER DR	LEXINGTON PARK #1 HOMEOWNERS ASS	Open Space/Common Area	\$227,006	\$217,265	\$171,864
R1027500400101	1600 CARPENTER DR	CARTER WENDI	Residential Townhomes	\$1,000	\$1,000	\$1,000
R1027500400201	1604 CARPENTER DR	VESTERBY HAROLD JAMES	Residential Townhomes	\$245,898	\$233,174	\$183,994
R1027500400301	1608 CARPENTER DR	SHAH BINDU S REVOCABLE TRUST	Residential Townhomes	\$265,699	\$248,930	\$195,790
R1027500400401	1612 CARPENTER DR	KRAFT CHARLES W III &	Residential Townhomes	\$265,699	\$265,699	\$265,699
R1027500400501	1616 CARPENTER DR	WEBER JOHN J &	Residential Townhomes	\$265,699	\$265,699	\$265,699
R1027500400601	1620 CARPENTER DR	LIN WEI & MEIXI WEI	Residential Townhomes	\$260,465	\$260,465	\$260,465
R1027500400701	1624 CARPENTER DR	MAT'S FLATS LLC- SERIES 1624 CARPENT	Residential Townhomes	\$227,006	\$227,006	\$227,006
R1027500400801	CARPENTER DR	LEXINGTON PARK #1 HOMEOWNERS ASS	Open Space/Common Area	\$1,000	\$1,000	\$1,000
R1058900A00101	1813 K AVE	EMILY'S PLACE INC	Commercial	\$1,048,756	\$1,048,756	\$1,048,756
R1068400A00101	930 E 15TH ST	CLPF - JUNCTION 15 LP	Residential Multi-Family	\$47,400,000	\$47,400,000	\$47,400,000
R1094600100101	716 18TH ST	WILLIS-HUNTER HEATHER B & CORWIN H	Residential Single Family	\$389,353	\$389,353	\$389,353
R1094600100201	720 18TH ST	CHANG CHU &	Residential Single Family	\$385,234	\$385,234	\$385,234
R1094600100301	1733 G AVE	CRAFT-MARTINEZ PAM	Residential Single Family	\$404,900	\$404,900	\$323,920
R1094600100401	1729 G AVE	WU HONG AN	Residential Single Family	\$342,300	\$342,300	\$342,300
R1094600100501	1725 G AVE	JIN HUI QUN	Residential Single Family	\$326,723	\$326,723	\$326,723
R1094600100601	1721 G AVE	BLEKER NATHANIEL & ALIYA	Residential Single Family	\$430,619	\$430,619	\$344,495

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R1094600100701	1717 G AVE	CHENG STACEY C	Residential Single Family	\$341,639	\$341,639	\$273,311
R1094600100801	1713 G AVE	URBAN INTOWNHOMES LLC	Residential Single Family	\$280,734	\$280,734	\$280,734
R1094600100901	1709 G AVE	KUPASRIMONKOL VINN ANDREW	Residential Single Family	\$370,398	\$370,398	\$370,398
R1094600101001	1705 G AVE	GOODWIN IV THOMAS A & KATHERINE C	Residential Single Family	\$433,154	\$433,154	\$433,154
R1094600101101	1701 G AVE	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600200101	1633 MILLSAP LN	FRAZIER ANDREW JEROME III & MICHELL	Residential Single Family	\$429,366	\$429,366	\$343,493
R1094600200201	1637 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$82,625	\$82,625	\$82,625
R1094600200301	1641 MILLSAP LN	ALSOBROOK MARK & KIM	Residential Single Family	\$130,315	\$130,315	\$130,315
R1094600200401	1701 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600200501	1705 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600200601	1709 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$96,267	\$96,267	\$96,267
R1094600200701	1713 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$86,181	\$86,181	\$86,181
R1094600200801	1717 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600200901	1721 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$87,073	\$87,073	\$87,073
R1094600201001	1725 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600201101	1729 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600201201	704 18TH ST	CHOI NARI	Residential Single Family	\$376,900	\$376,900	\$301,520
R1094600201301	708 18TH ST	YAN TINGTING	Residential Single Family	\$359,105	\$359,105	\$359,105
R1094600500101	1645 G AVE	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600500201	1641 G AVE	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600500301	1637 G AVE	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600500401	1633 G AVE	HAYMORE JULIA C	Residential Single Family	\$405,241	\$405,241	\$324,193
R1094600500501	720 WOLCOTT LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600500601	716 WOLCOTT LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600600101	700 WOOSTER LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600600201	704 WOOSTER LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$86,098	\$86,098	\$86,098
R1094600600301	708 WOOSTER LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$136,575	\$136,575	\$136,575
R1094600600401	712 WOOSTER LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600600501	716 WOOSTER LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600600601	720 WOOSTER LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600600701	1729 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600600801	1725 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600600901	1721 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601001	1717 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601101	1713 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601201	1709 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601301	1705 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601401	1701 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601501	1641 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601601	1637 WOFFORD LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601701	717 WOLCOTT LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601801	713 WOLCOTT LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600601901	709 WOLCOTT LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R1094600602001	705 WOLCOTT LN	HERNANDEZ KORINA & OMAR HERNANDEZ	Residential Single Family	\$216,846	\$216,846	\$216,846
R1094600602101	701 WOLCOTT LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600602201	1636 MILLSAP LN	GOTT BRANDON	Residential Single Family	\$146,004	\$146,004	\$146,004
R1094600602301	1640 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$183,487	\$183,487	\$183,487
R1094600602401	1700 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600602501	1704 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600602601	1708 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600602701	1712 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600602801	1716 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600602901	1720 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600603001	1724 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1094600603101	1728 MILLSAP LN	URBAN INTOWNHOMES LLC	Residential Single Family	\$57,456	\$57,456	\$57,456
R1101400A00101	680 EXECUTIVE DR	TRG BUSH TURNPIKE LP	Residential Single Family	\$57,456	\$57,456	\$57,456
R125300100101	3333 K AVE	NEMEH PROPERTIES LLC	Residential Multi-Family	\$54,957,000	\$54,957,000	\$54,957,000
R125400100101	2380 CENTRAL EXPY	MAY DRAGON LLC	Commercial	\$448,174	\$448,174	\$448,174
R1263001003A1	1600 CENTRAL EXPY	PRIDE HOTEL GROUP LLC	Commercial	\$1,417,327	\$1,417,327	\$1,417,327
R127300100101	2550 CENTRAL EXPY	G6 HOSPITALITY PROPERTY LLC	Commercial	\$4,032,300	\$4,032,300	\$4,032,300
R133000100101	2201 I AVE	GTE SOUTHWEST INC	Telephone Utilities	\$770,474	\$770,474	\$770,474
R134300400101	700 CENTRAL PKWY	MAHVR PLANO LLC	Commercial	\$4,850,333	\$4,850,333	\$4,850,333
R1345001001R1	1890 K AVE	KAK INVESTMENTS LP	Commercial	\$1,474,025	\$1,474,025	\$1,474,025
R136800100101	1201 14TH ST	LEGACYTEXAS BANK	Commercial	\$939,045	\$939,045	\$939,045
R139500100101	801 E PARK BLVD	RACETRAC PETROLEUM INC	Commercial	\$1,252,071	\$1,252,071	\$1,252,071
R139700100101	830 CENTRAL PKWY	830-850 CENTRAL PARKWAY LTD	Office or Hospital	\$4,017,789	\$4,017,789	\$4,017,789
R139900100101	700 E PARK BLVD	RMB BRANDYWINE PLACE LTD	Office or Hospital	\$5,182,350	\$5,182,350	\$5,182,350
R140400100101	2000 CENTRAL EXPY	MADRIGAL STEVEN D &	Office or Hospital	\$2,000,000	\$2,000,000	\$2,000,000
R143900A001A1	801 E 15TH ST	FIRST CHRISTIAN CHURCH OF PLANO	Church	\$116,896	\$116,896	\$0
R143900A001B1	1520 G AVE	FIRST CHRISTIAN CHURCH	Church	\$320,747	\$320,747	\$0
R145400A001R1	1408 O AVE	LAUTEN MANAGEMENT TRUST	Industrial	\$422,725	\$422,725	\$422,725
R145400A002R1	1408 O AVE	LAUTEN MANAGEMENT TRUST	Commercial	\$433,871	\$433,871	\$433,871
R145500000001	701 E 15TH ST	POLARIS 701E15 LLC	Office or Hospital	\$1,838,314	\$1,838,314	\$1,838,314
R150800A001R1	1300 19TH ST	PLANO ISD	ISD (Schools)	\$4,896,824	\$4,896,824	\$0
R157400010001	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$105,205	\$105,205	\$105,205
R157400010201	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$107,188	\$107,188	\$107,188
R157400010401	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$51,026	\$51,026	\$51,026
R157400010601	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$53,252	\$53,252	\$53,252
R157400010801	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$53,252	\$53,252	\$53,252
R157400011001	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$53,252	\$53,252	\$53,252
R157400011201	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$53,252	\$53,252	\$53,252
R157400011301	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$53,252	\$53,252	\$53,252
R157400011401	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$53,252	\$53,252	\$53,252
R157400011501	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$69,358	\$69,358	\$69,358
R157400011601	925 22ND ST	REPUBLIC TITLE OF TEXAS	Commercial Condominium	\$138,846	\$138,846	\$138,846
R1574000116A1	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$71,341	\$71,341	\$71,341
R1574000116A1	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$71,341	\$71,341	\$71,341

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R157400011701	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$71,825	\$71,825	\$71,825
R1574000117A1	925 22ND ST	HOWARD & SHOWALTER INVESTMENTS	Commercial Condominium	\$71,825	\$71,825	\$71,825
R157400011801	925 22ND ST	MAUCIERI RICHARD V	Commercial Condominium	\$143,517	\$143,517	\$143,517
R161200100101	1211 14TH ST	MA & SA LLC	Commercial	\$674,000	\$674,000	\$674,000
R161900100101	551 E 15TH ST	JP MORGAN CHASE BANK NATIONAL ASS	Commercial	\$1,052,311	\$1,052,311	\$1,052,311
R164600100101	2300 CENTRAL EXPY	ZANDER BUI PROPERTIES CORP	Commercial	\$1,260,000	\$1,260,000	\$1,260,000
R168200100101	2500 CENTRAL EXPY	CENTRAL2500 LLC	Commercial	\$1,100,474	\$1,100,474	\$1,100,474
R168300100101	1108-1116 DOBIE DR	JM-RB PROPERTIES LLC	Office or Hospital	\$854,578	\$854,578	\$854,578
R173000100101	555 REPUBLIC DR	555 REPUBLIC LLC	Office or Hospital	\$7,894,600	\$7,894,600	\$7,894,600
R173100100101	500 CENTRAL EXPY	PLANO ATRIUM LLC	Office or Hospital	\$15,402,100	\$15,402,100	\$15,402,100
R181300100101	2521 K AVE	PLANO SUPER BOWL INC	Commercial	\$2,490,000	\$2,490,000	\$2,490,000
R182700100101	660 CENTRAL EXPY	660 NCX SUB #2 LLC &	Office or Hospital	\$6,144,275	\$6,144,275	\$6,144,275
R182800100101	2201 K AVE	HOWARD & SHOWALTER INVESTMENTS	Office or Hospital	\$2,075,000	\$2,075,000	\$2,075,000
R183500100101	1210 E PARKER RD	LEE FAMILY LIVING TRUST THE	Commercial	\$1,350,425	\$1,350,425	\$1,350,425
R1859001001R1	2700 K AVE	MESSNER GLEN P & JOAN	Industrial	\$800,614	\$800,614	\$800,614
R1859001002R1	2701 DOBIE DR	SCHERER PROPERTIES LLC	Industrial	\$797,943	\$797,943	\$797,943
R1869001001R1	2609 DOBIE DR	BULLET TRAP INC	Industrial	\$858,171	\$858,171	\$858,171
R1869001002R1	2608 K AVE	WONG ALEXANDER & TINA	Industrial	\$862,543	\$862,543	\$862,543
R189500100101	2600 K AVE	AMERICAN FIVE TRADING CO LLC	Office or Hospital	\$1,073,822	\$1,073,822	\$1,073,822
R193000100101	621 CENTRAL PKWY	SHIV INVESTMENT LLC	Commercial	\$1,760,000	\$1,760,000	\$1,760,000
R193000100201	640 E PARK BLVD	ORIENTAL HOSPITALITY LLC	Commercial	\$3,100,000	\$3,100,000	\$3,100,000
R196300100101	1409 14TH ST	HOWSER JOE	Commercial	\$469,454	\$469,454	\$469,454
R1979001001R1	2801 ARCHERWOOD ST	2801 ARCHERWOOD INC	Industrial	\$747,338	\$747,338	\$747,338
R198300100101	900 E PARK BLVD	COLLIN COUNTY HEALTH CARE FOUNDA	Commercial	\$6,408,786	\$6,408,786	\$0
R198300100201	PARK BLVD E	COLLIN COUNTY HEALTH CARE FOUNDA	County	\$389,952	\$389,952	\$0
R198300100301	PARK BLVD E	COLLIN COUNTY HEALTH CARE FOUNDA	County	\$647,038	\$647,038	\$0
R198700100101	601 J PL	HOWARD & SHOWALTER INVESTMENTS	Industrial	\$751,370	\$751,370	\$751,370
R199000100101	2505 K AVE	PLANO CITY OF	City	\$1,256,999	\$1,256,999	\$0
R199700A00101	2708 K AVE	MAPLEWELL LTD PARTNERSHIP	Commercial	\$359,729	\$359,729	\$359,729
R199700A00111	2712 K AVE	ROYSS LLC	Commercial	\$323,652	\$323,652	\$323,652
R199700A00201	2721 DOBIE DR	2105 W DAVIS LIMITED PARTNERSHIP	Office or Hospital	\$1,085,560	\$1,085,560	\$1,085,560
R200700A00101	1007 20TH ST	HOWARD & SHOWALTER INC	Commercial	\$118,793	\$118,793	\$118,793
R203700100101	1605 G AVE	BRIDGEMAN H E	Office or Hospital	\$429,825	\$429,825	\$429,825
R204000100101	2504-2520 K AVE	KONGS INVESTMENT CO INC	Commercial	\$2,438,588	\$2,438,588	\$2,438,588
R204000100201	2548 K AVE	SHOWALTER STEPHEN A ETAL	Commercial	\$465,000	\$465,000	\$465,000
R205800100101	1513 14TH ST	HANKS YVONNE M	Office or Hospital	\$633,638	\$633,638	\$633,638
R2089001001R1	3320 K AVE	RPI HMART TOWN CENTER LTD	Commercial	\$20,979,667	\$20,979,667	\$20,979,667
R2089001002A1	3400 K AVE	GOOD TAC REMAINDER IV LLC	Commercial	\$465,000	\$465,000	\$465,000
R2089001002B1	3402 K AVE	RPI PARKER TOWNE CENTRE LTD	Commercial	\$45,379	\$45,379	\$45,379
R2089001003R1	3300 K AVE	PLS INVESTMENT PROPERTY OF TEXAS I	Commercial	\$2,625,000	\$2,625,000	\$2,625,000
R2089001004R1	3332 K AVE	FIREBRAND PROPERTIES LP	Commercial	\$1,345,000	\$1,345,000	\$1,345,000
R212400A00101	2500 K AVE	P-K PLANO II ASSOCIATES	Commercial	\$524,401	\$524,401	\$524,401
R212600A001R1	1300 E 15TH ST	FIRST BAPTIST CHURCH OF PLANO	Church	\$5,785,024	\$5,785,024	\$0

Appendix 2: Approximate 2018 Taxable Values in TIF Zone 2

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R2127001001R1	1501 H AVE	FIRST CHRISTIAN CHURCH	Church	\$1,744,542	\$1,744,542	\$0
R215200A001R1	1414 CENTRAL EXPY	WHITT GLEN D	Commercial	\$1,071,713	\$1,071,713	\$1,071,713
R215400100101	1001 20TH ST	STUCKLE LIVING TRUST	Commercial	\$81,155	\$81,155	\$81,155
R215900100101	1400 G AVE	BRIDGEFARMER BENNIE ETUX	Commercial	\$535,778	\$535,778	\$535,778
R2245001001R1	901 E 15TH ST	PLANO CITY OF	Parks	\$1,711,492	\$1,711,492	\$0
R231400100101	550 E 15TH ST	MEGOPOLIS PROPERTY MANAGEMENT LI	Office or Hospital	\$1,705,213	\$1,705,213	\$1,705,213
R237800A00101	1410 G AVE	ABA BUILDING PLANO LLC	Office or Hospital	\$431,000	\$431,000	\$431,000
R240300100101	1947 K AVE	HOWARD & SHOWALTER INVESTMENTS	Office or Hospital	\$1,350,000	\$1,350,000	\$1,350,000
R249200A001R1	3312 CENTRAL EXPY	FAIRVIEW FARM LAND CO LTD	Industrial	\$1,535,000	\$1,535,000	\$1,535,000
R249200A002R1	3404 CENTRAL EXPY	PLANO FAIRVIEW FARMS VENTURE LLC	Commercial	\$9,500,000	\$9,500,000	\$9,500,000
R249200A00301	3320 CENTRAL EXPY	SOVEREIGN JCS LLC	Commercial	\$2,300,000	\$2,300,000	\$2,300,000
R249200A00401	3420 CENTRAL EXPY	HIND AINA HAINA LLC	Commercial	\$3,150,000	\$3,150,000	\$3,150,000
R249200A00501	3316 CENTRAL EXPY	PLANO HOTEL GROUP LLC	Commercial	\$5,885,426	\$5,885,426	\$5,885,426
R249200A00601	3400 CENTRAL EXPY	PTX PROP LLC	Commercial	\$2,015,000	\$2,015,000	\$2,015,000
R249200A00701	3408 CENTRAL EXPY	SHADY OAK BARBEQUE PLANO NUMBER	Commercial	\$1,999,330	\$1,999,330	\$1,999,330
R249200A00801	3340 N CENTRAL EXPY	PLANO LODGING LLC	Commercial	\$1,572,882	\$1,572,882	\$1,572,882
R2559001001R1	1330 19TH ST	PLANO ISD	Commercial	\$11,824,576	\$11,824,576	\$0
R265200A00101	PRESIDENT GEORGE BUSH HW	BGC SH190TPS LL PLANO TX LAND ACQU	Commercial	\$38,045	\$38,045	\$38,045
R265200B001R1	1000 E PLANO PKWY	RODRIGUEZ RODRIGO & LORINA	Commercial	\$468,416	\$468,416	\$468,416
R265200B00201	K AVE	BGC SH190TPS LL PLANO TX LAND ACQU	Commercial	\$959,016	\$959,016	\$959,016
R265200B002R1	617 K AVE	DALLAS ORIENTAL EXPRESS INC	Commercial	\$892,773	\$892,773	\$892,773
R281000A00101	600 E 15TH ST	2018 METROPOLITAN EASTSIDE LTD &	Commercial	\$1,229,651	\$1,229,651	\$1,229,651
R2848001001R1	ARCHERWOOD ST	DALLAS AREA RAPID TRANSIT	Railroad	\$2,456,286	\$2,456,286	\$0
R284800100201	850 E PARKER RD	DALLAS AREA RAPID TRANSIT	Railroad	\$2,222,576	\$2,222,576	\$0
R2848002001R1	ARCHERWOOD ST	DALLAS AREA RAPID TRANSIT	Railroad	\$808,519	\$808,519	\$0
R2848002002R1	ARCHERWOOD ST	DALLAS AREA RAPID TRANSIT	Railroad	\$1,650,650	\$1,650,650	\$0
R284800300101	ARCHERWOOD ST	DALLAS AREA RAPID TRANSIT	Railroad	\$371,873	\$371,873	\$0
R285300000001	K AVE	PLANO CITY OF	Commercial	\$5,343,465	\$5,343,465	\$0
R286300100101	2517 K AVE	LYNN BETTY F - INDEP EXEC	Commercial	\$409,435	\$409,435	\$409,435
R293700100101	1912 K AVE	AMERICAN FIRST NATIONAL BANK	Office or Hospital	\$1,700,000	\$1,700,000	\$1,700,000
R336100A001R1	3300 CENTRAL EXPY	PARKER CENTRAL PLAZA LTD	Commercial	\$20,950,000	\$20,950,000	\$20,950,000
R344600100301	524 K AVE	ATTENTION UNITED RENTALS LEASE ADM	Industrial	\$2,677,126	\$2,677,126	\$2,677,126
R344600100401	K AVE	WILLIAM WAUGH HOLDINGS LLC - SERIE	Commercial	\$1,059,810	\$1,059,810	\$1,059,810
R349500A00101	K AVE	GLOBAL SIGNAL ACQUISITIONS IV LLC	Commercial	\$110,372	\$110,372	\$110,372
R349500A00111	K AVE	GIBSON JOHN W	Commercial	\$160,070	\$160,070	\$160,070
R366900A00101	500 E 15TH ST	T BREAK INC	Commercial	\$638,230	\$638,230	\$638,230
R386500100101	3309 K AVE	YANES RAMON BONILLA a/k/a RAMON YAI	Commercial	\$639,831	\$639,831	\$639,831
R3913001001R1	1300 CENTRAL EXPY	12190 VENTURA BOULEVARD ASSOCIATE	Commercial	\$1,764,013	\$1,764,013	\$1,764,013
R3913001002R1	CENTRAL EXPY	PLANO FAMILY 001 LP	Commercial	\$1,135,960	\$1,135,960	\$1,135,960
R403500A00101	704 CENTRAL PKWY	HAGGARD ENTERPRISES LIMITED	Industrial	\$3,530,103	\$3,530,103	\$3,530,103
R404100A00101	2600 CENTRAL EXPY	LOGAN PLANO ASSOCIATES LP	Commercial	\$3,991,000	\$3,991,000	\$3,991,000
R404100A00201	CENTRAL EXPY	SANTA ROSITA GROUP LLC	Native Pasture	\$1,736,128	\$1,736,128	\$807
R404100A003R1	2704 CENTRAL EXPY	SANTA ROSITA GROUP LLC	Commercial	\$5,900,000	\$5,900,000	\$5,900,000

Appendix 2: Approximate 2018 Taxable Values in TIF Zone 2

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R404100A004R1	2712 CENTRAL EXPY	SANTA ROSITA GROUP LLC	Commercial	\$3,749,667	\$3,749,667	\$3,749,667
R404100A00501	2740 CENTRAL EXPWY	IN-N-OUT BURGERS	Commercial	\$1,890,000	\$1,890,000	\$1,890,000
R404100A00601	CENTRAL EXPY/OZARK DR	SANTA ROSITA GROUP LLC	Native Pasture	\$813,701	\$813,701	\$345,597
R404100A00701	EXCHANGE PKWY	SERIES F - SANTA ROSITA GROUP LLC	Native Pasture	\$1,489,752	\$1,489,752	\$462
R420900A001R1	2200 K AVE	PUBLIC STORAGE PICKUP & DELIVERY LF	Industrial	\$15,434,185	\$15,434,185	\$15,434,185
R431200A00101	2800 CENTRAL EXPY	SANTA ROSITA GROUP LLC	Commercial	\$4,499,523	\$4,499,523	\$4,499,523
R431200A00201	CENTRAL EXPY	SANTA ROSITA GROUP LLC	Native Pasture	\$1,052,238	\$1,052,238	\$356
R431300100101	617 E 15TH ST	ROYSS LLC	Commercial	\$357,840	\$357,840	\$357,840
R431300100201	605 E 15TH ST	MCDONALD'S USA LLC	Commercial	\$1,787,906	\$1,787,906	\$1,787,906
R431300100211	SITE ADDRESS NOT ASSIGNED	ARCHLAND PROPERTY II LP	Commercial	\$50,224	\$50,224	\$50,224
R431900B002A1	1502 14TH ST	RODRIGUEZ FERNANDO REY JR &	Office or Hospital	\$636,813	\$636,813	\$636,813
R4520001002R1	540 K AVE	COPPLE FAMIL TRUST THE &	Commercial	\$1,164,827	\$1,164,827	\$1,164,827
R457200A005R1	3800 CENTRAL EXPY	COSTCO WHOLESale CORP	Commercial	\$12,571,344	\$12,571,344	\$12,571,344
R469700100101	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$376,576	\$376,576	\$0
R469700100201	16TH ST	DALLAS AREA RAPID TRANSIT	Railroad	\$164,134	\$164,134	\$0
R469800A00101	1013 15TH PL	PLANO CITY OF	Residential Multi-Family	\$1,626,975	\$1,626,975	\$0
R469800B00101	1013 15TH PL	PLANO CITY OF	Residential Multi-Family	\$1,437,475	\$1,437,475	\$0
R487500100101	1611 K AVE	LITTLE CARLISLE HOUSE LLC	Commercial	\$497,988	\$497,988	\$497,988
R5029001001R1	920 14TH ST	SHILOH MISSIONARY BAPTIST CHURCH C	Church	\$2,642,854	\$2,642,854	\$0
R604500001601	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$22,200	\$22,200	\$0
R607300000301	1802/1850 K AVE	DALROCK MANAGEMENT INC	Commercial	\$3,817,783	\$3,817,783	\$3,817,783
R607300000401	1804 K AVE	STOWSAN LP	Commercial	\$1,006,300	\$1,006,300	\$1,006,300
R607300000501	1800 K AVE	DFW DISTRIBUTORS PETROLEUM	Commercial	\$475,000	\$475,000	\$475,000
R607300004101	1201 19TH ST	IFEZUE DELORES	Office or Hospital	\$129,976	\$129,976	\$129,976
R607300006301	1608 14TH ST	MAYLAR PROPERTIES INC & MAYLAR GP	Commercial	\$217,667	\$217,667	\$217,667
R607300006801	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$51,300	\$51,300	\$0
R608000000801	2301 K AVE	BEAL TRUST THE	Residential Multi-Family	\$919,043	\$919,043	\$919,043
R608000002201	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$68,400	\$68,400	\$0
R608000003201	SITE ADDRESS NOT ASSIGNED	PLANO CITY OF	City	\$338	\$338	\$0
R621300001101	1330 CENTRAL EXPY	BLOOM JACK & LANEILL FAMILY TRUST	Commercial	\$299,236	\$299,236	\$299,236
R621300001201	1320 CENTRAL EXPY	JETPURI MOHAMMED I & FARIDA YASMIN	Commercial	\$831,649	\$831,649	\$831,649
R621300006501	508 14TH ST	PAESANO'S RESTAURANT INC	Commercial	\$342,897	\$342,897	\$342,897
R621300006601	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$139,485	\$139,485	\$0
R621300007701	SITE ADDRESS NOT ASSIGNED	PLANO CITY OF	Commercial	\$1,156,940	\$1,156,940	\$0
R621600000401	621 J PL	PAIP LLC	Industrial	\$394,425	\$394,425	\$394,425
R621600000601	541 J PL	MARTIN JAN	Industrial	\$308,864	\$308,864	\$308,864
R621600000701	541 J PL	MARTIN JAN	Industrial	\$231,645	\$231,645	\$231,645
R621600000801	533 J PL	BAILEY MARSHALL	Commercial	\$215,622	\$215,622	\$215,622
R621600000901	521/625 J PL	LAKE BARBARA A & R.R. LUCAS	Industrial	\$965,213	\$965,213	\$965,213
R621600001101	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$46,761	\$46,761	\$0
R621600002401	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$97,350	\$97,350	\$0
R621600003801	SITE ADDRESS NOT ASSIGNED	STATE OF TEXAS	State	\$86,850	\$86,850	\$0
R621600004101	PLANO PKWY E	ONALP LP	Undeveloped	\$336,196	\$336,196	\$336,196

**Appendix 2:
Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R673800203701	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$106,500	\$106,500	\$0
R693800002301	SITE ADDRESS NOT ASSIGNED	DALLAS AREA RAPID TRANSIT	Railroad	\$7,100	\$7,100	\$0
R8001001001R1	1900 K AVE	O'REILLY AUTO ENTERPRISES LLC	Commercial	\$810,000	\$810,000	\$810,000
R819500100101	SITE ADDRESS NOT ASSIGNED	PLANO CITY OF	City	\$830,911	\$830,911	\$0
R819500100111	SITE ADDRESS NOT ASSIGNED	TEXAS INTOWNHOMES LLC	Commercial	\$119,725	\$119,725	\$119,725
R8195002001R1	629 14TH ST	PLANO CITY OF	Commercial	\$22,119,520	\$22,119,520	\$0
R8310010002R1	1422-1426 K AVE	LAS BRISAS PROPERTIES INC	Commercial	\$1,605,507	\$1,605,507	\$1,605,507
R831900A00101	700 E PLANO PKWY	ONALP LP	Commercial	\$14,996,571	\$14,996,571	\$14,996,571
R840900A00101	1404 VONTRESS ST	G&I VIII EASTSIDE VILLAGE LP	Residential Multi-Family	\$5,424,210	\$5,424,210	\$5,424,210
R840900B00101	1404 VONTRESS ST	G&I VIII EASTSIDE VILLAGE LP	Residential Multi-Family	\$28,715,367	\$28,715,367	\$28,715,367
R853300A00101	1001 18TH ST	TVG HOLDINGS LLC	Commercial	\$1,047,120	\$1,047,120	\$1,047,120
R855700A00101	1448 CLARINET LN	MAT'S FLATS LLC- SERIES 1448 CLARINET	Residential Townhomes	\$271,262	\$271,262	\$271,262
R855700A00201	1444 CLARINET LN	THIBODEAUX MARY ANN	Residential Townhomes	\$272,681	\$270,409	\$215,873
R855700A00301	1440 CLARINET LN	GILES JACK A	Residential Townhomes	\$303,997	\$298,812	\$238,013
R855700A00401	1436 CLARINET LN	TU KEYIN	Residential Townhomes	\$296,306	\$296,306	\$296,306
R855700A00501	1432 CLARINET LN	PRINCE EDWARD J & HELENE M	Residential Townhomes	\$291,796	\$287,725	\$229,366
R855700A00601	1428 CLARINET LN	WRIGHT LIVING TRUST	Residential Townhomes	\$296,945	\$291,489	\$232,100
R855700A00701	SITE ADDRESS NOT ASSIGNED	15TH STREET VILLAGE LP	Open Space/Common Area	\$1,000	\$1,000	\$1,000
R855700A00801	1424 CLARINET LN	CULP DONALD W	Residential Townhomes	\$296,945	\$296,945	\$296,945
R855700A00901	1420 CLARINET LN	STEHLING MARK J & DEBORAH J	Residential Townhomes	\$291,796	\$287,725	\$229,366
R855700A01001	1416 CLARINET LN	THOMPSON DONNA M & MARY L	Residential Townhomes	\$296,306	\$296,306	\$296,306
R855700A01101	1412 CLARINET LN	CHU PHILLIP	Residential Townhomes	\$278,000	\$278,000	\$278,000
R855700A01201	1408 CLARINET LN	WARNER JAMES SCOTT	Residential Townhomes	\$296,306	\$296,306	\$237,045
R855700A01301	1404 CLARINET LN	LEONARD DAN E JR & LISA K	Residential Townhomes	\$296,945	\$296,945	\$296,945
R855700A01401	1400 CLARINET LN	ROBERG DORIS JEAN	Residential Townhomes	\$299,438	\$299,438	\$299,438
R855700B00101	1425 CLARINET LN	CALANNI DANIEL J &	Residential Townhomes	\$271,000	\$271,000	\$216,800
R855700B00201	1421 CLARINET LN	BRILEY FAMILY LIVING TRUST	Residential Townhomes	\$283,452	\$281,021	\$224,331
R855700B00301	1417 CLARINET LN	HOUGH NANCY K &	Residential Townhomes	\$291,364	\$288,658	\$230,385
R855700B00401	1413 CLARINET LN	SCB INVESTMENTS INC	Residential Townhomes	\$292,451	\$292,451	\$292,451
R855700B00501	1409 CLARINET LN	DOUTHIT PRISCILLA A	Residential Townhomes	\$292,451	\$289,684	\$231,194
R855700B00601	1405 CLARINET LN	BUWALDA ROBERT D	Residential Townhomes	\$292,451	\$289,684	\$231,194
R855700B00701	1401 CLARINET LN	BALOS MEHMET N & NAZAN N SOZER	Residential Townhomes	\$292,451	\$289,684	\$231,194
R891000A00001	SITE ADDRESS NOT ASSIGNED	UMT 15TH STREET LP	Residential Single Family	\$22,041	\$22,041	\$22,041
R891000A00201	G AVE	TEXAS INTOWNHOMES LLC	Residential Single Family	\$148,799	\$148,799	\$148,799
R891000A003R1	806 E 15TH ST	TEXAS INTOWNHOMES LLC	Commercial	\$365,686	\$365,686	\$365,686
R893000010101	800 E 15TH ST	MCWILLIAMS MARK	Residential Condos	\$252,069	\$235,901	\$185,487
R893000010201	800 E 15TH ST	N B REAL ESTATE MANAGEMENT LLC	Residential Condos	\$222,603	\$222,603	\$222,603
R893000010301	800 E 15TH ST	MAT'S FLATS LLC- SERIES 800 E 15TH STI	Residential Condos	\$224,620	\$224,620	\$224,620
R893000010401	800 E 15TH ST	HAKIM ALTAF U	Residential Condos	\$224,620	\$224,620	\$224,620
R893000010501	800 E 15TH ST	HOTCHKISS MARTHA CATHERINE CUNLIF	Residential Condos	\$214,347	\$214,347	\$214,347
R893000010601	800 E 15TH ST	WARNER JAMES S	Residential Condos	\$243,000	\$243,000	\$243,000
R893000010701	800 E 15TH ST	WARNER JAMES	Residential Condos	\$236,000	\$236,000	\$236,000
R893000010801	800 E 15TH ST	ZAHN JOERG	Residential Condos	\$214,779	\$203,594	\$160,638

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Approximate 2018 Taxable Values in TIF Zone 2**

(a) CCAD Tax ID	(b) Site Address	(c) Owner	(d) Land Use Category	(e) Appraised	(f) Assessed	(g) Taxable
R893000010901	800 E 15TH ST	TOAD ENTERPRISES INC	Residential Condos	\$199,658	\$199,658	\$199,658
R893000011001	800 E 15TH ST	BRASHEAR EDWARD G JR &	Residential Condos	\$256,136	\$241,644	\$190,417
R893000011101	800 E 15TH ST	WARNER JAMES S	Residential Condos	\$236,000	\$236,000	\$236,000
R893000020101	800 E 15TH ST	CHEUNG BONNIE SHUI-HA & FAI KWONG	Residential Condos	\$239,000	\$239,000	\$239,000
R893000020201	800 E 15TH ST	BOGGS JULIETTE &	Residential Condos	\$222,603	\$222,603	\$222,603
R893000020301	800 E 15TH ST	CARLSON STEPHEN D	Residential Condos	\$224,620	\$224,620	\$224,620
R893000020401	800 E 15TH ST	PRUNOIU MIHAITA CRISTIAN & MIHAELA	Residential Condos	\$224,620	\$224,620	\$224,620
R893000020501	800 E 15TH ST	GLOSUP VIVIAN SUE	Residential Condos	\$214,347	\$202,873	\$160,004
R893000020601	800 E 15TH ST	RAMSEY WILLIAM H JR & BARBARA	Residential Condos	\$256,626	\$237,339	\$186,014
R893000020701	800 E 15TH ST	GILES JACK A	Residential Condos	\$244,423	\$244,423	\$244,423
R893000020801	800 E 15TH ST	SAPP JANET E	Residential Condos	\$214,779	\$214,779	\$214,779
R893000020901	800 E 15TH ST	SCHIELE GENEVIEVE R &	Residential Condos	\$199,658	\$199,658	\$199,658
R893000021001	800 E 15TH ST	WHITE PAUL JEFFERY &	Residential Condos	\$256,136	\$241,644	\$190,417
R893000021101	800 E 15TH ST	MUNDY GAVIN R	Residential Condos	\$249,512	\$236,268	\$186,366
R893000030101	800 E 15TH ST	LENSING GREG &	Residential Condos	\$252,069	\$252,069	\$252,069
R893000030201	800 E 15TH ST	TAPP COLTON &	Residential Condos	\$222,603	\$222,603	\$222,603
R893000030301	800 E 15TH ST	HEINE JASON R	Residential Condos	\$224,604	\$212,618	\$167,697
R893000030401	800 E 15TH ST	SKIPPER TODD L	Residential Condos	\$224,604	\$224,604	\$224,604
R893000030501	800 E 15TH ST	INGMIRE TERRY L	Residential Condos	\$266,924	\$261,071	\$207,686
R893000030601	800 E 15TH ST	WRIGHT CHARLES T	Residential Condos	\$331,215	\$302,803	\$236,560
R893000030701	800 E 15TH ST	DONALD DAVID &	Residential Condos	\$214,779	\$214,779	\$214,779
R893000030801	800 E 15TH ST	COLTELLARO PAMELA A	Residential Condos	\$266,924	\$266,924	\$213,539
R893000030901	800 E 15TH ST	DAVIDSON JOHN R & GLENDA W	Residential Condos	\$330,740	\$283,840	\$217,692
R905800A001R1	1928 K AVE	PIONEER PLACE SENIOR HOUSING INC	Residential Multi-Family	\$5,042,757	\$5,042,757	\$0
R905800A002R1	1932 K AVE	PIONEER PLACE SENIOR HOUSING INC	Residential Multi-Family	\$5,258,329	\$5,258,329	\$0
R905800A00301	K AVE	PIONEER PLACE SENIOR HOUSING INC & Commercial		\$711,596	\$711,596	\$711,596
Subtotal for other properties in TIF Zone 2				\$731,985,285	\$731,652,775	\$609,052,720
556 accounts						

2018 total for TIF Zone 2: \$864,659,510 \$864,038,499 \$736,240,712
788 accounts