

City of Plano – December 2019 – Ordinances and Resolutions

Resolution No. 2019-12-1(R): To direct the preparation of a proposed assessment roll for the Downtown Plano Public Improvement District, authorizing the City Manager to publish required notice of a public hearing to consider the levying of the proposed assessments on owners of real property within the Downtown Plano Public Improvement District, and establishing an effective date.

Resolution No. 2019-12-2(R): To designate the City of Plano to transact business with TexasTERM Pool/TexasDAILY Pool/TexasTERM CP Pool, Texas CLASS Pool and Texas FIT Pool, public funds investment pools; and providing an effective date.

Resolution No. 2019-12-3(R): To approve the Investment Portfolio Summary for the quarter ended September 30, 2019 and providing an effective date.

Resolution No. 2019-12-4(R): To review and approve the City's official Public Funds Investment Policy, and providing an effective date.

Resolution No. 2019-12-5(R): To repeal Resolution No. 2017-1-1(R) and designate a certain area within the City of Plano as Neighborhood Empowerment Zone No. 1; establishing the boundaries of such zone; providing for waiving of certain development and building fees; and providing an effective date.

Resolution No. 2019-12-6(R): To authorize the expansion of the Downtown Plano Public Improvement District through petition as provided by the Texas Local Government Code; partially repealing Resolution No. 2017-11-3(R); authorizing the City Manager to publish required public notice of the District's authorization, and establishing an effective date.

Resolution No. 2019-12-7(R): To approve Dallas Area Rapid Transit ("DART") Resolution No. 190138 for the acquisition of the following parcels of land in the City of Plano, Texas for the purpose of construction, improvement, and operation of DART's Silver Line Regional Rail Project and other public improvements and projects related hereto Line Regional Rail Project and other public improvements and projects related hereto – Parcels CB3-026 and CB3-027 at 1202 K Avenue; and providing an effective date.

Ordinance No. 2019-12-8: To adopt and enact Supplement Number 130 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. 2019-12-9: To transfer the sum of \$32,727 from the Convention & Tourism Fund Unappropriated fund balance to the Convention & Tourism Operating Appropriation for fiscal year 2019-20 for the purpose of providing funding for emergency repairs for storm damage to Young and Rowlett Creek Cemeteries, heritage sites within the City of Plano, amending the Budget of the City adopted by Ordinance No. 2019-9-7, specifically Section 1, Item "H", to reflect the actions taken herein; declaring this action to be a case of public necessity; and providing an effective date.

Ordinance No. 2019-12-10: To determine the public use, need and necessity for the acquisition of the easement properties as described in the attached Exhibit “A” located generally at the intersections of Legacy Drive and Independence Parkway, Legacy Drive and Custer Road, and Legacy Drive and K Avenue in the City of Plano, Collin County, Texas; for the purpose of the construction, reconstruction and maintenance of roadways and related public improvements for the Legacy Drive Corridor Improvements project; authorizing the City Manager and the City Attorney, or their respective designees, to acquire the property including making initial and bona fide offers, and authorizing the City Attorney to file proceedings in eminent domain to condemn the needed real property for public use, if necessary, and providing an effective date.

Resolution No. 2019-12-11(R): To call for a public hearing on the creation of the Collin Creek East Public Improvement District to be located within the corporate limits of the City of Plano; and providing an effective date.

RESOLUTION NO. 2019-12-1(R)

A Resolution of the City of Plano, Texas, directing the preparation of a proposed assessment roll for the Downtown Plano Public Improvement District, authorizing the City Manager or his designee to publish required notice of a public hearing to consider the levying of the proposed assessments on owners of real property within the Downtown Plano Public Improvement District, 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, the City Council approved Resolution No. 2017-11-2(R) authorizing the renewal of the Downtown Plano Public Improvement District; and

WHEREAS, the Act requires the preparation of a proposed assessment roll that states the assessment against each parcel of land within the district, as determined by the method of assessment chosen by the City of Plano; and

WHEREAS, the Act further requires the City Council to hold a public hearing, notice of which must be provided in written form to all property owners and published in a newspaper of general circulation in the city, before levying any assessment;

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

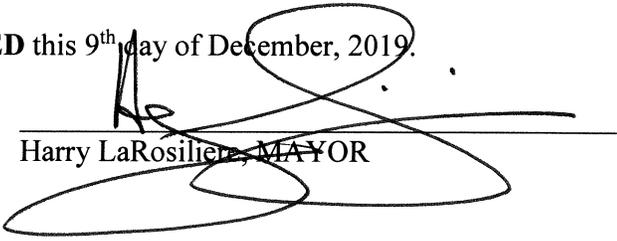
Section I. The City Council hereby directs the City Manager or his designee to prepare a proposed assessment roll for the District, stating the assessment against each parcel of land in the District, as determined by the method of assessment chosen by the City, and to file the proposed assessment roll with the City Secretary. The proposed assessment roll shall be available for public inspection in accordance with the Act.

Section II. The City Manager or his designee is hereby directed to schedule a public hearing to consider public testimony concerning the proposed assessment roll and to provide notice of the City Council’s intention to consider the proposed assessment roll at the public hearing as prescribed in the Act.

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

RESOLUTION NO. 2019-12-1(R)

DULY PASSED AND APPROVED this 9th day of December, 2019.



Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

RESOLUTION NO. 2019-12-2(R)

A Resolution of the City of Plano, Texas, designating the City of Plano to transact business with TexasTERM Pool/TexasDAILY Pool/TexasTERM CP Pool, Texas CLASS Pool and Texas FIT Pool, public funds investment pools; and providing an effective date.

WHEREAS, the Public Funds Investment Act (the "Act") provides for the creation of public funds investment pools to which any local government or state agency of the State of Texas may delegate, by contract, the authority to hold legal title as custodian and to make investments purchased with local funds; and

WHEREAS, TexasTERM Pool/TexasDAILY Pool/TexasTERM CP Pool, Texas CLASS Pool, and the U.S. Fixed Income Trust ("US FIT") and its Texas public funds investment pools ("Texas FIT" or "TX-FIT") were created under the Act to meet the investment objectives of preservation and safety of principal, liquidity, and yield consistent with the Act (the "investment objective"); and

WHEREAS, the City of Plano, TX ("Participant") is a local government or state agency of the State of Texas, is permitted to invest local funds under the Act, and has determined that investing in TexasTERM Pool/TexasDAILY Pool/TexasTERM CP Pool, Texas CLASS Pool and Texas FIT Pool is in the Participant's best interest; and

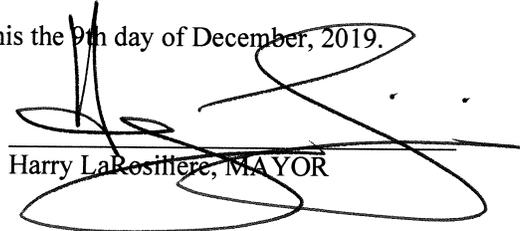
WHEREAS, Participant is a local government of the State of Texas which has delegated to TexasTERM /TexasDAILY /TexasTERM CP, Texas CLASS and Texas FIT public funds investment pool, the authority to invest funds and to act as custodian of investments purchased with local investment funds.

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

Section I. The individuals who are named in the City Of Plano's investment policy as Investment Officers are Authorized Representatives and will have primary responsibility for performing transactions and receiving confirmations and monthly statements.

Section II. This Resolution shall become effective immediately upon its passage and shall continue in full force and effect until amended or revoked by the Participant and the Pools receive a copy of any such amendment or revocation.

DULY PASSED AND APPROVED this the 9th day of December, 2019.


Harry LaRosiere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY

RESOLUTION NO. 2019-12-3(R)

A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ended September 30, 2019 and providing an effective date.

WHEREAS, the City Council has been presented the City of Plano's Investment Portfolio Summary for the quarter ended September 30, 2019, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Investment Portfolio Summary"); and

WHEREAS, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

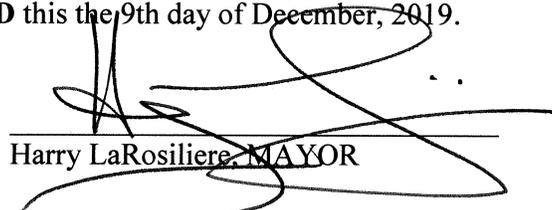
WHEREAS, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

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

Section I. The City of Plano's Investment Portfolio Summary for the quarter ended September 30, 2019, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

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

DULY PASSED AND APPROVED this the 9th day of December, 2019.

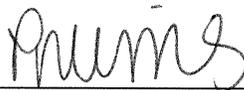

Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

City of Plano
INVESTMENT PORTFOLIO SUMMARY
For the Quarter Ended
September 30, 2019

The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and strategies.



City Manager



Director of Finance



Treasurer



Treasury Analyst

Release Date: October 30, 2019

Information received since the Federal Open Market Committee met in September indicates that the labor market remains strong and that economic activity has been rising at a moderate rate. Job gains have been solid, on average, in recent months, and the unemployment rate has remained low. Although household spending has been rising at a strong pace, business fixed investment and exports remain weak. On a 12-month basis, overall inflation and inflation for items other than food and energy are running below 2 percent. Market-based measures of inflation compensation remain low; survey-based measures of longer-term inflation expectations are little changed. Consistent with its statutory mandate, the Committee seeks to foster maximum employment and price stability. In light of the implications of global developments for the economic outlook as well as muted inflation pressures, the Committee decided to lower the target range for the federal funds rate to 1-1/2 to 1-3/4 percent. This action supports the Committee's view that sustained expansion of economic activity, strong labor market conditions, and inflation near the Committee's symmetric 2 percent objective are the most likely outcomes, but uncertainties about this outlook remain. The Committee will continue to monitor the implications of incoming information for the economic outlook as it assesses the appropriate path of the target range for the federal funds rate. In determining the timing and size of future adjustments to the target range for the federal funds rate, the Committee will assess realized and expected economic conditions relative to its maximum employment objective and its symmetric 2 percent inflation objective. This assessment will take into account a wide range of information, including measures of labor market conditions, indicators of inflation pressures and inflation expectations, and readings on financial and international developments. Voting for the monetary policy action were Jerome H. Powell, Chair; John C. Williams, Vice Chair; Michelle W. Bowman; Lael Brainard; James Bullard; Richard H. Clarida; Charles L. Evans; and Randal K. Quarles. Voting against this action were: Esther L. George and Eric S. Rosengren, who preferred at this meeting to maintain the target range at 1-3/4 percent to 2 percent.

Asset Type	September 30, 2019		June 30, 2019	
	End Book Value	End Market Value	End Book Value	End Market Value
Pools/NOW Accounts	44,468,945.57	44,468,945.57	112,432,545.43	112,432,545.43
Certificates of Deposit/Fixed Term	131,564,916.56	131,564,916.56	131,191,800.81	131,191,800.81
AID Bonds	14,580,298.41	14,895,839.14	14,680,634.82	14,858,142.00
FFCB Bonds	30,432,142.87	31,834,040.68	50,390,166.32	51,628,156.00
FHLB	32,054,226.57	33,488,484.95	32,057,927.49	33,398,083.00
FNMA Bonds	29,999,915.72	29,898,791.30	42,000,145.53	41,822,898.00
TVA Bonds	10,263,722.63	10,281,511.40	10,311,862.47	10,317,430.00
Municipal Bonds	281,445,166.20	283,578,395.60	249,100,922.31	250,795,523.65
Totals	574,809,334.53	580,010,925.20	642,166,005.18	646,444,578.89

Quarter Average Yields*:	
Plano Portfolio Yield	2.25%
Six Month Treasury Yield	1.97%
Two Year Treasury Yield	1.69%
TexasDaily Investment Pool Yield	2.25%

Rolling Twelve Month Average Yields*:	
Plano Portfolio Yield	2.21%
Six Month Treasury Yield	2.33%
Two Year Treasury Yield	2.27%
TexasDaily Investment Pool Yield	2.32%

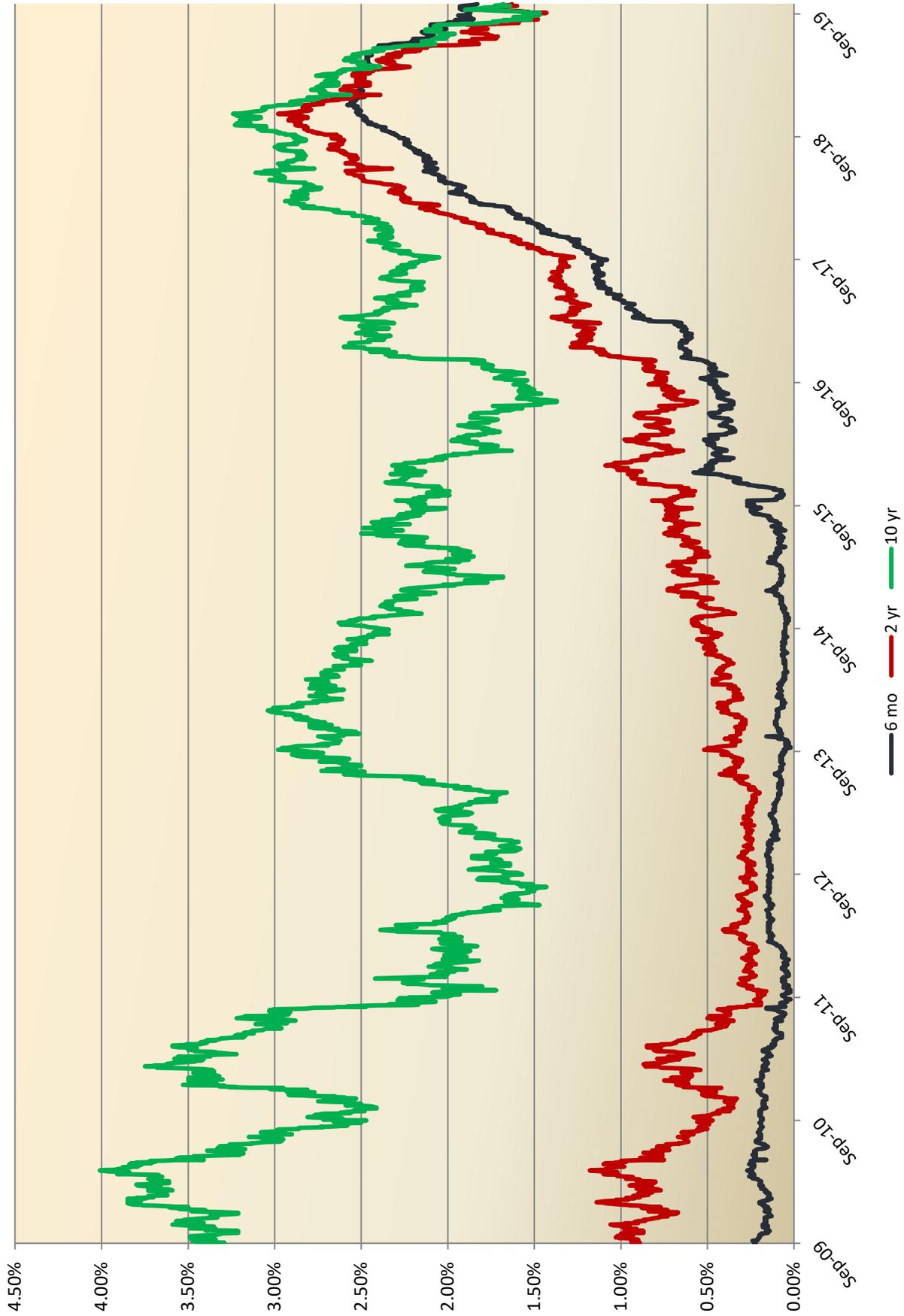
Quarter Investment Earnings:** \$4,689,981

Fiscal Year to Date Investment Earnings:** \$23,893,575

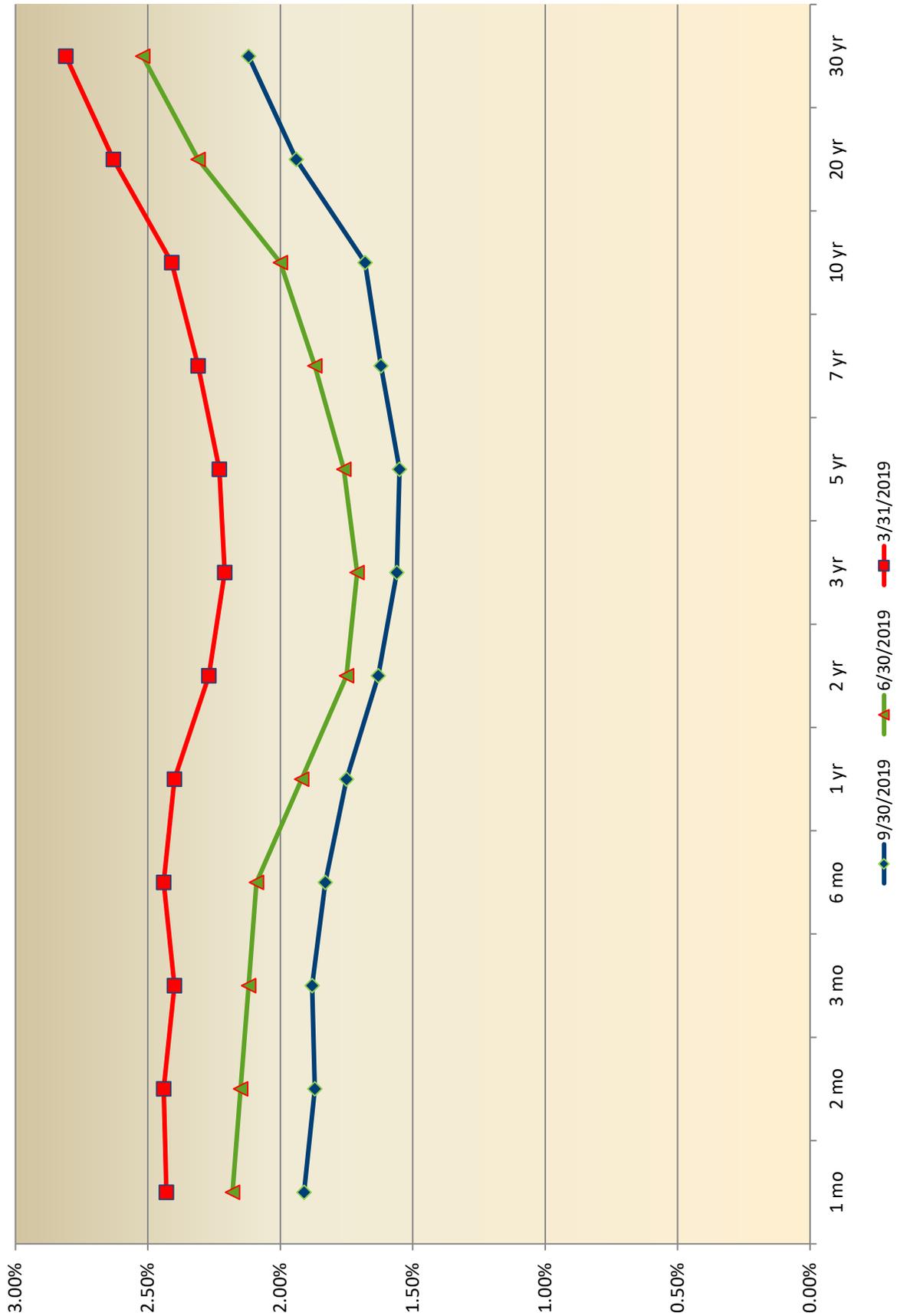
* Simple average calculation using respective month end yields; does not reflect a total return analysis or account for fees.

** Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.

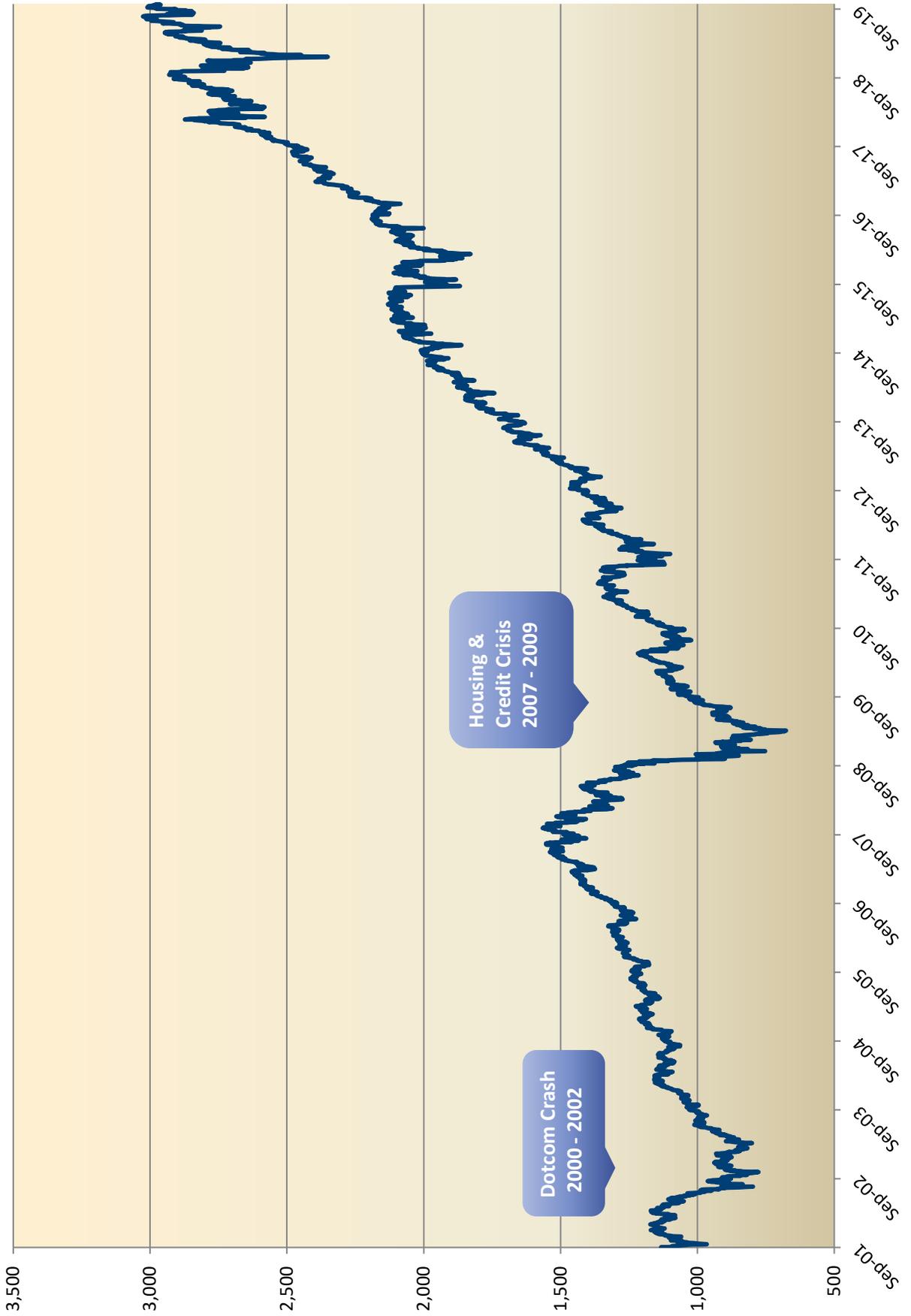
US Treasury Historical Yields



Treasury Yield Curves



S & P 500



By Sector

Detail of Security Holdings
September 30, 2019

Security Description	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Capital One NOW Account	2.15% 10/01/2019	09/30/2019	09/30/2019	18,843,252.39	18,843,252.39	18,843,252.39	100.00	18,843,252.39	0.03	2.15%	-
Legacy NOW Account	2.30% 10/01/2019	09/30/2019	09/30/2019	18,283,470.44	18,283,470.44	18,283,470.44	100.00	18,283,470.44	0.03	2.30%	-
Texas Daily	2.15% 10/01/2019	09/30/2019	09/30/2019	97,784.70	97,784.70	97,784.70	100.00	97,784.70	0.03	2.15%	-
Texas Class	2.20% 10/01/2019	09/30/2019	09/30/2019	7,244,438.04	7,244,438.04	7,244,438.04	100.00	7,244,438.04	0.03	2.20%	-
Texas TERM	2.16% 04/03/2020	07/10/2019	07/10/2019	15,000,000.00	15,000,000.00	15,000,000.00	100.00	15,000,000.00	0.03	2.16%	-
Certificate of Deposit	2.60% 01/06/2020	06/05/2019	06/05/2019	10,347,906.08	10,347,906.08	10,347,906.08	100.00	10,347,906.08	3.21	2.60%	86,242.00
Certificate of Deposit	2.67% 01/13/2020	08/22/2019	08/22/2019	5,389,311.03	5,389,311.03	5,389,311.03	100.00	5,389,311.03	3.44	2.67%	102,500.27
Certificate of Deposit	2.65% 01/15/2020	01/15/2019	01/15/2019	5,000,000.00	5,000,000.00	5,000,000.00	100.00	5,000,000.00	3.51	2.65%	93,657.53
Certificate of Deposit	2.65% 01/23/2020	01/23/2019	01/23/2019	5,000,000.00	5,000,000.00	5,000,000.00	100.00	5,000,000.00	3.77	2.65%	90,753.42
Certificate of Deposit	2.65% 01/30/2020	01/30/2019	01/30/2019	10,660,413.02	10,660,413.02	10,660,413.02	100.00	10,660,413.02	4.00	2.65%	188,075.97
Certificate of Deposit	1.88% 08/24/2020	08/22/2019	08/22/2019	15,000,000.00	15,000,000.00	15,000,000.00	100.00	15,000,000.00	10.79	1.88%	30,131.51
Certificate of Deposit	2.70% 03/07/2021	03/07/2019	03/07/2019	10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	17.18	2.70%	153,123.29
Certificate of Deposit	1.58% 04/22/2021	06/11/2019	06/11/2019	10,171,345.29	10,171,345.29	10,171,345.29	100.00	10,171,345.29	18.69	1.58%	17,280.14
Certificate of Deposit	2.37% 06/11/2021	06/11/2019	06/11/2019	15,000,000.00	15,000,000.00	15,000,000.00	100.00	15,000,000.00	20.33	2.37%	108,110.96
Certificate of Deposit	2.75% 03/10/2022	03/10/2019	03/10/2019	4,811,061.78	4,811,061.78	4,811,061.78	100.00	4,811,061.78	29.25	2.75%	73,945.36
Certificate of Deposit	2.04% 06/10/2022	06/11/2019	06/11/2019	9,844,071.56	9,844,071.56	9,844,071.56	100.00	9,844,071.56	32.26	2.04%	61,071.00
Certificate of Deposit	1.98% 07/31/2022	07/31/2019	07/31/2019	15,340,807.80	15,340,807.80	15,340,807.80	100.00	15,340,807.80	33.93	1.98%	50,763.36
Certificate of Deposit	5.50% 09/18/2023	04/01/2019	04/01/2019	13,000,000.00	14,778,790.00	14,580,298.41	114.58	14,895,839.14	47.51	2.26%	23,833.33
AID	AAA/AA+	AAA/AA+	AAA/AA+	3,000,000.00	3,000,000.00	3,000,000.00	100.00	3,000,000.00	0.03	2.50%	64,638.89
FFCB	AAA/AA+	AAA/AA+	AAA/AA+	505,000.00	505,000.00	505,000.00	99.99	504,924.25	0.49	1.62%	3,756.57
FFCB	AAA/AA+	AAA/AA+	AAA/AA+	18,000,000.00	17,263,481.01	17,428,373.32	101.68	18,302,887.98	40.92	3.12%	30,740.00
FHLB	AAA/AA+	AAA/AA+	AAA/AA+	19,000,000.00	19,000,000.00	19,000,000.00	104.00	19,759,849.90	34.79	3.02%	54,102.50
FHLB	AAA/AA+	AAA/AA+	AAA/AA+	13,000,000.00	13,068,708.44	13,054,226.57	105.60	13,728,635.05	44.20	3.13%	130,270.83
FNMA	AAA/AA+	AAA/AA+	AAA/AA+	10,000,000.00	10,018,000.00	10,003,206.33	99.81	9,981,353.90	8.49	1.53%	46,083.33
FNMA	AAA/AA+	AAA/AA+	AAA/AA+	20,000,000.00	19,985,800.00	19,996,709.39	99.59	19,917,437.40	10.92	1.42%	24,888.89
TVA	AAA/AA+	AAA/AA+	AAA/AA+	10,000,000.00	10,763,958.40	10,263,722.63	102.82	10,281,511.40	16.52	1.88%	48,437.50
Municipal Bond	2.60% 10/01/2019	04/04/2019	04/04/2019	5,000,000.00	5,002,400.00	5,000,013.33	100.00	5,000,000.00	0.03	2.50%	64,638.89
Municipal Bond	1.62% 10/15/2019	10/12/2017	10/12/2017	505,000.00	505,000.00	505,000.00	99.99	504,924.25	0.49	1.62%	3,756.57
Municipal Bond	4.95% 02/01/2020	09/06/2017	09/06/2017	5,393,200.00	5,393,200.00	5,055,531.66	100.95	5,047,650.00	4.07	1.60%	40,562.50
Municipal Bond	3.00% 02/15/2020	02/19/2016	02/19/2016	12,025,000.00	12,724,133.50	12,091,218.55	100.40	12,073,220.25	4.52	1.49%	45,093.75
Municipal Bond	2.18% 03/15/2020	04/03/2019	04/03/2019	9,515,000.00	9,490,927.05	9,503,414.46	100.14	9,527,845.25	5.48	2.45%	8,642.79
Municipal Bond	3.00% 04/01/2020	10/25/2017	10/25/2017	1,930,000.00	1,990,466.30	1,942,515.08	100.61	1,941,850.20	6.03	1.68%	28,789.17
Municipal Bond	2.78% 04/01/2020	10/10/2018	10/10/2018	365,000.00	362,664.00	364,202.55	100.34	366,233.70	6.03	3.23%	5,048.94
Municipal Bond	2.78% 04/15/2020	02/19/2017	02/19/2017	1,100,000.00	1,102,266.00	1,101,065.72	100.50	1,105,500.00	6.49	2.60%	14,036.00
Municipal Bond	1.90% 05/15/2020	08/14/2017	08/14/2017	5,000,000.00	5,033,700.00	5,007,645.37	99.97	4,998,700.00	7.48	1.65%	35,662.50
Municipal Bond	2.28% 06/01/2020	01/27/2016	01/27/2016	1,725,000.00	1,760,517.75	1,730,483.21	100.19	1,728,225.75	8.03	1.78%	12,972.24
Municipal Bond	1.38% 06/01/2020	07/12/2016	07/12/2016	3,215,000.00	3,260,813.75	3,222,904.49	99.60	3,202,236.45	8.03	1.00%	14,612.62
Municipal Bond	2.65% 07/01/2020	03/14/2016	03/14/2016	10,270,000.00	10,708,939.80	10,346,884.36	100.54	10,325,663.40	9.02	1.62%	67,358.93
Municipal Bond	2.00% 07/01/2020	06/30/2016	06/30/2016	3,000,000.00	3,087,570.00	3,016,471.79	99.99	2,999,790.00	9.02	1.25%	14,833.33
Municipal Bond	1.00% 08/01/2020	07/14/2016	07/14/2016	8,120,000.00	8,107,089.20	8,117,328.80	99.38	8,069,656.00	10.03	1.04%	13,307.78
Municipal Bond	1.58% 09/01/2020	07/19/2016	07/19/2016	5,000,000.00	5,050,250.00	5,011,251.99	99.62	4,981,050.00	11.05	1.33%	6,371.94
Municipal Bond	1.75% 02/01/2021	07/12/2016	07/12/2016	13,000,000.00	13,344,890.00	13,101,499.16	99.88	12,984,400.00	16.07	1.15%	37,284.72
Municipal Bond	2.85% 02/01/2021	04/05/2019	04/05/2019	4,000,000.00	4,022,760.00	4,016,695.21	101.33	4,053,280.00	16.07	2.53%	18,683.33
Municipal Bond	4.00% 03/01/2021	05/07/2016	05/07/2016	580,000.00	595,439.60	592,044.75	102.80	596,240.00	16.98	2.48%	13,468.89
Municipal Bond	2.48% 03/15/2021	03/21/2018	03/21/2018	10,000,000.00	10,000,000.00	10,000,000.00	100.99	10,099,100.00	17.44	2.48%	10,333.33
Municipal Bond	2.90% 03/15/2021	08/04/2017	08/04/2017	2,335,000.00	2,421,114.80	2,369,733.19	101.46	2,369,091.00	17.44	1.84%	2,821.46
Municipal Bond	3.32% 05/01/2021	03/08/2018	03/08/2018	3,445,000.00	3,414,477.30	3,429,632.48	100.28	3,454,542.65	18.98	2.62%	33,079.66
Municipal Bond	2.23% 05/15/2021	03/06/2018	03/06/2018	10,420,000.00	10,317,884.00	10,368,066.22	100.75	10,498,358.40	19.44	2.55%	87,098.18
Municipal Bond	2.05% 05/15/2021	03/09/2018	03/09/2018	5,000,000.00	4,925,750.00	4,962,140.80	100.47	5,023,550.00	19.44	2.54%	38,475.00
Municipal Bond	2.59% 06/01/2021	07/20/2016	07/20/2016	535,000.00	554,538.20	541,706.98	101.08	540,751.25	20.00	1.80%	4,582.11
Municipal Bond	4.82% 07/01/2021	09/06/2017	09/06/2017	360,000.00	398,368.80	377,615.52	104.80	377,283.60	20.98	1.92%	4,282.47
Municipal Bond	2.39% 07/01/2021	03/08/2018	03/08/2018	1,550,000.00	1,543,228.50	1,548,420.28	100.71	1,560,989.50	20.98	2.64%	9,146.85
Municipal Bond	2.48% 08/01/2021	02/21/2018	02/21/2018	13,360,000.00	13,291,596.80	13,323,485.64	100.94	13,486,118.40	22.00	2.64%	54,300.98
Municipal Bond	5.84% 08/15/2021	09/07/2017	09/07/2017	6,905,000.00	7,931,359.20	7,393,912.41	107.14	7,397,878.90	22.46	1.90%	50,363.34
Municipal Bond	2.91% 09/01/2021	04/02/2019	04/02/2019	3,780,000.00	3,819,652.20	3,811,524.17	101.74	3,845,772.00	23.02	2.45%	8,445.73
Municipal Bond	1.78% 09/01/2021	03/02/2018	03/02/2018	1,000,000.00	970,430.00	983,770.02	99.57	995,670.00	23.02	2.67%	1,435.50
Municipal Bond	2.80% 10/01/2021	03/28/2018	03/28/2018	445,000.00	446,780.00	446,015.56	101.41	451,274.50	24.00	2.68%	6,195.39

Detail of Security Holdings
September 30, 2019

By Sector

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	AA1/AAA	2.50%	02/01/2022	08/15/2019		1,000,000.00	1,015,080.00	1,014,310.10	101.43	1,014,340.00	28.03	1.87%	4,097.22
Municipal Bond	AA1/AA+	2.55%	02/15/2022	04/08/2019		3,685,000.00	3,694,912.65	3,693,251.05	101.72	3,748,271.45	28.49	2.45%	11,741.33
Municipal Bond	AAA/AAA	3.20%	04/01/2022	04/01/2019		615,000.00	629,243.40	626,878.16	103.44	636,131.40	29.97	2.40%	9,785.33
Municipal Bond	AAA/AAA	3.07%	04/01/2022	03/18/2019		1,245,000.00	1,263,824.40	1,260,500.45	103.00	1,282,325.10	29.97	2.55%	19,010.77
Municipal Bond	AA1/AA	3.30%	05/15/2022	03/28/2019		785,000.00	805,771.10	802,393.98	103.98	816,219.45	31.41	2.42%	9,714.38
Municipal Bond	AAA/AAA	2.25%	05/15/2022	03/19/2019		2,000,000.00	1,189,344.00	1,191,148.19	101.32	1,215,780.00	31.41	2.54%	10,107.00
Municipal Bond	AAA/AAA	2.48%	05/15/2022	04/05/2019		500,000.00	502,070.00	501,745.65	101.91	509,545.00	31.41	2.34%	4,648.12
Municipal Bond	NA/AA+	2.29%	06/01/2022	08/15/2019		500,000.00	506,915.00	506,603.45	100.73	503,640.00	31.97	1.78%	3,784.86
Municipal Bond	AA2/AA	5.47%	06/30/2022	04/04/2019		2,250,000.00	2,462,647.50	2,430,471.76	109.56	2,464,987.50	32.92	2.42%	30,785.62
Municipal Bond	AA2/AAA	2.14%	07/01/2022	04/02/2019		1,000,000.00	995,700.00	996,356.24	100.76	1,007,630.00	32.95	2.28%	5,290.56
Municipal Bond	AAA/AAA	1.59%	08/01/2022	08/28/2019		19,000,000.00	19,000,000.00	19,000,000.00	99.84	18,968,840.00	33.97	1.59%	26,853.33
Municipal Bond	AA1/AA	2.85%	08/01/2022	03/19/2019		4,565,000.00	4,591,750.90	4,587,513.35	102.22	4,666,251.70	33.97	2.65%	21,172.72
Municipal Bond	AA1/AAA	1.85%	08/01/2022	03/13/2019		3,550,000.00	3,464,232.00	3,478,168.43	99.78	3,542,261.00	33.97	2.60%	10,763.40
Municipal Bond	AA2/AA+	3.81%	09/15/2022	03/29/2019		1,000,000.00	1,036,100.00	1,030,824.72	103.60	1,035,970.00	35.44	2.71%	1,587.50
Municipal Bond	NA/AAA	2.32%	10/01/2022	03/22/2019		940,000.00	931,117.00	932,440.15	101.13	950,650.20	35.97	2.61%	10,857.44
Municipal Bond	NA/AAA	5.00%	10/01/2022	03/29/2019		935,000.00	1,019,421.15	1,007,238.69	109.32	1,022,151.35	35.97	2.30%	23,245.14
Municipal Bond	AA1/AAA	2.87%	02/01/2023	03/28/2019		940,000.00	957,004.60	954,755.06	103.14	969,478.40	40.00	2.37%	4,416.77
Municipal Bond	NA/AA	4.84%	02/15/2023	08/15/2019		2,180,000.00	2,389,737.80	2,382,200.35	109.31	2,382,914.40	40.46	1.98%	13,186.28
Municipal Bond	AA1/AA+	3.50%	04/01/2023	03/07/2019		640,000.00	679,884.80	678,500.12	105.85	677,465.60	41.93	1.72%	11,137.78
Municipal Bond	AA2/AA	2.53%	05/01/2023	03/07/2019		20,000,000.00	19,750,600.00	19,784,653.96	101.91	20,381,800.00	42.92	2.85%	209,427.78
Municipal Bond	AA2/AA	5.49%	06/30/2023	10/09/2019		5,200,000.00	5,698,940.00	5,595,970.35	112.91	5,871,060.00	44.89	3.28%	71,370.00
Municipal Bond	AA1/AA-	3.10%	07/01/2023	03/25/2019		1,200,000.00	1,230,600.00	1,226,890.31	104.47	1,253,628.00	44.92	2.47%	9,205.57
Municipal Bond	AA1/NA	1.78%	08/01/2023	08/21/2019		10,595,000.00	10,607,819.95	10,607,464.09	99.71	10,564,062.60	45.93	1.75%	20,453.65
Municipal Bond	AAA/AAA	1.61%	08/01/2023	08/28/2019		11,975,000.00	11,975,000.00	11,975,000.00	99.81	11,952,247.50	45.93	1.61%	17,137.56
Municipal Bond	AA1/AA	1.98%	08/01/2023	03/15/2019		750,000.00	727,650.00	730,429.78	100.00	749,962.50	45.93	2.71%	2,433.75
Municipal Bond	AA1/AA	1.98%	08/01/2023	03/27/2019		900,000.00	882,000.00	884,119.65	100.00	899,955.00	45.93	2.47%	2,920.50
Municipal Bond	AA1/AA+	2.65%	08/01/2023	03/29/2019		550,000.00	557,018.00	558,199.38	103.25	567,858.50	45.93	2.84%	2,390.48
Municipal Bond	AA1/NA	5.25%	08/01/2023	03/11/2019		1,000,000.00	1,098,650.00	1,086,164.99	112.00	1,119,980.00	45.93	2.84%	8,604.17
Municipal Bond	NA/AAA	3.05%	10/01/2023	04/01/2019		1,790,000.00	1,838,867.00	1,833,457.15	104.86	1,876,922.40	47.93	2.41%	27,181.45
Municipal Bond	NA/AA	3.33%	10/15/2023	03/08/2019		990,000.00	1,016,829.00	1,013,543.17	105.70	1,046,380.50	48.39	2.70%	15,114.41
Municipal Bond	AA1/AA+	2.86%	03/15/2024	04/08/2019		10,000,000.00	10,105,700.00	10,095,440.71	103.34	10,334,000.00	53.38	2.63%	11,916.67
Municipal Bond	AA2/AA	2.85%	04/01/2024	04/05/2019		10,360,000.00	10,455,208.40	10,445,912.13	104.15	10,790,043.60	53.93	2.65%	146,706.81
Municipal Bond	NA/AA	3.95%	04/01/2024	04/04/2019		750,000.00	793,140.00	788,906.41	107.54	806,535.00	53.93	2.71%	14,730.21
Municipal Bond	A1/AA	2.64%	06/01/2024	08/15/2019		7,000,000.00	7,197,260.00	7,192,080.80	101.04	7,072,590.00	55.93	2.02%	61,086.67
Municipal Bond	AA1/AAA	3.16%	08/01/2024	08/16/2019		1,200,000.00	1,275,312.00	1,273,441.67	105.81	1,269,672.00	57.93	1.83%	6,214.67
						571,308,862.13	577,841,127.62	574,809,334.53		580,010,925.20	22.85	2.23%	3,041,301.26

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Moody's Ratings Definitions:

- AAA- obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk
- AA- obligations rated Aa are judged to be of high quality and are subject to very low credit risk
- A- obligations rated A are judged to be upper-medium grade and are subject to low credit risk
- (the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking; and the modifier 3 indicates a ranking in the lower end of that generic rating category)
- MIG1 (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality
- MIG2 (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality
- MIG3 (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

By Maturity

Detail of Security Holdings
September 30, 2019

Security Description	Moody's/S&P Ratings	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Capital One NOW Account	NA/NA	2.15%	10/01/2019	09/30/2019		18,843,252.39	18,843,252.39	18,843,252.39	100.00	18,843,252.39	0.03	2.15%	-
Legacy NOW Account	NA/NA	2.30%	10/01/2019	09/30/2019		18,283,470.44	18,283,470.44	18,283,470.44	100.00	18,283,470.44	0.03	2.30%	-
Texas Daily	AAAm	2.15%	10/01/2019	09/30/2019		97,784.70	97,784.70	97,784.70	100.00	97,784.70	0.03	2.15%	-
Texas Class	AAAm	2.20%	10/01/2019	09/30/2019		7,244,438.04	7,244,438.04	7,244,438.04	100.00	7,244,438.04	0.03	2.20%	-
Municipal Bond	AAA/AAA	2.60%	10/01/2019	04/04/2019		5,000,000.00	5,002,400.00	5,000,013.33	100.00	5,000,000.00	0.03	2.50%	64,638.89
Municipal Bond	NA/AAA	1.62%	10/15/2019	10/12/2017		505,000.00	505,000.00	505,000.00	99.99	504,924.25	0.49	1.62%	3,756.57
Certificate of Deposit	NA/NA	2.60%	01/06/2020	06/05/2019		10,347,906.08	10,347,906.08	10,347,906.08	100.00	10,347,906.08	3.21	2.60%	86,242.00
Certificate of Deposit	NA/NA	2.67%	01/13/2020	01/13/2019		5,389,311.03	5,389,311.03	5,389,311.03	100.00	5,389,311.03	3.44	2.67%	102,500.27
Certificate of Deposit	NA/NA	2.65%	01/15/2020	01/15/2019		5,000,000.00	5,000,000.00	5,000,000.00	100.00	5,000,000.00	3.51	2.65%	93,657.53
Certificate of Deposit	NA/NA	2.65%	01/23/2020	01/23/2019		5,000,000.00	5,000,000.00	5,000,000.00	100.00	5,000,000.00	3.77	2.65%	90,753.42
Certificate of Deposit	NA/NA	2.65%	01/30/2020	01/30/2019		10,660,413.02	10,660,413.02	10,660,413.02	100.00	10,660,413.02	4.00	2.65%	188,075.97
Municipal Bond	AA1/AA	4.95%	02/01/2020	09/06/2017		5,000,000.00	5,393,200.00	5,055,551.66	100.95	5,047,650.00	4.07	1.60%	40,562.50
Municipal Bond	AA2/AA	3.00%	02/15/2020	02/19/2016		12,025,000.00	12,724,133.50	12,091,218.55	100.40	12,073,220.25	4.52	1.49%	45,093.75
Municipal Bond	AA1/AA+	2.18%	03/15/2020	04/03/2019		9,515,000.00	9,490,927.05	9,503,414.46	100.14	9,527,845.25	5.48	2.45%	8,642.79
Municipal Bond	AAA/AAA	3.00%	04/01/2020	10/25/2017		1,930,000.00	1,990,466.90	1,942,515.08	100.61	1,941,850.20	6.03	1.68%	28,789.17
Municipal Bond	A1/AA-	2.78%	04/01/2020	10/10/2018		365,000.00	362,664.00	364,202.55	100.34	366,233.70	6.03	3.23%	5,048.94
Texas TERM	AAAF	2.16%	04/03/2020	07/10/2019		15,000,000.00	15,000,000.00	15,000,000.00	100.00	15,000,000.00	0.03	2.16%	-
Municipal Bond	AA2/NA	2.78%	04/15/2020	02/19/2019		1,100,000.00	1,102,266.00	1,101,065.72	100.50	1,105,500.00	6.49	2.60%	14,036.00
Municipal Bond	AAA/AAA	1.90%	05/15/2020	08/14/2017		5,000,000.00	5,033,700.00	5,007,645.37	99.97	4,998,700.00	7.48	1.65%	35,662.50
Municipal Bond	AA2/AA+	2.28%	06/01/2020	01/27/2016		1,725,000.00	1,760,517.75	1,730,483.21	100.19	1,728,225.75	8.03	1.78%	12,972.24
Municipal Bond	AA2/AA-	1.38%	06/01/2020	07/12/2016		3,215,000.00	3,260,813.75	3,222,904.49	99.60	3,202,236.45	8.03	1.00%	14,612.62
Municipal Bond	AAA/AA+	1.58%	06/15/2020	06/22/2016	12/15/2019	10,000,000.00	10,018,000.00	10,003,206.33	99.81	9,981,353.90	8.49	1.53%	46,083.33
Municipal Bond	AA1/AA-	2.65%	07/01/2020	03/14/2016		10,270,000.00	10,708,939.80	10,346,894.36	100.54	10,325,663.40	9.02	1.62%	67,358.93
Municipal Bond	AA2/AA-	2.00%	07/01/2020	06/30/2016		3,000,000.00	3,087,570.00	3,016,471.79	99.99	2,999,790.00	9.03	1.25%	14,833.33
Municipal Bond	AAA/AA+	1.00%	08/01/2020	07/14/2016		8,120,000.00	8,107,089.20	8,117,328.80	99.38	8,069,656.00	10.03	1.04%	13,307.78
Certificate of Deposit	NA/NA	1.88%	08/24/2020	08/22/2019		15,000,000.00	15,000,000.00	15,000,000.00	100.00	15,000,000.00	10.79	1.88%	30,131.51
FNMA	AAA/AA+	1.40%	08/28/2020	09/21/2016		20,000,000.00	19,985,800.00	19,996,709.39	99.59	19,917,437.40	11.92	1.42%	24,888.89
Municipal Bond	A1/NA	1.58%	09/01/2020	07/19/2016		5,000,000.00	5,050,250.00	5,011,251.99	99.62	4,981,050.00	11.05	1.33%	6,371.94
Municipal Bond	AA1/AAA	1.75%	02/01/2021	07/12/2016		13,000,000.00	13,344,890.00	13,101,499.16	99.88	12,984,400.00	16.07	1.15%	37,284.72
Municipal Bond	AA1/AAA	2.85%	02/01/2021	04/05/2019		4,000,000.00	4,022,760.00	4,016,695.21	101.33	4,053,280.00	16.07	2.53%	18,683.33
TVA	AAA/AA+	3.88%	02/15/2021	02/16/2017		10,000,000.00	10,763,958.40	10,263,722.63	102.82	10,281,511.40	16.52	1.88%	48,437.50
Municipal Bond	AAA/AAA	4.00%	03/01/2021	05/07/2019		580,000.00	595,439.60	592,044.75	102.80	596,240.00	16.98	2.48%	13,468.89
Certificate of Deposit	NA/NA	2.70%	03/07/2021	03/07/2019		10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	17.18	2.70%	153,123.29
Municipal Bond	AAA/AAA	2.48%	03/15/2021	03/21/2018		10,000,000.00	10,000,000.00	10,000,000.00	100.99	10,099,100.00	17.44	2.48%	10,333.33
Municipal Bond	AA1/AA+	2.90%	03/15/2021	08/04/2017		2,335,000.00	2,421,114.80	2,369,931.19	101.46	2,369,091.00	17.44	1.84%	2,821.24
Certificate of Deposit	NA/NA	1.59%	04/22/2021	08/22/2019		10,171,345.29	10,171,345.29	10,171,345.29	100.00	10,171,345.29	18.69	1.59%	17,280.14
Municipal Bond	NA/AA	2.32%	05/01/2021	03/08/2018		3,445,000.00	3,414,477.30	3,429,632.48	100.28	3,454,542.65	18.98	2.62%	33,079.66
Municipal Bond	AAA/AAA	2.23%	05/15/2021	03/06/2018		10,420,000.00	10,317,884.00	10,368,066.22	100.75	10,498,358.40	19.44	2.55%	87,098.18
Municipal Bond	AAA/AAA	2.05%	05/15/2021	03/09/2018		5,000,000.00	4,925,750.00	4,962,140.80	100.47	5,023,550.00	19.44	2.54%	38,475.00
Municipal Bond	AA1/AA+	2.59%	06/01/2021	07/20/2016		535,000.00	554,538.20	541,706.98	101.08	540,751.25	20.00	1.80%	4,582.11
Certificate of Deposit	NA/NA	2.37%	06/11/2021	06/11/2019		15,000,000.00	15,000,000.00	15,000,000.00	100.00	15,000,000.00	20.33	2.37%	108,110.96
Municipal Bond	AA2/AA	0.4823	7/1/2021	9/6/2017		360,000.00	398,368.80	377,615.52	104.80	377,283.60	20.98	1.92%	4,292.47
Municipal Bond	NA/AA+	2.39%	07/01/2021	03/08/2018		1,540,000.00	1,543,226.50	1,546,420.28	100.71	1,560,989.50	20.98	2.53%	9,146.85
Municipal Bond	NA/AA	2.48%	08/01/2021	02/21/2018		13,360,000.00	13,291,596.80	13,323,485.64	100.94	13,486,118.40	22.00	2.64%	54,300.98
Municipal Bond	AA2/AAA	5.84%	08/15/2021	09/07/2017		6,905,000.00	7,931,359.20	7,393,912.41	107.14	7,397,878.90	22.46	1.90%	50,363.34
Municipal Bond	AA2/AA-	2.91%	09/01/2021	04/02/2019		3,780,000.00	3,819,652.20	3,811,524.17	101.74	3,845,772.00	23.02	2.45%	8,845.73
Municipal Bond	AA1/NA	1.78%	09/01/2021	03/02/2018		1,000,000.00	970,430.00	983,770.02	99.57	995,670.00	23.02	2.67%	1,435.50
Municipal Bond	AAA/AAA	2.80%	10/01/2021	03/28/2018		445,000.00	446,780.00	446,015.56	101.41	451,274.50	24.00	2.68%	6,195.39
Municipal Bond	AA1/AAA	2.50%	02/01/2022	08/15/2019		1,000,000.00	1,015,080.00	1,014,310.10	101.43	1,014,340.00	28.03	1.87%	4,097.22
Municipal Bond	AA1/AA+	2.55%	02/15/2022	04/08/2019		3,685,000.00	3,694,912.65	3,693,251.05	101.72	3,748,271.45	28.49	2.45%	11,741.33
Certificate of Deposit	NA/NA	2.75%	03/10/2022	03/10/2019		4,811,061.78	4,811,061.78	4,811,061.78	100.00	4,811,061.78	29.25	2.75%	73,945.36
Municipal Bond	AAA/AAA	3.20%	04/01/2022	04/01/2019		615,000.00	629,243.40	626,878.16	103.44	636,131.40	29.97	2.50%	9,010.73
Municipal Bond	AAA/AAA	3.07%	04/01/2022	03/18/2019		1,245,000.00	1,263,824.40	1,260,500.45	103.00	1,282,325.10	29.97	2.45%	19,017.33
Municipal Bond	AA1/AA	3.30%	05/15/2022	03/28/2019		785,000.00	805,771.10	802,393.98	103.98	816,219.45	31.41	2.42%	9,714.38
Municipal Bond	AAA/AAA	2.25%	05/15/2022	03/19/2019		1,200,000.00	1,189,344.00	1,191,146.19	101.32	1,215,780.00	31.41	2.54%	10,107.00
Municipal Bond	AAA/AAA	2.48%	05/15/2022	04/05/2019		500,000.00	502,070.00	501,745.65	101.41	509,545.00	31.41	2.34%	4,648.12
Municipal Bond	NA/AA+	2.29%	06/01/2022	08/15/2019		9,000,000.00	9,069,915.00	9,066,035.45	100.73	9,033,640.00	31.97	1.78%	3,784.86
Certificate of Deposit	NA/NA	2.04%	06/10/2022	06/11/2019		9,844,071.56	9,844,071.56	9,844,071.56	100.00	9,844,071.56	32.26	2.04%	61,071.00
Municipal Bond	AA2/AA	5.47%	06/30/2022	04/04/2019		2,462,647.50	2,462,647.50	2,462,647.50	109.56	2,464,987.50	32.92	2.42%	30,785.62

Detail of Security Holdings
September 30, 2019

By Maturity

Security Description	Moody's/S&P Ratings	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	AA2/AAA	2.14%	07/01/2022	04/02/2019		1,000,000.00	995,700.00	996,356.24	100.76	1,007,630.00	32.95	2.28%	5,290.56
Certificate of Deposit	NA/NA	1.98%	07/31/2022	07/31/2019		15,340,807.80	15,340,807.80	15,340,807.80	100.00	15,340,807.80	33.93	1.98%	50,763.36
Municipal Bond	AAA/AAA	1.59%	08/01/2022	08/28/2019		19,000,000.00	19,000,000.00	19,000,000.00	99.84	18,968,840.00	33.97	1.59%	26,853.33
Municipal Bond	AA1/AA	2.83%	08/01/2022	03/19/2019		4,565,000.00	4,591,750.90	4,587,513.35	102.22	4,666,251.70	33.97	2.65%	21,172.72
Municipal Bond	AA1/AAA	1.85%	08/01/2022	03/13/2019		3,550,000.00	3,464,232.00	3,478,168.43	99.78	3,542,261.00	33.97	2.60%	10,763.40
FHLB	AAA/AA+	3.02%	08/26/2022	10/26/2018		19,000,000.00	19,000,000.00	19,000,000.00	104.00	19,759,849.90	34.79	3.02%	54,102.50
Municipal Bond	AA2/AA+	3.81%	09/15/2022	03/29/2019		1,000,000.00	1,036,100.00	1,030,824.72	103.60	1,035,970.00	35.44	2.71%	1,587.50
FFCB	AAA/AA+	3.05%	09/19/2022	10/19/2018		13,000,000.00	13,004,971.64	13,003,769.55	104.09	13,531,152.70	35.57	3.04%	12,115.28
Municipal Bond	NA/AAA	2.32%	10/01/2022	03/22/2019		940,000.00	931,117.00	932,440.15	101.13	950,650.20	35.97	2.61%	10,857.44
Municipal Bond	NA/AAA	5.00%	10/01/2022	03/29/2019		935,000.00	1,019,421.15	1,007,238.69	109.32	1,022,151.35	35.97	2.30%	23,245.14
Municipal Bond	AAA/AAA	2.87%	02/01/2023	03/28/2019		940,000.00	957,004.60	954,755.06	103.14	969,478.40	40.00	2.37%	4,416.77
Municipal Bond	NA/AA	4.84%	02/15/2023	08/15/2019		2,180,000.00	2,389,737.80	2,382,200.35	109.31	2,382,914.40	40.46	1.98%	13,186.28
FFCB	AAA/AA+	2.12%	03/01/2023	10/05/2018		18,000,000.00	17,263,481.01	17,428,373.32	101.68	18,302,887.98	40.92	3.12%	30,740.00
Municipal Bond	AA1/AA+	3.50%	04/01/2023	08/15/2019		640,000.00	679,884.80	678,500.12	105.85	677,465.60	41.93	1.72%	11,137.78
Municipal Bond	AA1/AAA	2.53%	05/01/2023	03/07/2019		20,000,000.00	19,750,600.00	19,784,653.96	101.91	20,381,800.00	42.92	2.85%	209,427.78
FHLB	AAA/AA+	3.25%	06/09/2023	10/05/2018		13,000,000.00	13,068,708.44	13,054,226.57	105.60	13,728,635.05	44.20	3.13%	130,270.83
Municipal Bond	AA2/AA	5.49%	06/30/2023	10/09/2018		5,200,000.00	5,698,940.00	5,595,970.35	112.91	5,871,060.00	44.89	3.28%	71,370.00
Municipal Bond	AA1/AA-	3.10%	07/01/2023	03/25/2019		1,000,000.00	1,230,600.00	1,226,890.31	104.47	1,253,628.00	44.92	2.47%	9,205.57
Municipal Bond	AA1/NA	1.78%	08/01/2023	08/21/2019		10,595,000.00	10,607,819.95	10,607,464.09	99.71	10,564,062.60	45.93	1.75%	20,453.65
Municipal Bond	AAA/AAA	1.61%	08/01/2023	08/28/2019		11,975,000.00	11,975,000.00	11,975,000.00	99.81	11,952,247.50	45.93	1.61%	17,137.56
Municipal Bond	AA1/AA	1.98%	08/01/2023	03/15/2019		750,000.00	727,650.00	730,429.78	100.00	749,962.50	45.93	2.71%	2,433.75
Municipal Bond	AA1/AA	1.98%	08/01/2023	03/27/2019		900,000.00	882,000.00	884,119.65	100.00	899,955.00	45.93	2.47%	2,920.50
Municipal Bond	AA1/AA+	2.65%	08/01/2023	03/29/2019		550,000.00	557,018.00	556,199.38	103.25	567,858.50	45.93	2.34%	2,390.48
Municipal Bond	AA1/NA	5.25%	08/01/2023	03/11/2019		1,000,000.00	1,098,650.00	1,086,164.99	112.00	1,119,980.00	45.93	2.84%	8,604.17
Municipal Bond	AAA/AA+	5.50%	09/18/2023	04/01/2019		13,000,000.00	14,778,790.00	14,580,298.41	114.58	14,895,839.14	47.51	2.26%	23,833.33
Municipal Bond	NA/AAA	3.05%	10/01/2023	04/01/2019		1,790,000.00	1,838,867.00	1,833,457.15	104.86	1,876,922.40	47.93	2.41%	27,181.45
Municipal Bond	NA/AA-	3.33%	10/15/2023	03/08/2019		990,000.00	1,016,829.00	1,013,543.17	105.70	1,046,380.50	48.39	2.70%	15,114.41
Municipal Bond	AA1/AA+	2.86%	03/15/2024	04/08/2019		10,000,000.00	10,105,700.00	10,095,440.71	103.34	10,334,000.00	53.38	2.63%	11,916.67
Municipal Bond	AA2/AA	2.85%	04/01/2024	04/05/2019		10,360,000.00	10,455,208.40	10,445,912.13	104.15	10,790,043.60	53.93	2.65%	146,706.81
Municipal Bond	NA/AA	3.95%	04/01/2024	04/04/2019		750,000.00	793,140.00	788,906.41	107.54	806,535.00	53.93	2.71%	14,730.21
Municipal Bond	A1/AA	2.64%	06/01/2024	08/15/2019		7,000,000.00	7,197,260.00	7,192,080.80	101.04	7,072,590.00	55.93	2.02%	61,086.67
Municipal Bond	AA1/AAA	3.16%	08/01/2024	08/16/2019		1,200,000.00	1,275,312.00	1,273,441.67	105.81	1,269,672.00	57.93	1.83%	6,214.67
TOTAL						571,308,862.13	577,841,127.62	574,809,334.53		580,010,925.20	22.85	2.23%	3,041,301.26

(1)

(2)

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Moody's Ratings Definitions:

AAA- obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk

AA- obligations rated Aa are judged to be of high quality and are subject to very low credit risk

A- obligations rated A are judged to be upper-medium grade and are subject to low credit risk

(the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking;

and the modifier 3 indicates a ranking in the lower end of that generic rating category)

MIG1 (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality

MIG2 (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

MIG3 (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

P1- issuers rated Prime-1 have a superior ability to repay short-term debt obligations

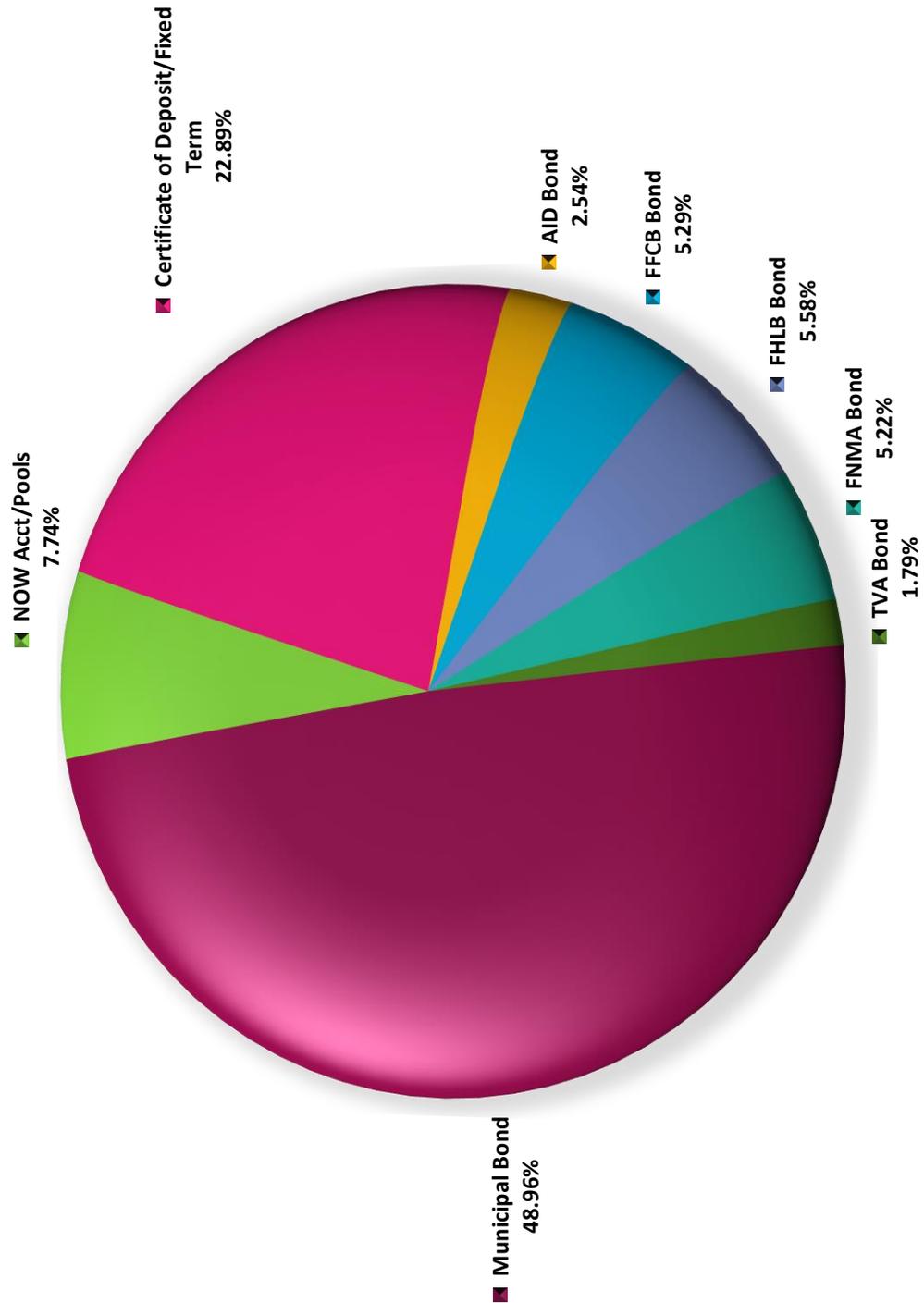
P2- issuers rated Prime-1 have a strong ability to repay short-term debt obligations

P3- issuers rated Prime-1 have an acceptable ability to repay short-term debt obligations

***Standard and Poor's Ratings Definitions:**

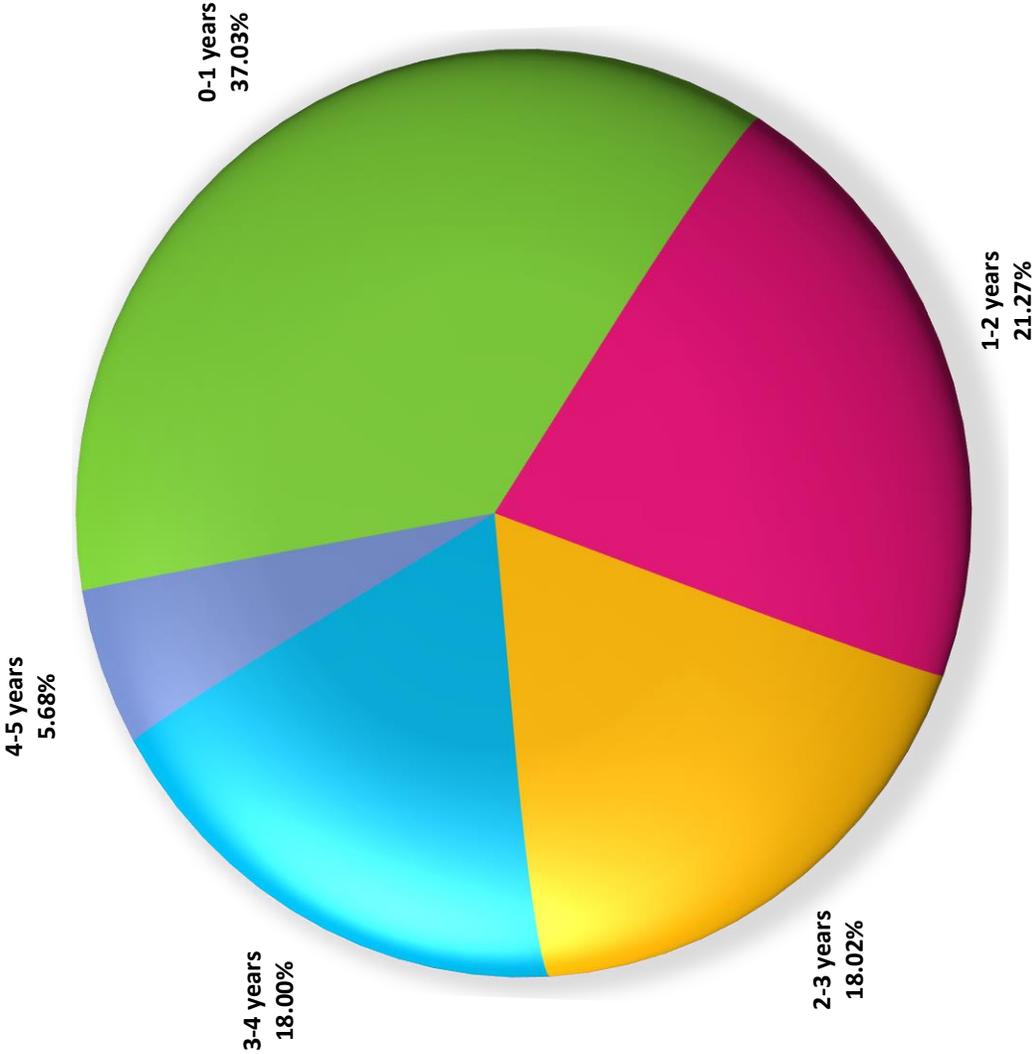
AAA- capacity to meet its financial commitment on the obligation is extremely strong

Portfolio Composition 9/30/19

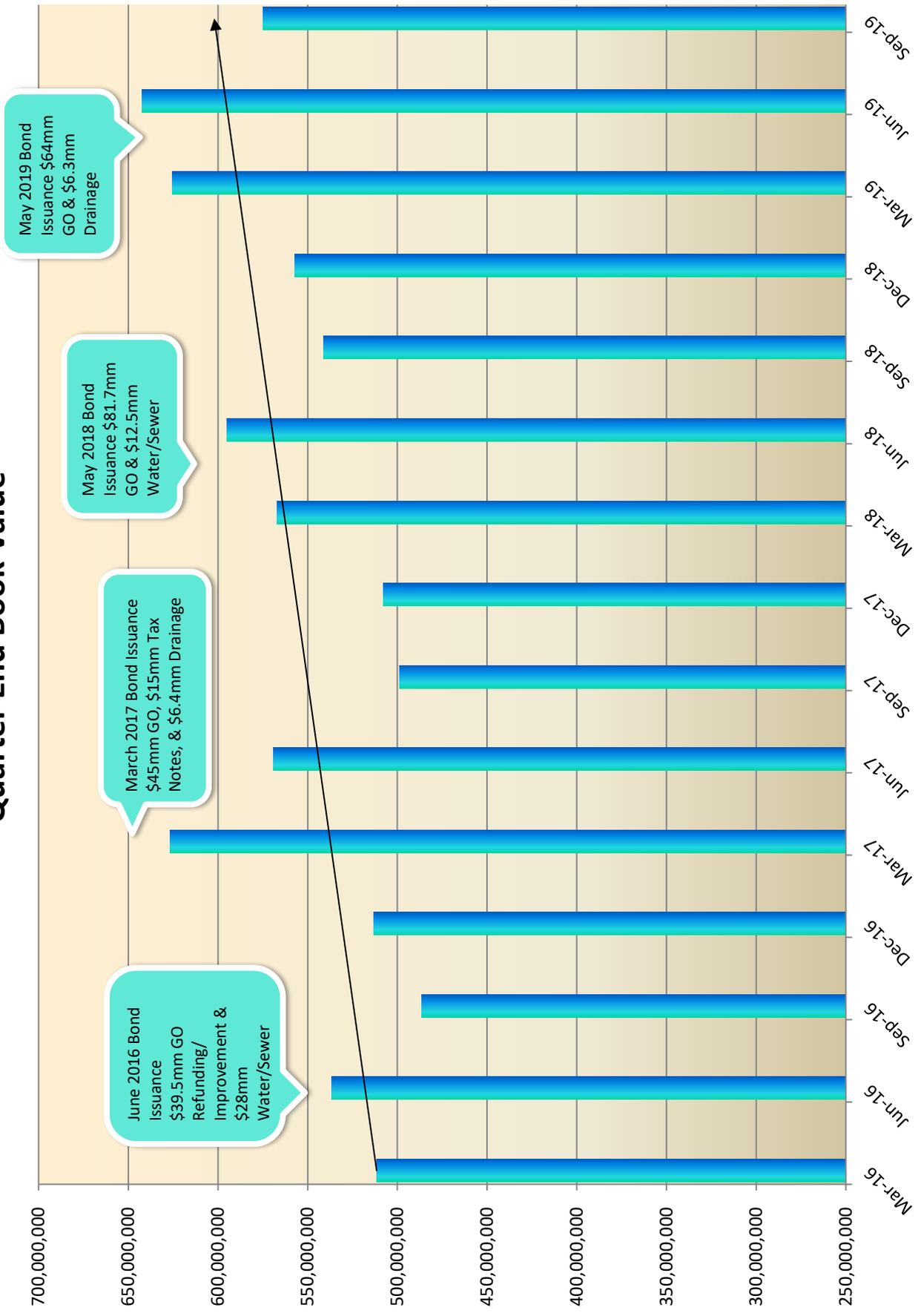


*US Backed Agency Bonds Total 20.42%

**Portfolio Maturities
9/30/19**



Quarter End Book Value



Adjusted Book Value Comparison

Security Description	Yield	Maturity Date	June 30, 2019		September 30, 2019	
			Par Value	Adjusted Book Value	Par Value	Adjusted Book Value
Capital One NOW Account	2.15%	10/01/19	20,195,063.71	20,195,063.71	-	18,843,252.39
Legacy NOW Account	2.30%	10/01/19	31,397,528.81	31,397,528.81	-	18,283,470.44
Texas Daily	2.15%	10/01/19	12,343,129.09	12,343,129.09	-	97,784.70
Texas Class	2.20%	10/01/19	48,496,823.82	48,496,823.82	-	7,244,438.04
Texas TERM	2.80%	07/10/19	15,000,000.00	15,000,000.00	-	-
Texas TERM	2.16%	04/03/20	-	-	15,000,000.00	15,000,000.00
Certificate of Deposit	2.67%	07/31/19	15,139,037.34	15,139,037.34	-	-
Certificate of Deposit	2.75%	08/22/19	25,000,000.00	25,000,000.00	-	-
Certificate of Deposit	2.60%	01/06/20	10,347,906.08	10,347,906.08	-	10,347,906.08
Certificate of Deposit	2.67%	01/13/20	5,389,311.03	5,389,311.03	-	5,389,311.03
Certificate of Deposit	2.65%	01/15/20	5,000,000.00	5,000,000.00	-	5,000,000.00
Certificate of Deposit	2.65%	01/23/20	5,000,000.00	5,000,000.00	-	5,000,000.00
Certificate of Deposit	2.65%	01/30/20	10,660,413.02	10,660,413.02	-	10,660,413.02
Certificate of Deposit	1.88%	08/24/20	-	-	15,000,000.00	15,000,000.00
Certificate of Deposit	2.70%	03/07/21	10,000,000.00	10,000,000.00	-	10,000,000.00
Certificate of Deposit	1.59%	04/22/21	-	-	10,171,345.29	10,171,345.29
Certificate of Deposit	2.37%	06/11/21	15,000,000.00	15,000,000.00	-	15,000,000.00
Certificate of Deposit	2.75%	03/10/22	4,811,061.78	4,811,061.78	-	4,811,061.78
Certificate of Deposit	2.04%	06/10/22	9,844,071.56	9,844,071.56	-	9,844,071.56
Certificate of Deposit	1.98%	07/31/22	-	-	15,340,807.80	15,340,807.80
AID Bond	2.26%	09/18/23	13,000,000.00	14,680,634.82	-	13,000,000.00
FFCB Bond	1.04%	07/12/19	20,000,000.00	19,999,842.97	-	-
FFCB Bond	3.04%	09/19/22	13,000,000.00	13,004,089.18	-	13,003,769.55
FFCB Bond	3.12%	03/01/23	18,000,000.00	17,386,234.17	42,139.15	17,428,373.32
FHLB Bond	3.02%	08/26/22	19,000,000.00	19,000,000.00	-	19,000,000.00
FHLB Bond	3.13%	06/09/23	13,000,000.00	13,057,927.49	-	13,000,000.00
FNMA Bond	1.45%	09/16/19	12,000,000.00	12,000,000.00	-	-
FNMA Bond	1.53%	06/15/20	10,000,000.00	10,004,345.25	-	10,000,000.00
FNMA Bond	1.42%	08/28/20	20,000,000.00	19,995,800.28	909.11	19,996,709.39
TVA Bond	1.88%	02/15/21	10,000,000.00	10,311,862.47	-	10,263,722.63
Municipal Bond	1.00%	07/01/19	6,600,000.00	6,600,134.15	-	-
Municipal Bond	1.73%	07/01/19	2,390,000.00	2,390,029.98	-	-
Municipal Bond	1.60%	07/01/19	5,000,000.00	5,000,025.89	-	-
Municipal Bond	1.40%	08/01/19	2,850,000.00	2,856,098.73	-	-
Municipal Bond	1.53%	08/15/19	625,000.00	627,225.71	-	-
Municipal Bond	1.70%	08/15/19	500,000.00	501,006.17	-	-
Municipal Bond	1.00%	08/15/19	4,020,000.00	4,043,698.79	-	-
Municipal Bond	2.50%	10/01/19	5,000,000.00	5,001,240.00	-	-
Municipal Bond	1.62%	10/15/19	505,000.00	505,000.00	-	-
Municipal Bond	1.60%	02/01/20	5,000,000.00	5,096,732.57	-	5,000,000.00
Municipal Bond	1.49%	02/15/20	12,025,000.00	12,135,364.25	-	5,055,531.66
Municipal Bond	2.45%	03/15/20	9,515,000.00	9,497,032.01	6,382.45	12,091,218.55
Municipal Bond	1.68%	04/01/20	1,930,000.00	1,948,772.63	-	9,503,414.46
Municipal Bond	3.23%	04/01/20	365,000.00	363,803.83	398.72	1,942,515.08
Municipal Bond	2.60%	04/15/20	1,100,000.00	1,101,560.90	-	364,202.55
Municipal Bond	1.65%	05/15/20	5,000,000.00	5,010,730.35	-	1,101,065.72
Municipal Bond	1.78%	06/01/20	1,725,000.00	1,732,542.21	-	5,007,645.37
Municipal Bond	1.00%	06/01/20	3,225,872.70	3,225,872.70	-	1,730,483.21
Municipal Bond	1.62%	07/01/20	10,270,000.00	10,372,605.67	-	3,222,904.49
Municipal Bond	1.25%	07/01/20	3,000,000.00	3,021,982.35	-	10,346,884.36
Municipal Bond	1.04%	08/01/20	8,120,000.00	8,116,525.69	803.11	3,016,471.79
Municipal Bond	1.33%	09/01/20	5,000,000.00	5,014,323.75	-	8,117,328.80
Municipal Bond	1.15%	02/01/21	13,000,000.00	13,120,556.14	-	8,120,000.00
Municipal Bond	2.53%	02/01/21	4,000,000.00	4,019,829.82	-	5,011,251.99
Municipal Bond	2.48%	03/01/21	580,000.00	594,183.97	-	13,101,499.16
Municipal Bond					-	4,016,695.21
Municipal Bond					-	592,044.75

Adjusted Book Value Comparison

Security Description	Yield	Maturity Date	June 30, 2019			September 30, 2019		
			Par Value	Adjusted Book Value	(Maturity/Call/ Sale/Adjustment)	Par Value	Adjusted Book Value	(Maturity/Call/ Sale/Adjustment)
Municipal Bond	2.48%	03/15/21	10,000,000.00	10,000,000.00	-	10,000,000.00	10,000,000.00	-
Municipal Bond	1.84%	03/15/21	2,335,000.00	2,375,739.68	-	2,335,000.00	2,369,733.19	(6,006.49)
Municipal Bond	2.62%	05/01/21	3,445,000.00	3,427,190.67	2,441.81	3,445,000.00	3,429,632.48	-
Municipal Bond	2.55%	05/15/21	10,420,000.00	10,360,009.04	8,057.18	10,420,000.00	10,368,066.22	-
Municipal Bond	2.54%	05/15/21	5,000,000.00	4,996,267.20	5,873.60	5,000,000.00	4,962,140.80	-
Municipal Bond	1.80%	06/01/21	535,000.00	542,718.52	-	535,000.00	541,706.98	(1,011.54)
Municipal Bond	1.92%	07/01/21	360,000.00	380,147.75	-	360,000.00	377,615.52	(2,532.23)
Municipal Bond	2.53%	07/01/21	1,550,000.00	1,545,905.70	514.58	1,550,000.00	1,546,420.28	-
Municipal Bond	2.64%	08/01/21	13,360,000.00	13,318,479.20	5,006.44	13,360,000.00	13,323,485.64	-
Municipal Bond	1.90%	08/15/21	6,905,000.00	7,459,576.56	-	6,905,000.00	7,393,912.41	(65,664.15)
Municipal Bond	2.45%	09/01/21	3,780,000.00	3,815,655.55	-	3,780,000.00	3,811,524.17	(4,131.38)
Municipal Bond	2.67%	09/01/21	1,000,000.00	981,643.02	2,127.00	1,000,000.00	983,770.02	-
Municipal Bond	2.68%	10/01/21	445,000.00	446,143.20	-	445,000.00	446,015.56	(127.64)
Municipal Bond	1.87%	02/01/22	-	-	1,014,310.10	1,000,000.00	1,014,310.10	-
Municipal Bond	2.45%	02/15/22	3,685,000.00	3,694,124.58	-	3,685,000.00	3,693,251.05	(873.53)
Municipal Bond	2.40%	04/01/22	615,000.00	628,073.78	-	615,000.00	626,878.16	(1,195.62)
Municipal Bond	2.55%	04/01/22	1,245,000.00	1,262,060.67	-	1,245,000.00	1,260,500.45	(1,560.22)
Municipal Bond	2.42%	05/15/22	785,000.00	804,064.38	-	785,000.00	802,393.98	(1,670.40)
Municipal Bond	2.34%	05/15/22	500,000.00	501,913.29	-	500,000.00	501,745.65	(167.64)
Municipal Bond	2.54%	05/15/22	1,200,000.00	1,190,295.92	850.27	1,200,000.00	1,191,146.19	-
Municipal Bond	1.78%	06/01/22	-	-	506,603.45	500,000.00	506,603.45	-
Municipal Bond	2.42%	06/30/22	2,250,000.00	2,447,009.01	-	2,250,000.00	2,430,471.76	(16,537.25)
Municipal Bond	2.28%	07/01/22	1,000,000.00	996,022.68	333.56	1,000,000.00	996,356.24	-
Municipal Bond	1.59%	08/01/22	-	-	19,000,000.00	19,000,000.00	19,000,000.00	-
Municipal Bond	2.60%	08/01/22	3,550,000.00	3,471,789.57	6,378.86	3,550,000.00	3,478,168.43	-
Municipal Bond	2.65%	08/01/22	4,565,000.00	4,589,512.60	-	4,565,000.00	4,587,513.35	(1,999.25)
Municipal Bond	2.71%	09/15/22	1,000,000.00	1,033,448.10	-	1,000,000.00	1,030,824.72	(2,623.38)
Municipal Bond	2.61%	10/01/22	940,000.00	931,806.14	634.01	940,000.00	932,440.15	-
Municipal Bond	2.30%	10/01/22	935,000.00	1,013,296.99	-	935,000.00	1,007,238.69	(6,058.30)
Municipal Bond	2.37%	02/01/23	940,000.00	955,867.73	-	940,000.00	954,755.06	(1,112.67)
Municipal Bond	1.98%	02/15/23	-	-	2,382,200.35	2,180,000.00	2,382,200.35	-
Municipal Bond	1.72%	04/01/23	-	-	678,500.12	640,000.00	678,500.12	-
Municipal Bond	2.85%	05/01/23	20,000,000.00	19,769,518.87	15,135.09	20,000,000.00	19,784,653.96	-
Municipal Bond	3.28%	06/30/23	5,200,000.00	5,622,580.49	-	5,200,000.00	5,595,970.35	(26,610.14)
Municipal Bond	2.47%	07/01/23	1,200,000.00	1,228,696.09	-	1,200,000.00	1,226,890.31	(1,805.78)
Municipal Bond	1.75%	08/01/23	-	-	10,607,464.09	10,595,000.00	10,607,464.09	-
Municipal Bond	1.61%	08/01/23	-	-	11,975,000.00	11,975,000.00	11,975,000.00	-
Municipal Bond	2.34%	08/01/23	550,000.00	556,606.48	-	550,000.00	556,199.38	(407.10)
Municipal Bond	2.71%	08/01/23	750,000.00	729,144.66	1,285.12	750,000.00	730,429.78	-
Municipal Bond	2.47%	08/01/23	900,000.00	883,076.83	1,042.82	900,000.00	884,119.65	(5,858.23)
Municipal Bond	2.84%	08/01/23	1,000,000.00	1,091,823.22	-	1,000,000.00	1,086,164.99	(5,658.23)
Municipal Bond	2.41%	10/01/23	1,790,000.00	1,836,191.80	-	1,790,000.00	1,833,457.15	(2,734.65)
Municipal Bond	2.70%	10/15/23	990,000.00	1,015,010.63	-	990,000.00	1,013,543.17	(1,467.46)
Municipal Bond	2.63%	03/15/24	10,000,000.00	10,100,894.16	-	10,000,000.00	10,095,440.71	(5,393.45)
Municipal Bond	2.65%	04/01/24	10,360,000.00	10,450,716.95	-	10,360,000.00	10,445,912.13	(4,804.82)
Municipal Bond	2.71%	04/01/24	750,000.00	791,082.34	-	750,000.00	788,906.41	(2,175.93)
Municipal Bond	2.02%	06/01/24	-	-	7,192,080.80	7,000,000.00	7,192,080.80	-
Municipal Bond	1.83%	08/01/24	-	-	1,273,441.67	1,200,000.00	1,273,441.67	-
TOTAL			\$ 638,794,346.24	\$ 642,166,005.18	\$ 110,242,066.55	\$ 571,308,862.13	\$ 574,809,334.53	\$(17,598,737.20)

Market Value Comparison

Security Description	Yield	Maturity Date	June 30, 2019			September 30, 2019		
			Par Value	Market Value	Qtr to Qtr Change	Par Value	Market Value	Qtr to Qtr Change
Capital One NOW Account	2.15%	10/01/19	20,195,063.71	20,195,063.71	(1,351,811.32)	18,843,252.39	18,843,252.39	18,843,252.39
Legacy NOW Account	2.30%	10/01/19	31,397,528.81	31,397,528.81	(13,114,058.37)	18,283,470.44	18,283,470.44	18,283,470.44
Texas Daily	2.15%	10/01/19	12,343,129.09	12,343,129.09	(12,245,344.39)	97,784.70	97,784.70	97,784.70
Texas Class	2.20%	10/01/19	48,496,823.82	48,496,823.82	(41,252,385.78)	7,244,438.04	7,244,438.04	7,244,438.04
Texas TERM	2.80%	07/10/19	15,000,000.00	15,000,000.00	(15,000,000.00)	-	-	-
Texas TERM	2.16%	04/03/20	-	-	15,000,000.00	15,000,000.00	15,000,000.00	15,000,000.00
Certificate of Deposit	2.67%	07/13/19	15,139,037.34	15,139,037.34	(15,139,037.34)	-	-	-
Certificate of Deposit	2.75%	08/22/19	25,000,000.00	25,000,000.00	(25,000,000.00)	-	-	-
Certificate of Deposit	2.60%	01/06/20	10,347,906.08	10,347,906.08	-	10,347,906.08	10,347,906.08	10,347,906.08
Certificate of Deposit	2.67%	01/13/20	5,389,311.03	5,389,311.03	-	5,389,311.03	5,389,311.03	5,389,311.03
Certificate of Deposit	2.65%	01/15/20	5,000,000.00	5,000,000.00	-	5,000,000.00	5,000,000.00	5,000,000.00
Certificate of Deposit	2.65%	01/23/20	5,000,000.00	5,000,000.00	-	5,000,000.00	5,000,000.00	5,000,000.00
Certificate of Deposit	2.65%	01/30/20	10,660,413.02	10,660,413.02	-	10,660,413.02	10,660,413.02	10,660,413.02
Certificate of Deposit	1.88%	08/24/20	-	-	15,000,000.00	15,000,000.00	15,000,000.00	15,000,000.00
Certificate of Deposit	2.70%	03/07/21	10,000,000.00	10,000,000.00	-	10,000,000.00	10,000,000.00	10,000,000.00
Certificate of Deposit	1.59%	04/22/21	-	-	10,171,345.29	10,171,345.29	10,171,345.29	10,171,345.29
Certificate of Deposit	2.37%	06/11/21	15,000,000.00	15,000,000.00	-	15,000,000.00	15,000,000.00	15,000,000.00
Certificate of Deposit	2.75%	03/10/22	4,811,061.78	4,811,061.78	-	4,811,061.78	4,811,061.78	4,811,061.78
Certificate of Deposit	2.04%	06/10/22	9,844,071.56	9,844,071.56	-	9,844,071.56	9,844,071.56	9,844,071.56
Certificate of Deposit	1.98%	07/31/22	-	-	15,340,807.80	15,340,807.80	15,340,807.80	15,340,807.80
AID Bond	2.26%	09/18/23	13,000,000.00	14,858,142.00	37,697.14	13,000,000.00	14,895,839.14	14,895,839.14
FFCB Bond	1.04%	07/12/19	20,000,000.00	19,992,160.00	(19,992,160.00)	-	-	-
FFCB Bond	3.04%	09/19/22	13,000,000.00	13,489,242.00	41,910.70	13,000,000.00	13,531,152.70	13,531,152.70
FFCB Bond	3.12%	03/01/23	18,000,000.00	18,146,754.00	156,133.98	18,000,000.00	18,302,887.98	18,302,887.98
FHLB Bond	3.02%	08/26/22	19,000,000.00	19,171,388.00	44,461.90	19,000,000.00	19,759,849.90	19,759,849.90
FHLB Bond	3.13%	06/09/23	13,000,000.00	13,682,695.00	45,940.05	13,000,000.00	13,728,635.05	13,728,635.05
FNMA Bond	1.45%	09/16/19	12,000,000.00	11,981,028.00	(11,981,028.00)	-	-	-
FNMA Bond	1.53%	06/15/20	10,000,000.00	9,961,470.00	19,883.90	10,000,000.00	9,981,353.90	9,981,353.90
FNMA Bond	1.42%	08/28/20	20,000,000.00	19,880,400.00	37,037.40	20,000,000.00	19,917,437.40	19,917,437.40
TVA Bond	1.88%	02/15/21	10,000,000.00	10,317,430.00	(35,918.60)	10,000,000.00	10,281,511.40	10,281,511.40
Municipal Bond	1.00%	07/01/19	6,600,000.00	6,600,000.00	(6,600,000.00)	-	-	-
Municipal Bond	1.73%	07/01/19	2,390,000.00	2,390,000.00	(2,390,000.00)	-	-	-
Municipal Bond	1.60%	07/01/19	5,000,000.00	5,000,000.00	(5,000,000.00)	-	-	-
Municipal Bond	1.40%	08/01/19	2,850,000.00	2,853,192.00	(2,853,192.00)	-	-	-
Municipal Bond	1.53%	08/15/19	625,000.00	626,662.50	(626,662.50)	-	-	-
Municipal Bond	1.70%	08/15/19	500,000.00	500,605.00	(500,605.00)	-	-	-
Municipal Bond	1.00%	08/15/19	4,020,000.00	4,037,085.00	(4,037,085.00)	-	-	-
Municipal Bond	2.50%	10/01/19	5,000,000.00	5,004,950.00	(4,950.00)	5,000,000.00	5,000,000.00	5,000,000.00
Municipal Bond	1.62%	10/15/19	505,000.00	504,000.10	924.15	505,000.00	504,924.25	504,924.25
Municipal Bond	1.60%	02/01/20	5,000,000.00	5,082,600.00	(34,950.00)	5,000,000.00	5,047,650.00	5,047,650.00
Municipal Bond	1.49%	02/15/20	12,025,000.00	12,083,201.00	(9,980.75)	12,025,000.00	12,073,220.25	12,073,220.25
Municipal Bond	2.45%	03/15/20	9,515,000.00	9,515,761.20	12,084.05	9,515,000.00	9,527,845.25	9,527,845.25
Municipal Bond	1.68%	04/01/20	1,930,000.00	1,942,776.60	(926.40)	1,930,000.00	1,941,850.20	1,941,850.20
Municipal Bond	3.23%	04/01/20	365,000.00	366,317.65	(83.95)	365,000.00	366,233.70	366,233.70
Municipal Bond	2.60%	04/15/20	1,100,000.00	1,106,479.00	(979.00)	1,100,000.00	1,105,500.00	1,105,500.00
Municipal Bond	1.65%	05/15/20	5,000,000.00	4,998,800.00	(100.00)	5,000,000.00	4,998,700.00	4,998,700.00
Municipal Bond	1.78%	06/01/20	1,725,000.00	1,727,208.00	1,017.75	1,725,000.00	1,728,225.75	1,728,225.75
Municipal Bond	1.00%	06/01/20	3,215,000.00	3,193,363.05	8,873.40	3,215,000.00	3,202,236.45	3,202,236.45
Municipal Bond	1.62%	07/01/20	10,270,000.00	10,305,431.50	20,231.90	10,270,000.00	10,325,663.40	10,325,663.40
Municipal Bond	1.25%	07/01/20	3,000,000.00	2,996,130.00	3,660.00	3,000,000.00	2,999,790.00	2,999,790.00
Municipal Bond	1.04%	08/01/20	8,120,000.00	8,036,607.60	33,048.40	8,120,000.00	8,069,656.00	8,069,656.00
Municipal Bond	1.33%	09/01/20	5,000,000.00	4,975,900.00	5,150.00	5,000,000.00	4,981,050.00	4,981,050.00
Municipal Bond	1.15%	02/01/21	13,000,000.00	12,949,820.00	34,580.00	13,000,000.00	12,984,400.00	12,984,400.00
Municipal Bond	2.53%	02/01/21	4,000,000.00	4,052,680.00	600.00	4,000,000.00	4,053,280.00	4,053,280.00
Municipal Bond	2.48%	03/01/21	580,000.00	598,078.60	(1,838.60)	580,000.00	596,240.00	596,240.00

Market Value Comparison

Security Description	Yield	Maturity Date	June 30, 2019			September 30, 2019		
			Par Value	Market Value	Qtr to Qtr Change	Par Value	Market Value	Qtr to Qtr Change
Municipal Bond	2.48%	03/15/21	10,000,000.00	10,098,300.00	800.00	10,000,000.00	10,099,100.00	100.00
Municipal Bond	1.84%	03/15/21	2,335,000.00	2,366,826.05	2,264.95	2,335,000.00	2,369,091.00	34,091.00
Municipal Bond	2.62%	05/01/21	3,445,000.00	3,471,388.70	(16,846.05)	3,445,000.00	3,454,542.65	9,542.65
Municipal Bond	2.55%	05/15/21	10,420,000.00	10,484,604.00	13,754.40	10,420,000.00	10,498,358.40	18,358.40
Municipal Bond	2.54%	05/15/21	5,000,000.00	5,014,850.00	8,700.00	5,000,000.00	5,023,550.00	23,550.00
Municipal Bond	1.80%	06/01/21	535,000.00	540,435.60	315.65	535,000.00	540,751.25	251.25
Municipal Bond	1.92%	07/01/21	360,000.00	378,849.60	(1,566.00)	360,000.00	377,283.60	1,566.00
Municipal Bond	2.53%	07/01/21	1,550,000.00	1,558,912.50	2,077.00	1,550,000.00	1,560,989.50	2,989.50
Municipal Bond	2.64%	08/01/21	13,360,000.00	13,474,762.40	11,356.00	13,360,000.00	13,486,118.40	12,118.40
Municipal Bond	1.90%	08/15/21	6,905,000.00	7,445,247.20	(47,368.30)	6,905,000.00	7,397,878.90	492,878.90
Municipal Bond	2.45%	09/01/21	3,780,000.00	3,854,466.00	(8,694.00)	3,780,000.00	3,845,772.00	65,772.00
Municipal Bond	2.67%	09/01/21	1,000,000.00	993,300.00	2,370.00	1,000,000.00	995,670.00	2,370.00
Municipal Bond	2.68%	10/01/21	445,000.00	450,771.65	502.85	445,000.00	451,274.50	274.50
Municipal Bond	1.87%	02/01/22	-	-	1,014,340.00	1,000,000.00	1,014,340.00	14,340.00
Municipal Bond	2.45%	02/15/22	3,685,000.00	3,732,610.20	15,661.25	3,685,000.00	3,748,271.45	63,271.45
Municipal Bond	2.40%	04/01/22	615,000.00	635,916.15	215.25	615,000.00	636,131.40	131.40
Municipal Bond	2.55%	04/01/22	1,245,000.00	1,281,378.90	946.20	1,245,000.00	1,282,325.10	825.10
Municipal Bond	2.42%	05/15/22	785,000.00	816,062.45	157.00	785,000.00	816,219.45	169.45
Municipal Bond	2.34%	05/15/22	500,000.00	508,550.00	2,995.00	500,000.00	509,545.00	945.00
Municipal Bond	2.54%	05/15/22	1,200,000.00	1,210,308.00	5,472.00	1,200,000.00	1,215,780.00	5,780.00
Municipal Bond	1.78%	06/01/22	-	-	503,640.00	500,000.00	503,640.00	3,640.00
Municipal Bond	2.42%	06/30/22	2,250,000.00	2,476,597.50	(11,610.00)	2,250,000.00	2,464,987.50	11,610.00
Municipal Bond	2.28%	07/01/22	1,000,000.00	1,000,820.00	6,810.00	1,000,000.00	1,007,630.00	7,630.00
Municipal Bond	1.59%	08/01/22	-	-	18,968,840.00	19,000,000.00	18,968,840.00	31,160.00
Municipal Bond	2.60%	08/01/22	3,550,000.00	3,523,730.00	18,531.00	3,550,000.00	3,542,261.00	8,261.00
Municipal Bond	2.65%	08/01/22	4,565,000.00	4,669,492.85	(3,241.15)	4,565,000.00	4,666,251.70	3,241.15
Municipal Bond	2.71%	09/15/22	1,000,000.00	1,037,330.00	(1,360.00)	1,000,000.00	1,035,970.00	1,360.00
Municipal Bond	2.61%	10/01/22	940,000.00	947,247.40	3,402.80	940,000.00	950,650.20	1,650.20
Municipal Bond	2.30%	10/01/22	935,000.00	1,024,722.60	(2,571.25)	935,000.00	1,022,151.35	2,571.25
Municipal Bond	2.37%	02/01/23	940,000.00	966,508.00	2,970.40	940,000.00	969,478.40	2,978.40
Municipal Bond	1.98%	02/15/23	-	-	2,382,914.40	2,180,000.00	2,382,914.40	202,914.40
Municipal Bond	1.72%	04/01/23	-	-	677,465.60	640,000.00	677,465.60	37,465.60
Municipal Bond	2.85%	05/01/23	20,000,000.00	20,277,400.00	104,400.00	20,000,000.00	20,381,800.00	381,800.00
Municipal Bond	3.28%	06/30/23	5,200,000.00	5,875,168.00	(4,108.00)	5,200,000.00	5,871,060.00	4,108.00
Municipal Bond	2.47%	07/01/23	1,200,000.00	1,236,348.00	17,280.00	1,200,000.00	1,253,628.00	17,280.00
Municipal Bond	1.75%	08/01/23	-	-	10,564,062.60	10,585,000.00	10,564,062.60	17,937.40
Municipal Bond	1.61%	08/01/23	-	-	11,952,247.50	11,975,000.00	11,952,247.50	22,752.50
Municipal Bond	2.34%	08/01/23	550,000.00	562,490.50	5,368.00	550,000.00	567,858.50	7,858.50
Municipal Bond	2.71%	08/01/23	750,000.00	743,632.50	6,330.00	750,000.00	749,962.50	6,330.00
Municipal Bond	2.47%	08/01/23	900,000.00	892,359.00	7,596.00	900,000.00	899,955.00	7,596.00
Municipal Bond	2.84%	08/01/23	1,000,000.00	1,120,120.00	(140.00)	1,000,000.00	1,119,980.00	140.00
Municipal Bond	2.41%	10/01/23	1,790,000.00	1,868,258.80	8,663.60	1,790,000.00	1,876,922.40	8,663.60
Municipal Bond	2.70%	10/15/23	990,000.00	1,041,885.90	4,494.60	990,000.00	1,046,380.50	4,380.50
Municipal Bond	2.63%	03/15/24	10,000,000.00	10,253,400.00	80,600.00	10,000,000.00	10,334,000.00	33,400.00
Municipal Bond	2.65%	04/01/24	10,360,000.00	10,712,654.40	77,389.20	10,360,000.00	10,790,043.60	79,043.60
Municipal Bond	2.71%	04/01/24	750,000.00	802,170.00	4,365.00	750,000.00	806,535.00	5,535.00
Municipal Bond	2.02%	06/01/24	-	-	7,072,590.00	7,000,000.00	7,072,590.00	72,590.00
Municipal Bond	1.83%	08/01/24	-	-	1,269,672.00	1,200,000.00	1,269,672.00	69,672.00
TOTAL			\$ 638,794,346.24	\$ 646,444,578.89	\$ (66,433,653.69)	\$ 571,308,862.13	\$ 580,010,925.20	\$ 41,717,063.07

Book Value Allocation						
	June 30, 2019		September 30, 2019		Previous Quarter Comparison	
	% Equity in Treasury Pool	Book Value Fund Allocation	% Equity in Treasury Pool	Book Value Fund Allocation	Change (%)	Book Value Change (\$)
General Fund	14.81%	95,122,075.87	10.88%	62,539,841.90	-3.93%	(32,582,233.97)
Debt Service Fund	6.84%	43,927,208.03	0.96%	5,497,681.34	-5.88%	(38,429,526.70)
Capital Projects Funds	35.30%	226,712,400.41	36.14%	207,735,019.31	0.84%	(18,977,381.10)
Enterprise Funds	13.28%	85,295,912.61	17.66%	101,529,627.38	4.38%	16,233,714.77
Special Revenue Funds	14.84%	95,297,693.52	16.88%	97,017,642.74	2.04%	1,719,949.23
Internal Service Funds	12.57%	80,716,110.36	15.01%	86,265,216.41	2.44%	5,549,106.05
Agency Funds	0.46%	2,922,421.05	0.51%	2,924,894.70	0.05%	2,473.66
Component Units	1.96%	12,615,918.93	2.03%	11,674,064.52	0.07%	(941,854.41)
115 Trust	-0.07%	(443,735.59)	-0.07%	(374,653.77)	0.00%	69,081.82
Totals	100.00%	642,166,005.18	100.00%	574,809,334.53		-67,356,670.65

Market Value Allocation						
	June 30, 2019		September 30, 2019		Previous Quarter Comparison	
	% Equity in Treasury Pool	Market Value Fund Allocation	% Equity in Treasury Pool	Market Value Fund Allocation	Change (%)	Market Value Change (\$)
General Fund	14.81%	95,755,847.83	10.88%	63,105,780.27	-3.93%	(32,650,067.56)
Debt Service Fund	6.84%	44,219,882.82	0.96%	5,547,431.20	-5.88%	(38,672,451.61)
Capital Projects Funds	35.30%	228,222,922.16	36.14%	209,614,864.46	0.84%	(18,608,057.70)
Enterprise Funds	13.28%	85,864,215.58	17.66%	102,448,393.88	4.38%	16,584,178.30
Special Revenue Funds	14.84%	95,932,635.58	16.88%	97,895,579.19	2.04%	1,962,943.61
Internal Service Funds	12.57%	81,253,899.38	15.01%	87,045,851.51	2.44%	5,791,952.13
Agency Funds	0.46%	2,941,892.33	0.51%	2,951,362.79	0.05%	9,470.47
Component Units	1.96%	12,699,975.29	2.03%	11,779,705.99	0.07%	(920,269.30)
115 Trust	-0.07%	(446,692.08)	-0.07%	(378,044.11)	0.00%	68,647.97
Totals	100.00%	646,444,578.89	100.00%	580,010,925.20		-66,433,653.69

Allocations are based upon fund equity in the Treasury Pool at the end of the period.

RESOLUTION NO. 2019-12-4(R)

A Resolution of the City of Plano, Texas, reviewing and approving the City's official Public Funds Investment Policy; and providing an effective date.

WHEREAS, Section 2256.005(e) of the Texas Government Code requires the governing body of an investing entity to adopt a written investment policy regarding the investment of its funds and funds under its control and to review said written investment policy on an annual basis; and,

WHEREAS, on January 14, 2019, by Resolution No. 2019-1-1(R), the City Council approved and adopted a written Investment Policy for the City of Plano regarding investment of public funds; and,

WHEREAS, the City Council has been presented the existing and duly approved Public Funds Investment Policy which contains investment strategies, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and,

WHEREAS, the City Council has reviewed the Public Funds Investment Policy attached hereto as Exhibit "A" and the investment strategies contained therein and finds that it is consistent with prudent fiscal policy.

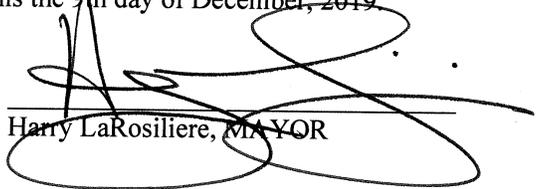
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council of the City of Plano, Texas has reviewed the Public Funds Investment Policy attached hereto as Exhibit "A" and the investment strategies contained therein.

Section II. The Public Funds Investment Policy as contained in Exhibit "A" attached hereto shall be the official policy of the City of Plano regarding investment of public funds.

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

DULY PASSED AND APPROVED this the 9th day of December, 2019


Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY

City of Plano Investment Policy

The City of Plano (the "City") is required under the Public Funds Investment Act (the "PFIA") Chapter 2256, Texas Government Code, to adopt a written investment policy. The City is required to comply with the Investment Policy as approved by the City Council.

Statement of Intent

It is the Policy of the City to invest funds in a manner, which will insure maximum security and provide for the daily cash flow demands of the City, and conform to all State and local statutes governing the investment of public funds.

Scope

This Investment Policy applies to all financial assets of the City, except certain trust and pension funds contractually invested by outside managers, e.g. Retirement/Pension, and Employee Deferred Compensation.

This policy includes all funds listed and accounted for in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Projects Funds
- Proprietary Funds
- Internal Service Funds
- Trust and Agency Fiduciary Funds, to the extent not required by law or existing contract to be kept segregated and managed separately;
- Component Units

Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by Investment Officers shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. The Investment Officers, acting in accordance with written procedures and the Investment Policy, and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from

expectations are reported immediately upon knowledge of the deviation and appropriate action is taken to control adverse developments.

Investment Officers shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

Objectives

The primary objectives of the City's investment activities shall be as follows:

1. Safety of principal is the foremost objective of the City's investment program. Investment transactions of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that actual losses on individual securities do not exceed the income generated from the remainder of the portfolio.
2. The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements that can be reasonably anticipated.
3. The City's investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the City's investment risk constraints of safety and liquidity needs.

Investment Strategy

The City intends to maintain a consolidated portfolio in which all funds under the City's control, as specified in this Policy, are pooled for investment purposes. One of the fund's primary objectives is to insure that anticipated cash flows are matched with investment maturities. Both short and longer-term maturities are laddered to meet general operating, capital project and debt service expenditures, based on known and projected cash flows.

Another primary objective of the fund is the preservation and safety of principal by insuring that all securities are of a sufficiently high quality and duration so as to limit exposure to credit and market risks. The portfolio should therefore experience minimal volatility during varying economic cycles. Securities of all types are purchased with the intention of holding until maturity.

Other objectives include maintaining liquidity, including the ability to reasonably meet unanticipated needs by purchasing securities with an active secondary/resale market. Diversification is maintained in order to minimize possible credit risk in a specific security type.

The final objective of obtaining a market rate of return while considering risk constraints and cash flow needs, is much less important than safety of principal and liquidity. The majority of investments are limited to low risk securities earning an equitable rate of return relative to the amount of risk.

Delegation of Authority

City employees authorized to engage in investment transactions and authorized as Investment Officers are the City Manager, the Director of Finance, the Treasurer and the Treasury Analyst. Management responsibility for the investment program is delegated from the City Manager to the Director of Finance who shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Investment procedures should include reference to the following: safekeeping agreements, repurchase agreements, wire transfer agreements, collateral agreements, depository service contracts and agreements, broker/dealer selection criteria, and security bidding and purchase processes. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the Director of Finance. The Director of Finance shall be responsible for routine authorization of investments and the Controller shall be responsible for proper accounting of investments in order to maintain appropriate internal controls. The Director of Finance shall establish a system of controls to regulate the activities of subordinates.

Ethics and Conflict of Interest

1. Any Investment Officer of the City who has a personal business relationship with a business organization offering to engage in an investment transaction with the City, as described in Texas Government Code § 2256.005(i), shall file a statement disclosing that personal business interest with the Texas Ethics Commission and City Council.
2. Any Investment Officer of the City who is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to engage in an investment transaction with the City shall file a statement disclosing that relationship with the Texas Ethics Commission and City Council.

Depository Selection

A qualified depository shall be selected through the City's professional services contract process in compliance with state bidding requirements, and shall include a formal Competitive Sealed Bid. The centralization of depository services is designed to maximize investment capabilities while minimizing service costs as well as staff time spent on activities such as reconciliation.

The selection of a depository shall be based on the financial institution offering the most favorable terms and conditions at the best value, while adhering to the guidelines and provisions within the request for proposal. In selecting a depository, the City shall give consideration to the financial institution's credit characteristics, financial history, service capabilities, and costs for required services.

The City's depository contract shall be in compliance with State law. Specialized services may be contracted for by the City with another financial institution or company if the depository cannot provide such service or charges more for the same service with little or no appreciable benefit.

Authorized Securities Dealers

The Investment Committee will review and adopt annually a list of qualified securities dealers authorized to engage in investment transactions with the City. The City will provide any business organization offering to engage in an investment transaction with the City, including investment pools or investment management firms, with a copy of the City's Investment Policy.

A qualified representative of the business organization offering to engage in an investment transaction must execute a written statement acknowledging that the business organization has:

1. Received and reviewed the City's Investment Policy, and
2. Implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by this Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio, requires an interpretation of subjective investment standards, or relates to the investment transactions of the City that are not made through accounts or other contractual arrangements over which the City has accepted discretionary investment authority.

All approved broker/dealer firms must submit a completed City Broker/Dealer Questionnaire, a written acknowledgment per above guidelines, an executed master repurchase agreement, if applicable, and a copy of current audited financial statements.

Investment Advisers

Investment Advisers shall adhere to the spirit, philosophy and specific term of the Investment Policy and shall invest within the same objectives. The Investment Officer shall establish criteria to evaluate Investment Advisers, including:

1. Adherence to the City's policies and strategies;
2. Investment strategy recommendations within accepted risk constraints;
3. Responsiveness to the City's request for services and information;
4. Understanding of the inherent fiduciary responsibility of investing public funds; and
5. Similarity in philosophy and strategy with the City's objectives.

Selected Investment Advisors must be registered under the Investment Advisers Act of 1940 or with the State Securities Board. A contract with an Investment Adviser may not be for a term longer than two years and any contract, renewal or extension must be approved by the City Council.

Authorized Investments

The City is authorized to invest in the following types of securities, as specified in the PFIA Eligible investments include the following:

1. Obligations of, or guaranteed by governmental entities as described in PFIA 2256.009 including:
 - a) Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Bank;
 - b) Direct obligations of the State of Texas or its agencies and instrumentalities;
 - c) Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;
 - d) Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; and
 - e) Bonds issued, assumed, or guaranteed by the State of Israel;
 - f) Interest-bearing banking deposits that are guaranteed or insured by:
 - 1) The Federal Deposit Insurance Corporation or its successor; or
 - 2) The National Credit Union Share Insurance Fund or its successor.
2. Certificates of deposit as described in PFIA 2256.010, issued by a depository institution that has its main office or a branch office in this state:
 - a) And such certificates of deposits are:
 - 1) Guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or the National Credit Union Share Insurance Fund, or its successor;
 - 2) Secured by obligations that are described by the PFIA, which are intended to include all direct federal agency or instrumentality issued mortgage backed securities that have a market value of not less than 102% of the principal amount of the certificates or in any other manner and amount provided by law for deposits of the investing entities;
 - 3) Secured in accordance with Chapter 2257 or in any other manner and amount provided by law for deposits of the City.
 - b) Certificates of Deposit made with the following conditions:
 - 1) The funds are invested by an investing entity through
 - a. A broker that has its main office or a branch office in the state of Texas and is selected from a list adopted by the City as required by Section 2256.025; or

- b. The broker or the depository institution selected by the City under Subdivision a) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the City;
 - c. The full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States;
 - d. The City appoints the depository institution selected depository institution under Subdivision a), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 as custodian for the City with respect to the certificates of deposit issued for the account of the City.
3. Fully collateralized repurchase agreements as described in PFIA 2256.011 having a defined termination date, secured by a combination of cash and obligations described by the PFIA 2256.009 (a) (1) or 2256.013, pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City, and is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state, prior to the deposit, an executed "Master Repurchase Agreement" must be in place;
4. Commercial Paper as described in PFIA 2256.013 having a stated maturity of 365 days or fewer from the date of issuance and is rated not less than A-1 or P-1 or an equivalent rating by at least two nationally recognized credit rating agencies or one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.
5. Mutual funds as described by in PFIA 2256.014
 - a) A no-load money market mutual fund that is registered with and regulated by the Securities and Exchange Commission; provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940; complies with federal Securities and Exchange Commission Rule 2a-7, promulgated by the Investment Company Act of 1940; or
 - b) A no-load mutual fund that it is registered with the Securities and Exchange Commission; has an average weighted maturity of less than two years; and either has a duration of one year or more and is invested exclusively in obligations approved by Chapter 2256, sections 9 through 16; or has a duration of less than one year and the investment

portfolio is limited to investment grade securities, excluding asset-backed securities.

- c) The City is not authorized to:
 - 1) Invest in aggregate more than 15% of the City's monthly average fund balance, excluding bond proceeds, reserves, and debt service funds;
 - 2) Invest any portion of bond proceeds, reserves, and debt service funds; and
 - 3) Invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund in an amount that exceeds 10% of the total assets or the mutual fund.

6. Local Government Investment Pools must follow the requirements of the PFIA 2256.016 and are required to provide the City a policy regarding holding deposits in cash. Also, any Pool that uses amortized cost or fair value accounting must mark its portfolio to market daily and seek a stable \$1.00 net asset value. The governing body of the Pool shall take action as necessary to eliminate or reduce to the extent reasonable any NAV values less than \$0.995 or greater than \$1.005 In addition, a Pool is to be authorized by a separate resolution, which meet the requirements of Chapter 2256.016 of the Public Funds Investment Act and are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. To become eligible, investment pools must be approved by City Council action.

Unauthorized Investments

The City's authorized investments are more restrictive than those allowed by State law. Not all investments authorized by State Law are authorized by this Policy. The City prohibits investments in all collateralized mortgage obligations. State law specifically prohibits investment in the following investment securities:

1. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pay no principal;
2. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
3. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years;
4. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in market index.

The City is not required to liquidate investments that were authorized investments at the time of purchase. The City will take prudent measures to liquidate any investment that

loses its required minimum rating.

Bond Proceeds and Pledged Revenue

Local government investment officers are authorized to invest bond proceeds or revenue pledged to the payment of the debt obligation only to the extent permitted by the Act, in accordance with provisions governing the debt issuance, as applicable, and the City's approved investment policy regarding the debt issuance, as applicable.

Competitive Selection of Investment Instruments

The City requires competitive bidding for all individual security purchases except for those transactions with MMMFs, LGIPs and for government securities purchased at issue through an approved broker/dealer at the auction price. The Treasurer may rely not only on yield in selecting MMMFs and LGIPs but also on adherence to applicable Securities and Exchange Commission (SEC) guidelines for MMMFs and other criteria as determined.

At least three bids or offers must be solicited in all transactions involving individual securities. For those situations where it may be impractical or unreasonable to receive three bids for an agency transaction due to secondary market availability, bids may be considered comparable for agencies with comparable structures and having maturities within 15 calendar days before and after the requested security. Bids may be solicited in any manner provided by law. All bids received must be documented and filed for auditing purposes.

Collateralization

In order to anticipate market changes and provide a level of security for all funds, collateralization is required for all City funds held in the depository as available funds, in certificates of deposit, and for repurchase agreements. With the exception of deposits secured with irrevocable letters of credit at 100% of amount, the collateralization level will be 102% of market value of principal and accrued interest. Evidence of the pledged collateral shall be maintained by the Director of Finance, or a third party financial institution. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate. If upon review, the collateral is found to be of inadequate value, the City will notify the pledging financial institution to immediately provide additional collateral.

The City shall accept only the following as collateral:

1. FDIC insurance coverage;
2. A Bond, Bill, Certificate of Indebtedness, or Treasury Note of the United States, or other evidence of indebtedness of the United States that is guaranteed as to principal and interest by the United States;
3. Obligations, the principal and interest on which, are unconditionally guaranteed or insured by the State of Texas;
4. A Bond of the State of Texas or a county, city or other political subdivision of the

Exhibit "A" to Resolution No. 2019-12-4(R)

- State of Texas having been rated at no less than "A" or its equivalent by a nationally recognized rating agency with a remaining maturity of ten years or less;
5. Obligations of the United States' agencies and instrumentalities, limited to the FHLB, FNMA, FFEB and FHLMC; or
 6. A letter of credit issued to the City by the Federal Home Loan Bank.

Collateral will be held by an independent third party with whom the entity will sign a custodial agreement. Safekeeping receipts must be supplied to the City and must be retained. All collateral shall be subject to inspection and audit by the Director of Finance or the City's independent auditors.

Bank deposits and repurchase agreements often require collateral substitution. If the City has a contractual agreement with an independent third-party custodian, this custody agent shall permit collateral substitution provided that the total value of the new securities maintains a market value equal to or greater than the required collateral level. Collateral used to secure direct bank deposits shall be monitored no less than monthly. Substitution of bank collateral is permitted provided that the total market value meets or exceeds the value of the bank deposit.

Delivery vs. Payment, Safekeeping and Custody

All security transactions entered into by the City, with the exception of investment pools, and mutual funds, shall be conducted on a delivery-versus-payment (DVP) basis. Securities and collateral will be held by a third party custodian designated by the Investment Officer and Director of Finance, and held in the City's name as evidenced by safekeeping receipts of the institution with which the securities are deposited.

Diversification

The City will diversify the portfolio at all times to ensure the reduction of risk while still maintaining reasonable rates of return, and to ensure a certain degree of liquidity. The City will diversify its investments by security type in the following manner:

With the exception of United States Treasury securities and authorized pools, no more than 50% of the total investment portfolio will be invested in a single security type. (Such as FNMA, FHLB, FHLMC, CD's at one institution, etc.)

Risk of market price changes shall be controlled by avoiding over-concentration of assets in a specific maturity sector, limitation of average and final maturity, and avoidance of over-concentration of specific instruments.

Risk to liquidity due to cash flow complications shall be controlled by maintaining minimum bank, investment pool, and money market mutual fund balances.

Maximum Maturities

To the extent possible, the City will attempt to match its anticipated cash flow requirements with maturing investments. The City will not directly invest in securities maturing more than five years from the date of purchase. The portfolio's maximum average dollar-weighted maturity will be two and a half years based on the stated maturity date of the investment.

Performance Standards

The investment portfolio will be designed to obtain a market average rate of return during unpredictable budgetary and economic cycles at the local and federal levels, taking into account the City's investment risk constraints and cash flow needs.

The City's investment strategy is primarily passive. Given this strategy, the basis, or benchmark, used by the Investment Officer to determine whether market yields are being achieved shall be the 3 month or 6 month Treasury Bill or 1 or 2 year Treasury Note, whichever is closest to the weighted average maturity of the portfolio.

Reporting

Monthly Reporting. The Director of Finance is responsible for providing monthly information on investment activity in the Comprehensive Monthly Finance Report, to include the size of the portfolio, the distribution by maturity, the distribution by market sector, interest income earned during the current month and fiscal year to date, and the current portfolio yield.

Quarterly Reporting. The Director of Finance shall submit a signed quarterly investment report, jointly prepared and signed by all Investment Officers, that summarizes current market conditions, economic developments and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investment securities, maturities, risk characteristics, and shall explain the total investment return for the quarter.

The quarterly investment report shall provide a status of the current investment portfolio and transactions made over the last quarter. The report will be provided not less than quarterly to the City Manager and City Council and include the following:

1. Describe in detail the investment position of the entity on the date of the report;
2. Contain a summary statement of each pooled fund group that states the:
 - a. Beginning market value for the reporting period;
 - b. Ending market value for the reporting period;
 - c. Fully accrued interest for the reporting period;
3. State the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;
4. State the maturity date of each separately invested asset that has a maturity date;

Exhibit "A" to Resolution No. 2019-12-4(R)

5. State the account or fund or pooled group fund in the City for which each individual investment was acquired;
6. State the compliance of the investment portfolio of the City as it relates to:
 - a. the investment strategy expressed in the City's investment policy; and
 - b. relevant provisions of the chapter.
7. A statement of compliance of the City's investment portfolio with State law and the investment strategy and Policy approved by the City Council.

Quarterly reports must be formally reviewed at least annually by an independent auditor and reported to City Council.

Market Pricing

Market Value of the investment portfolio will be calculated monthly. Pricing information will come from Bloomberg, IDC, or any other source deemed reliable by the Director of Finance. If the price of a particular security is not available from any of these sources, the price may be estimated by analyzing similar securities' market values.

Investment Rating

Investment rating will be obtained monthly from broker-dealers on the City's approved list or from other independent third parties. Obligation of States (other than Texas), agencies, counties, cities and other political subdivisions must not be rated less than A or its equivalent by at least one nationally recognized investment rating firm. Mutual funds must not be rated less than AAA or its equivalent by at least one nationally recognized investment rating firm. Money market mutual funds (MMMF's) are not required to be rated. Investment Pools must not be rated less than AAA or an equivalent by at least one nationally recognized investment rating firm. If an investment that was eligible at the time of purchase becomes ineligible during the holding period, consistent with the Public Funds Investment Act, Sec. 2256.017, the Treasurer is not required to liquidate the investment. The Treasurer shall take all prudent measures that are consistent with this Policy to analyze the investment and determine the most prudent course of action to minimize any potential loss.

Quality and Capability of Investment Management

Subject to availability of funds, the City shall provide periodic training in investments for Director of Finance, the Treasurer and any other authorized Investment Officer through courses and seminars offered by professional organizations and associations, in order to insure the quality and capability of the City's investment officers.

Training

The Director of Finance, the Treasurer and any other authorized Investment Officer must attend at least a 10 hour training session relative to their responsibilities under the PFIA within twelve months after taking office or assuming duties from an independent source

approved by the Investment Committee. In addition, each must receive not less than 8 hours of instruction not less than once each two years relating to investment responsibilities from an independent source approved by the Investment Committee. Training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with PFIA.

Internal Controls and Compliance Audit

The Director of Finance is responsible for establishing appropriate internal controls. The Investment Policy requires, in conjunction with its annual audit, a compliance audit of management controls on investments and adherence to the City's established investment policies.

Investment Policy Review and Adoption

The City's Investment Policy shall be reviewed periodically by the Investment Committee and revised and recommended for Council approval, when necessary. In addition, the Policy must be reviewed not less than annually by the City Council. This review will include adoption of a written resolution stating that the Council has reviewed the Investment Policy and investment strategies and include any changes made to the Policy or strategies.

Investment Committee

An Investment Committee comprised of the City Manager, Director of Finance, and the Investment Officer(s) will meet on a quarterly basis. In addition to monthly and quarterly reporting to City Council, the Treasurer will present a brief report of pertinent investment activities to the Investment Committee.

The primary objective of the Committee will be to review general strategies and policies, monitor investment program results, select independent training sources, and authorize securities dealers.

RESOLUTION NO. 2019-12-5(R)

A Resolution of the City of Plano, Texas, repealing Resolution No. 2017-1-1(R) and designating a certain area within the City of Plano as Neighborhood Empowerment Zone No. 1; establishing the boundaries of such zone; providing for waiving of certain development and building fees; and providing an effective date.

WHEREAS, on August 9, 1999, City Council created Neighborhood Empowerment Zone No. 1 (“Zone No. 1”) by the passage of Resolution No. 99-8-13(R); and

WHEREAS, Zone No. 1 was created to promote an increase in economic development and increase the quality of social services and public safety in Zone No. 1; and

WHEREAS, on December 10, 2001, City Council repealed Resolution No. 99-8-13(R) and adopted Resolution No. 2001-12-4(R) to increase the number of fees to be waived; and

WHEREAS, on October 27, 2003, City Council repealed Resolution No. 2001-12-4(R) and adopted Resolution No. 2003-10-33(R) to revise the boundaries of Zone No. 1; and

WHEREAS, on September 13, 2004, City Council repealed Resolution No. 2003-10-33(R) and adopted Resolution No. 2004-9-2(R) to increase the number of fees to be waived; and

WHEREAS, on September 12, 2005, City Council repealed Resolution No. 2004-9-2(R) and adopted Resolution No. 2005-9-5(R) to revise the boundaries of Zone No. 1; and

WHEREAS, on April 23, 2012, City Council repealed Resolution No. 2005-9-5(R) and adopted Resolution No. 2012-4-11(R) to revise the boundaries of Zone No. 1 and to increase the number of fees to be waived; and

WHEREAS, on May 27, 2014, City Council repealed Resolution No. 2012-4-11(R) and adopted Resolution No. 2014-5-20(R) to revise the boundaries of Zone No. 1 and to increase the number of fees to be waived; and

WHEREAS, on January 9, 2017, City Council repealed Resolution No. 2014-5-20(R) and adopted Resolution No. 2017-1-1(R) to revise the boundaries of Zone No. 1; and

WHEREAS, City Council now wishes to again revise the boundaries of Zone No. 1 and list of eligible properties; and

WHEREAS, City Council desires to repeal Resolution 2017-1-1(R) to create a new Neighborhood Empowerment Zone No. 1; and

WHEREAS, City Council finds that the creation of Neighborhood Empowerment Zone No. 1 satisfies the requirements of Section 312.202, Tax Code.

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

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

Section II. Resolution No. 2017-1-1(R) is hereby repealed in its entirety.

RESOLUTION NO. 2019-12-5(R)

Section III. Neighborhood Empowerment Zone No. 1 is hereby created, as shown on the map attached hereto and incorporated herein as Exhibit A.

Section IV. Within Neighborhood Empowerment Zone No. 1, the following fees are waived:

For Single-family, Single-family Attached, and Two-Family existing development, all fees required for repair or rehabilitation of existing structures, including but not limited to:

1. Building Permit Fee
2. Board of Adjustment Application Fee
3. Demolition Fee
4. Electrical Permit Fee
5. Electronic Meter Reader Fee
6. Fire Plan Review Fee
7. Foundation Repair Fee
8. Mechanical Permit Fee
9. Permit Renewal Fee
10. Plan Review Fee
11. Plumbing Permit Fee
12. Re-roofing Fee
13. Sanitary Sewer Connection Fee
14. Structure Moving Fee
15. Water Meter Fee
16. Water Tap Fee, labor charges only
17. Sewer Tap Fee, Labor charges only
18. Planning Department Plan Review Fees
19. Engineering Inspection Fee

For Multiple-Family existing development:

1. Building Permit Fee
2. Demolition Fee
3. Electrical Permit Fee
4. Fire Plan Review Fee (only for structures in which sprinklers have been or are being installed)
5. Foundation Repair Fee
6. Mechanical Permit Fee
7. Permit Renewal Fee
8. Plumbing Permit Fee
9. Re-roofing Fee
10. Certificate of Occupancy Fee
11. Planning Department Plan Review Fees
12. Engineering Inspection Fee

For Commercial existing development:

1. Building Permit Fee
2. Board of Adjustment Application Fee
3. Demolition Fee

RESOLUTION NO. 2019-12-5(R)

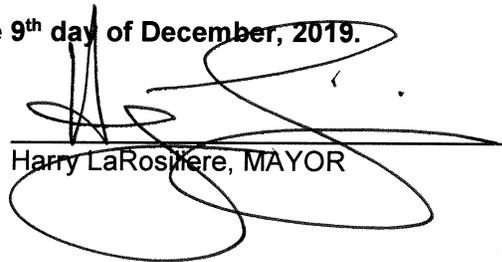
4. Electrical Permit Fee
5. Electronic Meter Reader Fee
6. Fire Plan Review Fee (only for structures in which sprinklers have been or are being installed)
7. Foundation Repair Fee
8. Health Plan Review Fee
9. Impact Fee
10. Mechanical Permit Fee
11. Plumbing Permit Fee
12. Re-roofing Fee
13. Sanitary Sewer Connection Fee
14. Sign Permit Fee (only for removal of non-conforming signs)
15. Water Meter Fee
16. Certificate of Occupancy Fee
17. Planning Department Plan Review Fees
18. Engineering Inspection Fee

For Single-Family, Two-Family, Multiple-Family and Commercial existing development, no fees shall be waived if the development involves demolition of a structure which is designated as part of a Heritage Overlay District unless the structure has received a certificate of appropriateness for demolition by the Heritage Commission or City Council or unless no such permission is required for demolition of the structure under the Heritage Preservation Ordinance.

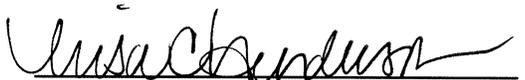
New development with approved preliminary site plans as of the date of this resolution will be eligible for the zone benefits consistent with adopted Neighborhood Empowerment Resolution as of the date of the plan's approval. If the plan expires prior to either construction commencing or progress in the series of permits, the development must comply with the current Neighborhood Empowerment Resolution.

Section V. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 9th day of December, 2019.


Harry LaRosihere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

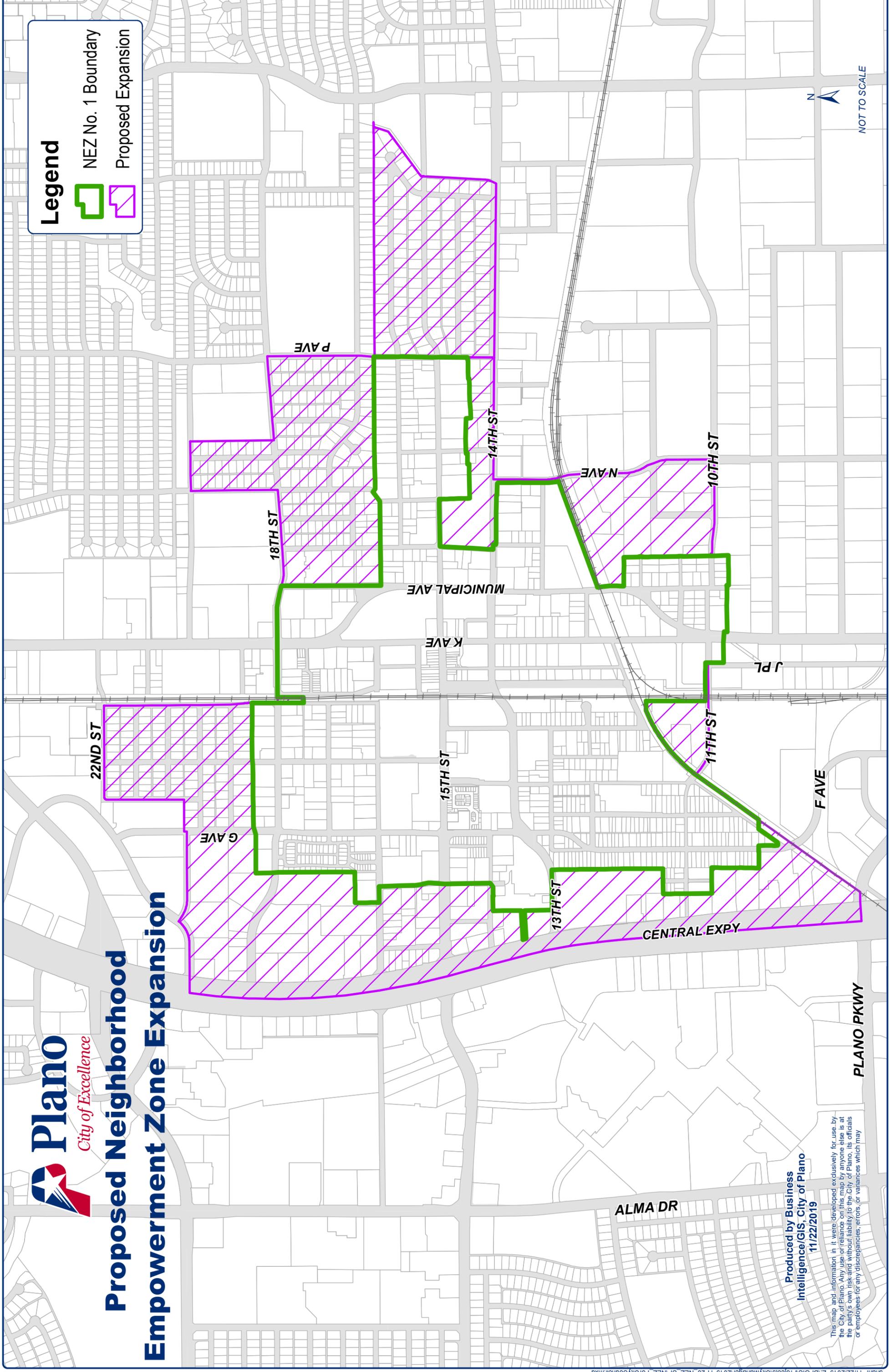

Paige Mims, CITY ATTORNEY



Proposed Neighborhood Empowerment Zone Expansion

Legend

- NEZ No. 1 Boundary
- Proposed Expansion



NOT TO SCALE

Produced by Business Intelligence/GIS, City of Plano
11/22/2019

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RESOLUTION NO. 2019-12-6(R)

A Resolution of the City of Plano, Texas, authorizing the expansion of the Downtown Plano Public Improvement District through petition as provided by the Texas Local Government Code; partially repealing Resolution No. 2017-11-3(R); authorizing the City Manager to publish required public notice of the District’s authorization, 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 with a district by means of special assessments levied on real property within the district; and

WHEREAS, on October 13, 2014, City Council authorized the creation of the Downtown Plano Public Improvement District (the “District”) for an initial period of three (3) years; and

WHEREAS, on November 13, 2017, City Council authorized the renewal of the Downtown Plano Public Improvement District (the “District”) for a period beginning on January 1, 2018 and dissolving on December 31, 2023, however the petition indicated a term of five (5) years, therefore this Resolution will repeal the portion of Resolution No. 2017-11-3(R) indicating a dissolution date of December 31, 2023 and replace that date with December 31, 2022; and

WHEREAS, the City Secretary has received petitions from property owners requesting expansion of the District in accordance with the parameters of the Act; and

WHEREAS, the petitions have been verified to meet the requirements of the Act and City Council’s policies for expanding the District, with petitions received from the owners of more than 50% of the appraised value of the taxable real property liable for assessment within the District, and from the owners of more than 50% of the land area of all taxable real property liable for assessment within the District; and

WHEREAS, pursuant to the Act, City Council’s intention to consider expanding of the District at a public hearing on December 9, 2019 was mailed to all property owners within the District and was published in a newspaper of general circulation in the municipality in accordance with the Act; and

WHEREAS, City Council stated its intent at the close of the public hearing to consider a Resolution expanding the District.

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, City Council, after considering the petitions for the proposed District and evidence and testimony presented at the public hearing on December 9, 2019, hereby finds and declares:

RESOLUTION NO. 2019-12-6(R)

- A. Advisability of Service and Improvements proposed for the District – It is advisable to create the District to provide the supplemental services and improvements described in this Resolution.
- B. Nature of the Services and Improvements – The purpose of the District is to supplement and enhance services and improvements for Downtown Plano. The general nature of the proposed services and improvements to be performed by the District includes marketing and advertising, special event production and management, beautification, PID management and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- C. Estimated Cost of the Services and Improvements – The estimated costs of the improvements and services provided by the District will be approximately an average annual expenditure of \$200,000. The District shall not incur bonded indebtedness. The service plan, budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.
- D. Boundaries of the Public Improvement District – The boundary of the proposed District is as illustrated in Exhibit “A.” The outer boundary roughly depicted as G Avenue to the west, 12th Street to the south, N Avenue to the east and 18th Street to the north.
- E. Proposed Method of Assessment – The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Collin County Central Appraisal District. The proposed annual assessment rate for the duration of the District will be \$0.15 per \$100.00 of appraised values as determined by the Collin County Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The District shall pay the costs of the services and improvements by special assessment against real property and real property improvements.
- F. Proposed Apportionment of Cost between the District and the City of Plano as a Whole – No portion of the supplemental services and improvement shall be apportioned to the City of Plano as a whole.

Section II. That the Downtown Plano Public Improvement District comprising the boundaries set forth in Section I and displayed in Exhibit “A” is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the services and improvements contained in this Resolution, with an effective date of January 1, 2020. The District is subject to all the terms, conditions, limitations and reservations contained in the findings of Section I of this Resolution. The District’s boundary is expanded as required by the Act for establishment of the District.

Section III. In accordance with the Act and with Resolution No. 2014-10-9(R) adopted by the City Council on October 13, 2014, the Advisory Board and Executive Committee shall set

RESOLUTION NO. 2019-12-6(R)

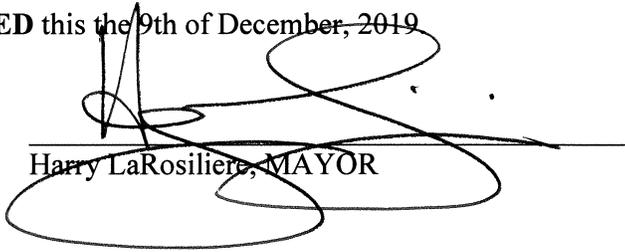
forth the improvement plan, the five year Service Plan and Assessment Plan and the District's annual budget and service plan for presentation and adoption by City Council.

Section IV. That the City Manager is directed to give notice of the authorization for the expansion of the District by publishing a copy of this Resolution once in the newspaper of general circulation in the City of Plano. Such authorization shall take effect and the District shall be deemed to be expanded effective upon the publication of such notice. The District shall dissolve by petition, as authorized by the Section 372.011 of the Act, on December 31, 2022 unless the District is renewed through the petition and approval process as provided by the Act, or the District is terminated earlier as provided by law. The portion of Resolution No. 2017-11-3(R) indicating a dissolution date of December 31, 2023 is hereby repealed. The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Plano and the petition contains the signatures of at least enough property owners in the District as would be required to make a petition sufficient for creation of a district as provided in Section 372.005(b) of the Act.

Section V. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section VI. This Resolution shall become effective upon publication as required by Texas Local Government Code Section 372.010(b).

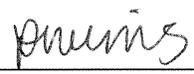
DULY PASSED AND APPROVED this the 9th of December, 2019


Harry LaRosiliere, MAYOR

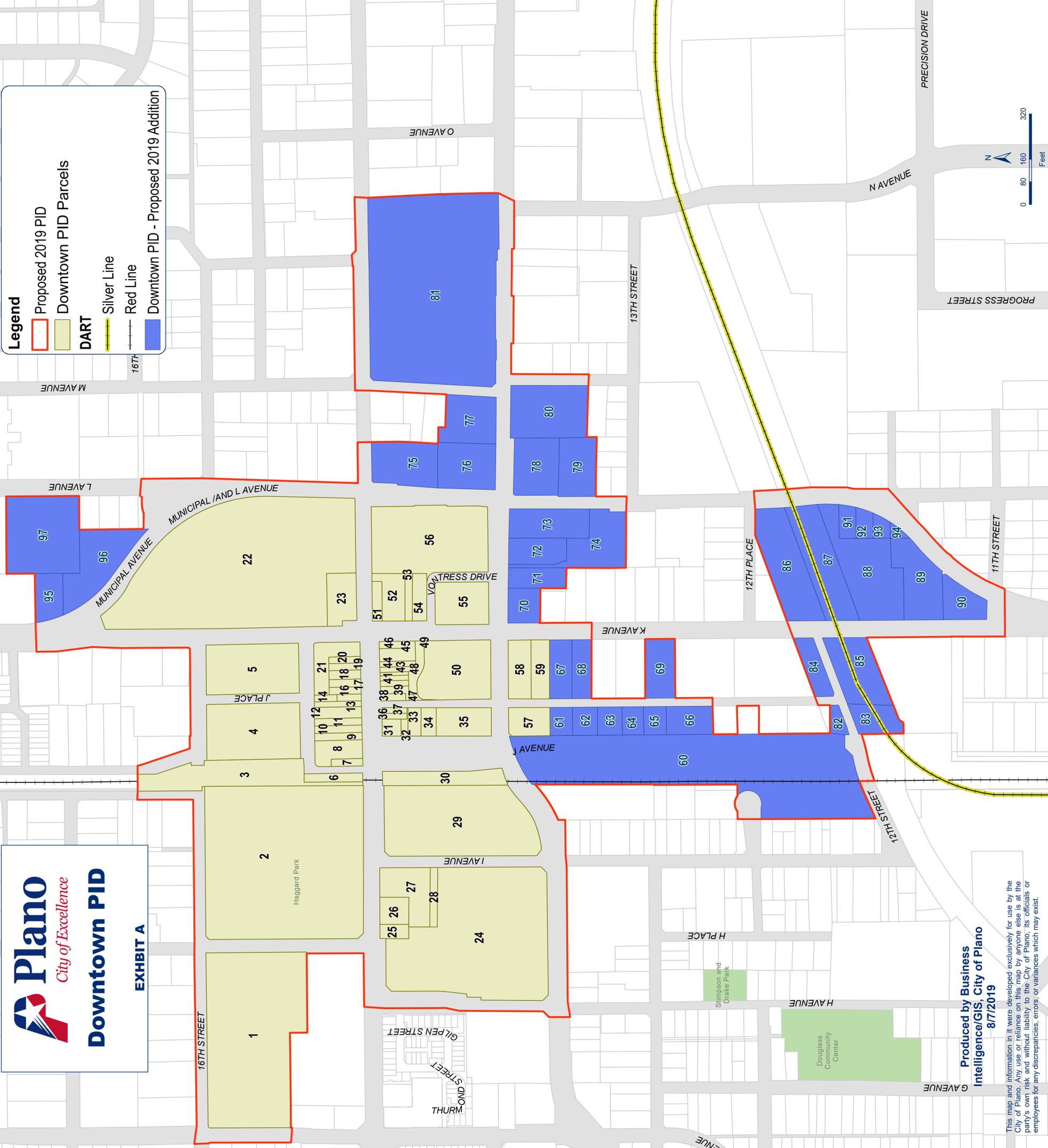
ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY

DOWNTOWN PID - EXISTING		
Map No.	Ownership	Appraised Value
1	PLANO ISD	\$ 3,160,170
2	PLANO CITY OF	\$ 3,668,313
3	DALLAS AREA RAPID TRANSIT	\$ 376,576
4	PLANO CITY OF	\$ 1,626,975
5	PLANO CITY OF	\$ 1,437,475
6	DALLAS AREA RAPID TRANSIT	\$ 139,485
7	SCHIELL FAMILY TRUST B	\$ 779,027
8	GRADEX USA INC	\$ 1,986,800
9	N A T PROPERTIES LLC	\$ 740,760
10	PIERCE FAMILY LIVING TRUST THE	\$ 600,933
11	1015 METROPOLITAN PLANO LTD	\$ 362,333
12	COMERT ESTATES LLC	\$ 1,102,827
13	TVG HOLDINGS LLC	\$ 273,653
14	PLANO CITY OF	\$ 39,204
15	ROBERT M F	\$ 355,747
16	LAMANSTARK JV	\$ 405,147
17	LYNCH ROBERT A	\$ 579,253
18	WIKNS LLC	\$ 344,067
19	AUDIENICE INC	\$ 544,703
20	FERCHER JOERG W & CATHY A	\$ 268,280
21	BEDROCK BUILDING LP THE	\$ 1,624,000
22	PLANO CITY OF	\$ 16,727,630
23	GIE SOUTHWEST INC	\$ 591,135
24	PLANO CITY OF	\$ 23,707,317
25	STICE LLC	\$ 76,641
26	STICE LLC	\$ 320,106
27	STICE LLC	\$ 280,094
28	STICE LLC	\$ 965,637
29	CLPF - JUNCTION 15 LP	\$ 47,497,958
30	DALLAS AREA RAPID TRANSIT	\$ 139,485
31	METROPOLITAN MAMMOTH JACK LTD	\$ 580,173
32	HISTORIC PLANO-25 LTD	\$ 324,973
33	PLANO LODGE 768 AF & AM	\$ 577,707
34	BRODHEAD FAMILY LIMITED PARTNERSHIP	\$ 534,480
35	14TH AND J LLC	\$ 3,667,761
36	BLACK GOLD PARTNERS LLC	\$ 734,467
37	CRIDER LIVING TRUST	\$ 464,133
38	LPW REAL ESTATE INVESTMENTS LLC	\$ 367,440
39	JSMTX PROPERTIES LLC	\$ 333,520
40	JSMTX PROPERTIES LLC	\$ 201,213
41	JSMTX PROPERTIES LLC	\$ 166,000
42	CRH RENTALS LTD	\$ 128,280
43	15TH STREET REAL PROPERTY HOLDINGS LLC	\$ 609,187
44	JSMTX PROPERTIES LLC	\$ 301,827
45	SUTTON-1012 LLC	\$ 698,138
46	CHADDICK CENTER LEASING OFFICE	\$ 511,840
47	PLANO CITY OF	\$ 8,000
48	PLANO CITY OF	\$ 2,156
49	PLANO CITY OF	\$ 44,344
50	PLANO CITY OF	\$ 13,471,144
51	PLANO CITY OF	\$ 108,465
52	LAS BRISAS PROPERTIES INC	\$ 1,787,293
53	PMM ENTERPRISES LLC	\$ 277,667
54	COPELAND SCOTT	\$ 255,995
55	BEL AIR MULTI 50 LLC &	\$ 5,965,340
56	BEL AIR MULTI 50 LLC &	\$ 31,580,070
57	EASTSIDE 14TH STREET LLC	\$ 4,031,756
58	PLANO CITY OF	\$ 191,472
59	PLANO CITY OF	\$ 162,672
DOWNTOWN PID - PROPOSED ADDITION		
Map No.	Ownership	Appraised Value
60	DALLAS AREA RAPID TRANSIT	\$ 139,485
61	EASTSIDE 14TH STREET LLC	\$ 350,111
62	HYATT HOLDINGS LTD	\$ 75,134
63	HYATT HOLDINGS LTD	\$ 94,816
64	AMERICAN LEGION POST #321	\$ 63,759
65	AMERICAN LEGION POST #321	\$ 398,489
66	AMERICAN LEGION POST #321	\$ 398,489
67	SMITH LISLE HOLDING INC	\$ 138,848
68	SMITH - LISLE HOLDINGS LTD	\$ 241,553
69	SMITH - LISLE HOLDINGS LTD	\$ 436,614
70	SMITH MARITAL TRUST	\$ 366,558
71	EASTSIDE 14TH STREET LLC	\$ 475,017
72	1106 14TH ST LLC	\$ 331,144
73	NEWMAN DONALD T & PAULIA SUJE	\$ 571,182
74	PLANO CITY OF	\$ 226,512
75	2016 OLD TOWN PLANO EAST LTD &	\$ 705,672
76	LEGACY TEXAS BANK	\$ 1,040,649
77	MA & SA LLC	\$ 713,472
78	YDR INVESTMENTS LLC	\$ 789,919
79	PLANO CITY OF	\$ 278,348
80	JJ PLANO PROPERTIES LLC	\$ 1,552,421
81	FIRST BAPTIST CHURCH OF PLANO	\$ 5,414,959
82	ST LOUIS SOUTHWESTERN RR CO	\$ -
83	ST LOUIS SOUTHWESTERN RR CO	\$ -
84	DALLAS AREA RAPID TRANSIT	\$ 51,720
85	DALLAS AREA RAPID TRANSIT	\$ 51,720
86	DALLAS AREA RAPID TRANSIT	\$ -
87	DALLAS AREA RAPID TRANSIT	\$ 51,300
88	PLANO CITY OF	\$ 946,973
89	PLANO CITY OF	\$ 571,072
90	PLANO CITY OF	\$ 360,023
91	PLANO CITY OF	\$ 106,112
92	PLANO CITY OF	\$ 92,985
93	PLANO CITY OF	\$ 946,973
94	PLANO CITY OF	\$ 571,072
95	PLANO CITY OF	\$ 300,579
96	PLANO CITY OF	\$ 1,006,008
97	PLANO CITY OF	\$ 696,310



Plano
City of Excellence

Downtown PID

EXHIBIT A

Produced by Business Intelligence/GIS, City of Plano
8/7/2019

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.

RESOLUTION NO. 2019-12-7(R)

A Resolution of the City of Plano, Texas approving Dallas Area Rapid Transit (“DART”) Resolution No. 190138 for the acquisition of the following parcels of land in the City of Plano, Texas for the purpose of construction, improvement, and operation of DART’s Silver Line Regional Rail Project and other public improvements and projects related hereto – Parcels CB3-026 and CB3-027 at 1202 K Avenue; and providing an effective date.

WHEREAS, Chapter 452 of the Texas Transportation Code grants to DART the right of eminent domain to acquire any interest in real property, including a fee simple interest and the use of air and subsurface space; and

WHEREAS, Chapter 452 of the Texas Transportation Code further provides that such right of eminent domain may not be exercised within a municipality without the approval of each proposed acquisition by the governing body of such municipality; and

WHEREAS, on October 22, 2019, by Resolution No. 190138, the Board of Directors of DART declared a public necessity and a public purpose for the acquisition of Parcels CB3-026 and CB3-027 at 1202 K Avenue, more particularly described in field notes describing these parcels marked Exhibit “3”, attached hereto and made a part thereof; and

WHEREAS, the property owners are unwilling to accept DART’s offers that are based on the appraised values as determined by a Texas State Certified Appraiser, thereby making it necessary to acquire and take possession of the parcels by eminent domain; and

WHEREAS, DART seeks the approval of the City Council of the City of Plano to acquire the parcels described in Exhibit “3” by eminent domain and DART shall not exercise its power of eminent domain for the acquisition of the parcels without said approval; and

WHEREAS, on October 22, 2019, by Resolution No. 190138, the Board of Directors of DART authorized the acquisition by Eminent Domain and Deposit of Funds for immediate possession; and

WHEREAS, the City Council finds it is the best interest of the City to approve the proposed acquisition.

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

Section I. The City Council hereby approves DART Resolution No. 190138, adopted by DART Board of Directors on October 22, 2019, marked Exhibit “A”, attached hereto and made a part hereof.

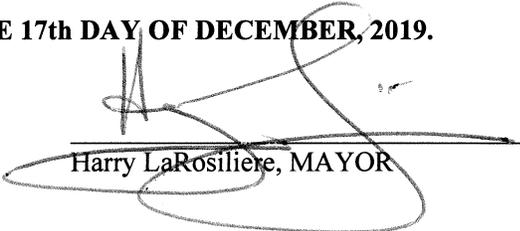
Section II. The City Council hereby approves the proposed acquisition, including the exercise of the right of eminent domain, if such becomes necessary, by

RESOLUTION NO. 2019-12-7(R)

DART in the City of Plano of lands in fee simple and interests less than fee simple, as identified in DART Resolution No. 190138 for the development, construction, improvement, and operation of the DART Silver Line Regional Rail Project, and as more particularly described in field notes marked Exhibit "3" to DART Resolution No. 190138, attached hereto and made a part hereof, as well as other public improvements and projects related thereto. Public Necessity requires the acquisition of the above described property.

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

DULY PASSED AND APPROVED THE 17th DAY OF DECEMBER, 2019.



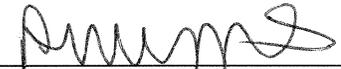
Harry LaRosiliere, MAYOR

ATTEST:



for Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

EXHIBIT "A"

RESOLUTION

of the

190138



DALLAS AREA RAPID TRANSIT BOARD

(Executive Committee)

RESOLUTION

Declare Public Necessity, Establish Just Compensation, and Authorize the Purchase, Exchange, Lease and/or Value of Real Property for Parcels CB1-013 and CB1-014 being a 4.67-acre Tract in the Vicinity of Southwestern Blvd. and Coppell Rd. in the City of Coppell, Texas, and Parcels CB3-026 and CB3-027 being a 0.43-acre Tract in the Vicinity of K Avenue and 12th Place in the City of Plano, Texas, for the Cotton Belt Silver Line Project and Authorize Eminent Domain Proceedings, if Necessary

WHEREAS, Dallas Area Rapid Transit (DART) was created to provide a regional public transportation system, and the acquisition of real property and the planning, design, engineering, and construction of improvements thereon are functions fundamental to the provision of a public transportation system; and

WHEREAS, the parcels described in Exhibit 1, Exhibit 2 and Exhibit 3 are required for the construction of the Silver Line Regional Rail Corridor project; and

WHEREAS, after careful review of these parcels and the recommendation of the President/Executive Director, the Board desires to declare the acquisition of these parcels a public necessity, to approve the offer of just compensation for these parcels, and to authorize the President/Executive Director or his designee to proceed with the negotiation and purchase of these parcels, and if necessary, the acquisition of these parcels through eminent domain; and

WHEREAS, funding for this real estate acquisition is within current Budget and FY 2020 Twenty-Year Financial Plan allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit (DART) Board of Directors that:

Section 1: There is a public necessity for the acquisition of Parcel CB1-013 described in Exhibit 1. This property is necessary and proper for construction of the Silver Line Regional Rail Corridor project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Corridor project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of these parcels for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of

eminent domain proceedings for the acquisition of these parcels for the Silver Line Regional Rail Corridor project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 1 without approval of such acquisition by the City Council of the City of Coppell for Parcel CB1-013. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 2:

There is a public necessity for the acquisition of Parcel CB1-014 described in Exhibit 2. This property is necessary and proper for construction of the Silver Line Regional Rail Corridor project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Corridor project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of these parcels for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of these parcels for the Silver Line Regional Rail Corridor project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 2 without approval of such acquisition by the City Council of the City of Coppell for Parcel CB1-014. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 3:

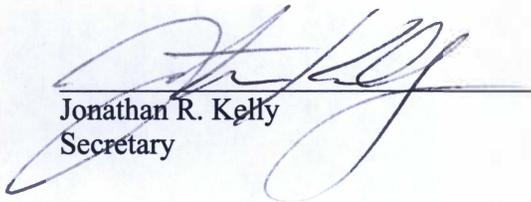
There is a public necessity for the acquisition of Parcel CB3-026 described in Exhibit 3. This property is necessary and proper for construction of the Silver Line Regional Rail Corridor project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Corridor project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate

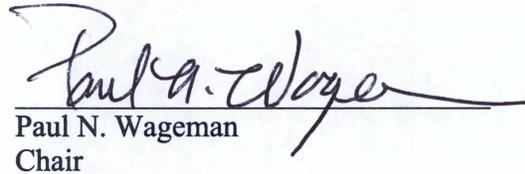
Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of these parcels for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of these parcels for the Silver Line Regional Rail Corridor project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 3 without approval of such acquisition by the City Council of the City of Plano for Parcel CB3-026. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 4:

There is a public necessity for the acquisition of Parcel CB3-027 described in Exhibit 3. This property is necessary and proper for construction of the Silver Line Regional Rail Corridor project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Corridor project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of these parcels for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of these parcels for the Silver Line Regional Rail Corridor project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 3 without approval of such acquisition by the City Council of the City of Plano for Parcel CB3-027. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Declare Public Necessity, Establish Just Compensation, and Authorize the Purchase, Exchange, Lease and/or Value of Real Property for Parcels CB1-013 and CB1-014 being a 4.67-acre Tract in the Vicinity of Southwestern Blvd. and Coppell Rd. in the City of Coppell, Texas, and Parcels CB3-026 and CB3-027 being a 0.43-acre Tract in the Vicinity of K Avenue and 12th Place in the City of Plano, Texas, for the Cotton Belt Silver Line Project and Authorize Eminent Domain Proceedings, if Necessary

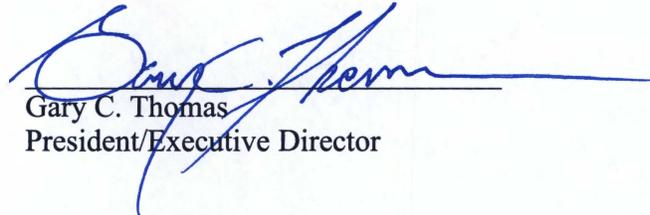

Jonathan R. Kelly
Secretary


Paul N. Wageman
Chair

APPROVED AS TO FORM:

ATTEST


Gene Gamez
General Counsel


Gary C. Thomas
President/Executive Director

October 22, 2019
Date

EXHIBIT "3"

Parcel CB3-026 and CB3-027

Legal Description:

Situated in the State of Texas, County of Collin and City of Plano, being part of the Sanford Beck Survey, Abstract No. 73, being the resurvey of Lot 20A and Lot 20B, Block 9 of the Original Donation to the City of Plano, being the same tract of land as described and recorded in Volume 1997, Page 204 with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of 12th Place and marking the northeast corner of the herein described premises;

THENCE with the southeast line of said premises, South 69°05'41" West, 336.41 feet to a Roome capped 1/2-inch iron rod set in the east right-of-way line of State Highway No. 5 ("K" Avenue) marking the southwest corner of said premises;

THENCE with the east right-of-way line of State Highway No. 5 and the west line of said premises, North 00°41'00" West, 120.05 feet to a 1/2-inch iron rod set marking the northwest corner of said premises and the intersection of the west right-of-way line of State Highway No. 5 with the south right-of-way line of 12th Place;

THENCE with the north line of said premises and the south right-of-way line of 12th Place, East, 315.70 feet to the point of beginning and containing 18,948 square feet or 0.435 acre of land.



Legend

-  Silver Line Corridor
-  Outline of Whole Property
-  Property Line Separating CB3-026 from CB3-027

DALLAS AREA RAPID TRANSIT

Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB1-013 and CB1-014 in the City of Coppell Texas and Parcels CB3-026 and CB3-027 in the City of Plano, Texas for the Cotton Belt Silver Line Project and Authorize Eminent Domain Proceedings, if necessary.



ORDINANCE NO. 2019-12-8

An Ordinance of the City of Plano, Texas adopting and enacting Supplement Number 130 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 130; and

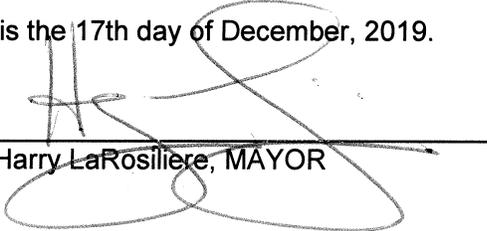
WHEREAS, the City Council wishes to adopt the ordinance codification version appearing in Supplement Number 130 of the Plano Code of Ordinances in order for the printed Code form to be considered identical to the original ordinance and to eliminate any confusion or differences in the format of the original 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 130 as prepared by the codifier.

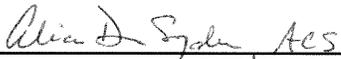
Section II. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 17th day of December, 2019.



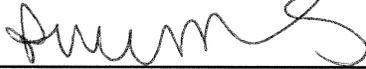
Harry LaRosiliere, MAYOR

ATTEST:

for 

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2019-12-9

An Ordinance of the City of Plano, Texas, transferring the sum of \$32,727 from the Convention & Tourism Fund Unappropriated fund balance to the Convention & Tourism Operating Appropriation for fiscal year 2019-20 for the purpose of providing funding for emergency repairs for storm damage to Young and Rowlett Creek Cemeteries, heritage sites within the City of Plano, amending the Budget of the City adopted by Ordinance No. 2019-9-7, specifically Section 1, Item “H”, to reflect the actions taken herein; declaring this action to be a case of public necessity; and providing an effective date.

WHEREAS, the City Council of the City of Plano approved and adopted the budget for the City for fiscal year 2019-20 setting the appropriations for the Convention & Tourism Fund at \$12,402,502; and

WHEREAS, the City of Plano Planning Department is requesting an additional appropriation in the total amount of \$32,727 to provide funding for the emergency repairs necessary resulting from storm damage to Young and Rowlett Creek Cemeteries, heritage sites within the City of Plano; and

WHEREAS, such costs cannot be fully met through appropriations in the existing budget; and

WHEREAS, emergency repairs for storm damage to Young and Rowlett Creek Cemeteries, heritage sites within the City of Plano, promote tourism and the convention and hotel industry and will provide for historical restoration and preservation activities in historic cemeteries that tourists and convention delegates frequent; and

WHEREAS, the City Council now finds that additional appropriations to the Convention & Tourism Fund to provide funding for emergency repairs for storm damage to Young and Rowlett Creek Cemeteries, heritage sites within the City of Plano, benefits the public health, safety and welfare and is a public necessity.

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

SECTION I. The estimated sum of THIRTY-TWO THOUSAND SEVEN HUNDRED AND TWENTY-SEVEN DOLLARS (\$32,727) is hereby transferred from the Convention & Tourism Unappropriated fund balance to the Convention & Tourism Operating Appropriation, as reflected in Section 1, Item “H” of the ordinance.

SECTION II. The budget of the City of Plano for fiscal year 2019-20 as adopted by Ordinance No. 2019-9-7 is amended to reflect the action taken herein.

SECTION III. The actions taken herein are found and declared to be a case of public necessity.

ORDINANCE NO. 2019-12-9

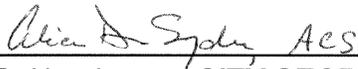
SECTION IV. This Supplemental Appropriation No. 2 shall become effective immediately from and after the date of its passage.

DULY PASSED AND APPROVED THIS THE 17th DAY OF DECEMBER, 2019.



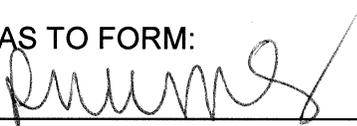
Harry LaRosiliere, **MAYOR**

ATTEST:



for Lisa C. Henderson, **CITY SECRETARY**

APPROVED AS TO FORM:



Paige Mims, **CITY ATTORNEY**

Exhibit "A" to Ordinance No. 2019-12-9

FY 2019-20
 SUPPLEMENTAL APPROPRIATIONS

Description	Department	Amount
Professional Services to support City Council Ad Hoc Committee & Comprehensive Planning Services TOTAL GENERAL FUND APPROPRIATIONS	Planning	1,000,000 <u>\$ 1,000,000</u>
TOTAL ECONOMIC DEVELOPMENT INCENTIVE FUND APPROPRIATIONS		<u>\$ -</u>
TOTAL PTV FUND APPROPRIATIONS		<u>\$ -</u>
TOTAL CAPITAL MAINTENANCE FUND APPROPRIATIONS		<u>\$ -</u>
TOTAL MUNICIPAL DRAINAGE FUND APPROPRIATIONS		<u>\$ -</u>
TOTAL WATER & SEWER FUND		<u>\$ -</u>
TOTAL SUSTAINABILITY & ENVIRONMENTAL FUND APPROPRIATIONS		<u>\$ -</u>
Emergency repairs for storm damage to Young & Rowlett Creek Cemeteries TOTAL CONVENTION & TOURISM FUND APPROPRIATIONS	Planning	32,727 <u>\$ 32,727</u>
TOTAL RISK MANAGEMENT FUND APPROPRIATIONS		<u>\$ -</u>
TOTAL GOLF COURSE FUND APPROPRIATIONS		<u>\$ -</u>
TOTAL RECREATION FUND APPROPRIATIONS		<u>\$ -</u>
TOTAL INTERNAL SERVICE FUNDS AND OTHER FUNDS APPROPRIATIONS		<u>\$ -</u>
TOTAL COMMUNITY INVESTMENT PROGRAM APPROPRIATIONS		<u>\$ -</u>
GRAND TOTAL ALL FUNDS		<u>\$ 1,032,727</u>

ORDINANCE NO. 2019-12-10

An Ordinance of the City of Plano, Texas determining the public use, need and necessity for the acquisition of the easement properties as described in the attached Exhibit "A" located generally at the intersections of Legacy Drive and Independence Parkway, Legacy Drive and Custer Road, and Legacy Drive and K Avenue in the City of Plano, Collin County, Texas; for the purpose of the construction, reconstruction and maintenance of roadways and related public improvements for the Legacy Drive Corridor Improvements project; authorizing the City Manager and the City Attorney, or their respective designees, to acquire the property including making initial and bona fide offers, and authorizing the City Attorney to file proceedings in eminent domain to condemn the needed real property for public use, if necessary, and providing an effective date.

WHEREAS, the City Council of the City of Plano, Texas (the "City Council") upon consideration of this matter, has determined that there is a public need and necessity for the health, safety, and welfare of the City of Plano, and the public at large to acquire street, sidewalk, and utility easements and temporary construction easements (the "Property Interests") in the general form and on the properties attached hereto as Exhibit "A," also known as (the "Properties") and incorporated herein for all purposes, located in the City of Plano, Collin County, Texas; for the purpose of the construction, reconstruction and maintenance of roadways and related public improvements for the Legacy Drive Corridor Improvements project (the "Project") for use by the citizens of the City of Plano and the general public (the "Public Uses"); and

WHEREAS, the City Council finds that the description of the Property Interests, attached hereto as Exhibit "A" to be acquired by eminent domain for the Project, complies with applicable law in that the same provides the property owners in and around the area reasonable notice that the owner's property may be subject to condemnation proceedings during the planning or construction of the Project; and

WHEREAS, the City Council has further investigated and determined that the Project constitutes a public use for a public purpose; and

WHEREAS, the City is required to make an initial offer as defined by and in compliance with Texas Property Code § 21. 0111 (" Initial Offer") and a bona fide offer, as defined by and in compliance with Texas Property Code § 21. 0113 ("Bona Fide Offer") to acquire the easements on the Properties for public use, voluntarily, from the subject landowners prior to moving forward with the acquisition by eminent domain; and

ORDINANCE NO. 2019-12-10

WHEREAS, the City Council now deems it necessary to authorize the City Attorney to initiate condemnation proceedings in order to acquire the necessary Easements.

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

Section I. The City Council hereby finds and determines that the recitals made in the preamble of this Ordinance are true and correct, and incorporates such recitals into the body of this ordinance as if copied in their entirety.

Section II. The City Council hereby finds and determines that a public use and necessity exists for the Public Uses and authorizes acquisition of the necessary property rights in and to the Property Interests for such purposes, as allowed by law, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of lands.

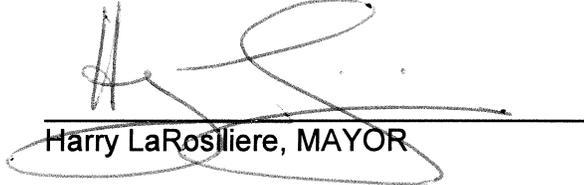
Section III. The City Council authorizes the City Attorney or her designee to negotiate for and to acquire the required property rights for the City, and to acquire said rights in compliance with State and any other applicable law. Moreover, the City Attorney, or designee, is specifically authorized and directed to do each and every act necessary to acquire the needed property rights including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that she deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

Section IV. The City Manager, or his designee, is appointed as negotiator for the acquisition of the needed property interests and, as such, the City Manager or his designee is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. Further, the City Manager or his designee is specifically authorized to establish the just compensation for the acquisition of the Property. Additionally, if the City Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or her designee is hereby authorized and directed to file or cause to be filed, against the owner(s) and interested parties of the needed property interests, proceedings in eminent domain to acquire the above-stated interests in the Properties.

ORDINANCE NO. 2019-12-10

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

DULY PASSED AND APPROVED this the 17th day of December, 2019.



Harry LaRosliere, MAYOR

ATTEST:


For _____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

**EXHIBIT "A"
THE PROPERTY
CONSISTING OF**

**PARCEL #1: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL # 2: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #3: A STREET, SIDEWALK AND UTILITY EASEMENT; AND
PARCEL #4: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #5: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #6: A STREET, SIDEWALK AND UTILITY EASEMENT; AND
PARCEL #7: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #8: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #9: A STREET, SIDEWALK AND UTILITY EASEMENT; AND
PARCEL #10: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #11: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #12: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #13: A STREET, SIDEWALK AND UTILITY EASEMENT; AND
PARCEL #14: A STREET, SIDEWALK AND UTILITY EASEMENT; AND
PARCEL #15: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #16: A STREET, SIDEWALK AND UTILITY EASEMENT; AND
PARCEL #17: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #18: A STREET, SIDEWALK AND UTILITY EASEMENT; AND
PARCEL #19: A TEMPORARY CONSTRUCTION EASEMENT; AND
PARCEL #20: A TEMPORARY CONSTRUCTION EASEMENT; AND**

PARCEL #1

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

T-1 Temporary Construction Easement

Being a 953 square feet tract of land situated in the S.A.& M.G. R.R. Co. Survey, Abstract Number 878, Collin County, Texas, and being a portion of that certain tract of land to Techni-Center Partners, Ltd., as recorded in Document #20141215001356030, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1 inch iron rod at the Northeast corner of said Techni-Center tract and the Northwest corner of a tract of land to BJF Realty VII, LLC, as recorded in Document #20130730001067650, D.R.C.C.T. and being in the South Right-of-Way line of Legacy Drive;

- (1) THENCE South 00°21'27" East, along the common East line of said Techni-Center tract and West line of said BJF tract, a distance of 20.04 feet to a point;
- (2) THENCE North 86°32'36" West, along the South line of the tract herein described, a distance of 48.31 feet to a point;
- (3) THENCE North 03°27'24" East, along the West line of the tract herein described, a distance of 20.00 feet to a point in the common North line of said Techni-Center tract and said South Right-of-Way line, from which a found 1 inch iron rod in the North line of said Techni-Center tract bears North 86°32'36" West, 72.78 feet;
- (4) THENCE South 86°32'36" East, along the common North line of said Techni-Center tract and said South Right-of-Way line, a distance of 46.98 feet to the POINT OF BEGINNING, containing 953 square feet (0.022 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

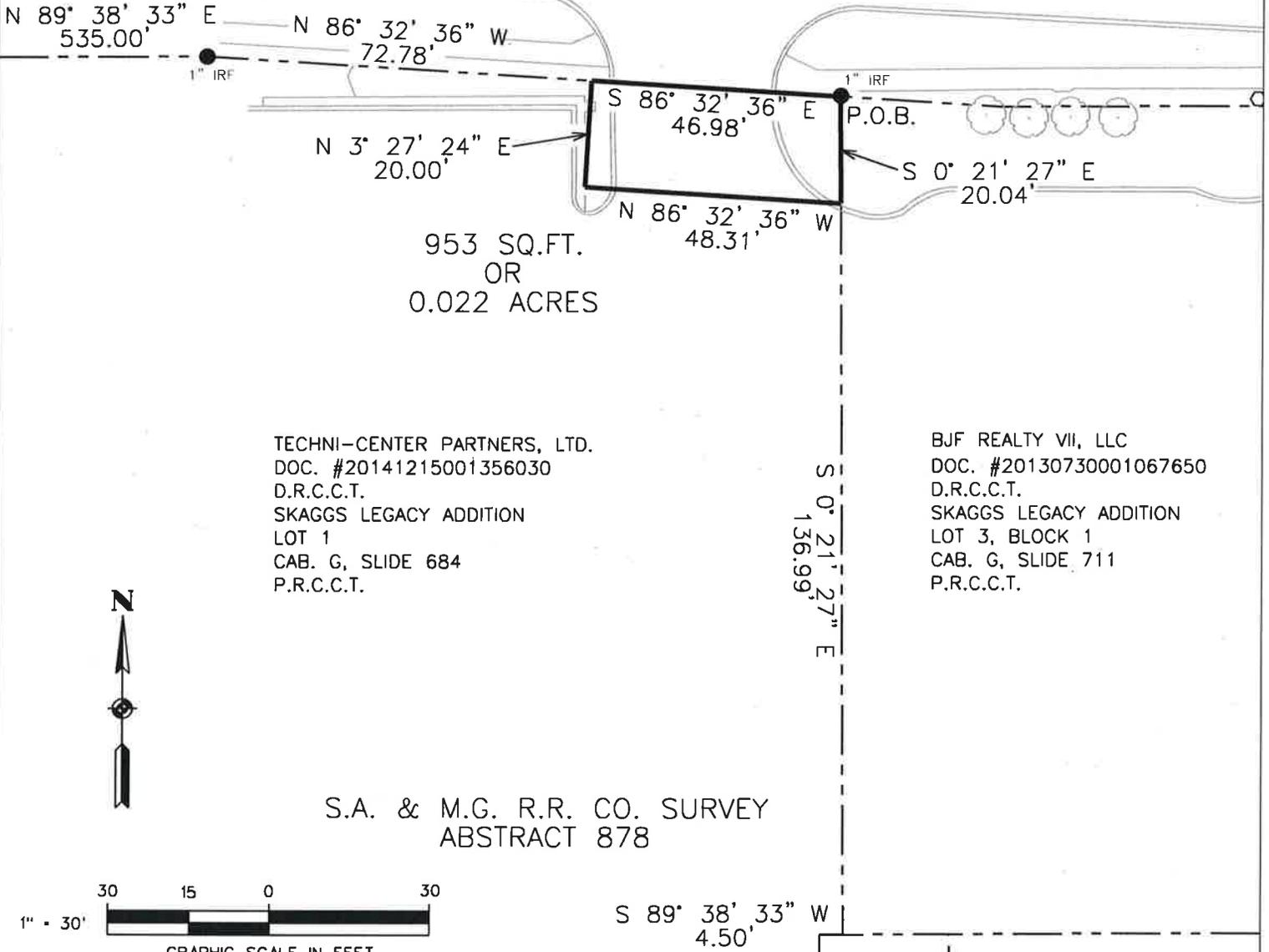

 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 1-27-2016



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

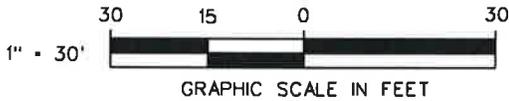
LEGACY DRIVE



TECHNI-CENTER PARTNERS, LTD.
 DOC. #20141215001356030
 D.R.C.C.T.
 SKAGGS LEGACY ADDITION
 LOT 1
 CAB. G, SLIDE 684
 P.R.C.C.T.

BJF REALTY VII, LLC
 DOC. #20130730001067650
 D.R.C.C.T.
 SKAGGS LEGACY ADDITION
 LOT 3, BLOCK 1
 CAB. G, SLIDE 711
 P.R.C.C.T.

S.A. & M.G. R.R. CO. SURVEY
 ABSTRACT 878



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

<p>500 W. 7TH ST., SUITE 1100 FORT WORTH, TEXAS 76102 817-339-8950 FAX 817-336-2247 T.B.P.L.S. FIRM REG. #10038300</p> <p>PROJ NO: P204 10 0023 SCALE: 1" = 30' DATE: 1-27-16 DESIGNED BY: DRAWN BY: J.A.K. CHECKED BY: K.D.E. 0023-V-EXH01.dgn, Techni-Center REVISED:</p>		SHEET TITLE TECHNI-CENTER PARTNERS, LTD. EXHIBIT "A" T-1 TEMPORARY CONSTRUCTION EASEMENT
		PROJECT LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100		PG. 2 of 2

PARCEL # 2

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 3

T-4 Temporary Construction Easement

Being a 931 square feet tract of land situated in the John Cahill Survey, Abstract Number 145, Collin County, Texas, and being a portion of that certain tract of land to Plano Financial DST, as recorded in Document #201230320000322210, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the Northeast corner of said Plano Financial tract and the Northwest corner of a tract of land to Compass Bank-Dallas, as recorded in Document #94-0095067, D.R.C.C.T. and being in the South Right-of-Way line of Legacy Drive;

THENCE South 05°47'48" East, along the common East line of said Plano-Financial tract and the West line of said Compass tract, a distance of 10.58 feet to a point at the beginning of a curve to the left, from which a found X-cut in the East line of said Plano Financial tract bears South 05°47'48" East, a distance of 36.89;

THENCE along said curve to the left and the South line of a Street Easement dedication dedicated by plat and recorded in Book 2008, Page 219, Plat Records, Collin County, Texas (P.R.C.C.T.), an arc distance of 40.89 feet, through a central angle of 02°40'40", a radius of 875.00 feet and a long chord which bears North 77°56'53" West, 40.89 feet to the POINT OF BEGINNING;

- (1) THENCE South 10°42'47" West, along the East line of the tract herein described, a distance of 20.00 feet to a point;
- (2) THENCE North 80°48'46" West, along the South line of the tract herein described, a distance of 45.53 feet to a point;
- (3) THENCE North 07°39'41" East, along the West line of the tract herein described, a distance of 20.00 feet to a point in the South line of said Street Easement dedication being at the beginning of a curve to the right;
- (4) THENCE along said curve to the right and the South line of said Street Easement dedication, an arc distance of 46.60 feet, through a central angle of 03°03'06", a radius of 875.00 feet and a long chord which bears South 80°48'46" East, 46.60 feet to the POINT OF BEGINNING containing 931 square feet (0.021 acres) of land, more or less.

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



JOHN CAHILL SURVEY
ABSTRACT 145

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

LEGACY DRIVE

CURVE CAR-02

CURVE CAR-02-TEMP

P.O.B.

P.O.C.

N 7° 39' 41" E
20.00'

N 80° 48' 46" W
45.53'

S 10° 42' 47" W
20.00'

1" IRF

S 5° 47' 48" E
10.58'

S 5° 47' 48" E
36.89'

STREET EASEMENT
PER PLAT
BK. 2008, PG. 219
P.R.C.C.T.

931 SQ.FT.
OR
0.021 ACRES

PLANO FINANCIAL DST
DOC. #201230320000322210
D.R.C.C.T.
CARPENTER PLAZA
SHOPPING CENTER ADDITION
LOT 1R, BLOCK A
BK. 2008, PG. 219
P.R.C.C.T.

COMPASS BANK-DALLAS
DOC. #94-0095067
D.R.C.C.T.
CARPENTER PLAZA
SHOPPING CENTER ADDITION
LOT 2, BLOCK A
CAB. 1, SLIDE 678
P.R.C.C.T.

CURVE CAR-02-TEMP2
DELTA= 2° 40' 40" (LT)
R= 875.00
L= 40.89
CB= N 77° 56' 53" W
LC= 40.89

CURVE CAR-02-TEMP
DELTA= 3° 03' 06" (RT)
R= 875.00
L= 46.60
CB= S 80° 48' 46" E
LC= 46.60

CURVE CAR-02
DELTA= 12° 30' 20" (RT)
R= 885.00
L= 193.16
CB= S 83° 05' 14" E
LC= 192.78

INDEPENDENCE PKWY.

N 0° 18' 30" W
246.92'

X CUT
FND

DUYET H. AND HIEN THI LE NGUYEN
DOC. #94-0108729
D.R.C.C.T.
CARPENTER PLAZA
SHOPPING CENTER ADDITION
LOT 3, BLOCK A
CAB. 1, SLIDE 678
P.R.C.C.T.



GRAPHIC SCALE IN FEET

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 40'

DATE: 1-27-16

DESIGNED BY:

DRAWN BY: J.A.K.

CHECKED BY: K.D.E.

0023-V-EXH01.dgn, Plano-Financial

REVISED:



Kenneth D. Erwin
1-27-2016

SHEET TITLE

PLANO FINANCIAL DST

EXHIBIT 'A'

T-4 TEMPORAY CONSTRUCTION EASEMENT

PROJECT

LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 3 of 3

PARCEL # 3

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 3

P-5 Street, Utility and Sidewalk Easement

Being a 3,160 square feet tract of land situated in the John Cahill Survey, Abstract Number 145, Collin County, Texas, and being a portion of that certain tract of land to Custer Road United Methodist Church, as recorded in Document #93-0107235, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the Northeast corner of said Church tract and being in the South Right-of-Way line of Legacy Drive;

THENCE South 89°43'44" West, along the common North line of said Church tract and said South Right-of-Way line, a distance of 627.84 feet to a point;

THENCE South 85°54'53" West, continuing along said common line, a distance of 150.33 feet to a point;

THENCE South 89°43'44" West, continuing along said common line, a distance of 177.62 feet to the POINT OF BEGINNING;

- (1) THENCE South 44°09'13" West, along the Easterly line of the tract herein described, a distance of 15.96 feet to a point;
- (2) THENCE South 01°21'10" East, along the Easterly line of the tract herein described, a distance of 150.81 feet to a point;
- (3) THENCE South 03°43'03" West, along the Easterly line of the tract herein described, a distance of 237.62 feet to a point in the common West line of said Church tract and the East Right-of-Way line of Custer Road;
- (4) THENCE North 01°21'10" West, along said common line, a distance of 49.10 feet to the westernmost Northwest corner of said Church tract;
- (5) THENCE North 02°27'41" East, continuing along said common line, a distance of 150.33 feet to a point;
- (6) THENCE North 01°21'10" West, continuing along said common line, a distance of 190.00 feet to the northernmost Northwest corner of said Church tract;
- (7) THENCE North 44°11'17" East, continuing along said common line, a distance of 14.01 feet to a point being in said South Right-of-Way line of Legacy Drive;

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 2 of 3

- (8) THENCE North 89°43'44" East, along the common North line of said Church tract and said South Right-of-Way line, a distance of 12.38 feet to the POINT OF BEGINNING, containing 3,160 square feet (0.073 acres) of land, more or less.

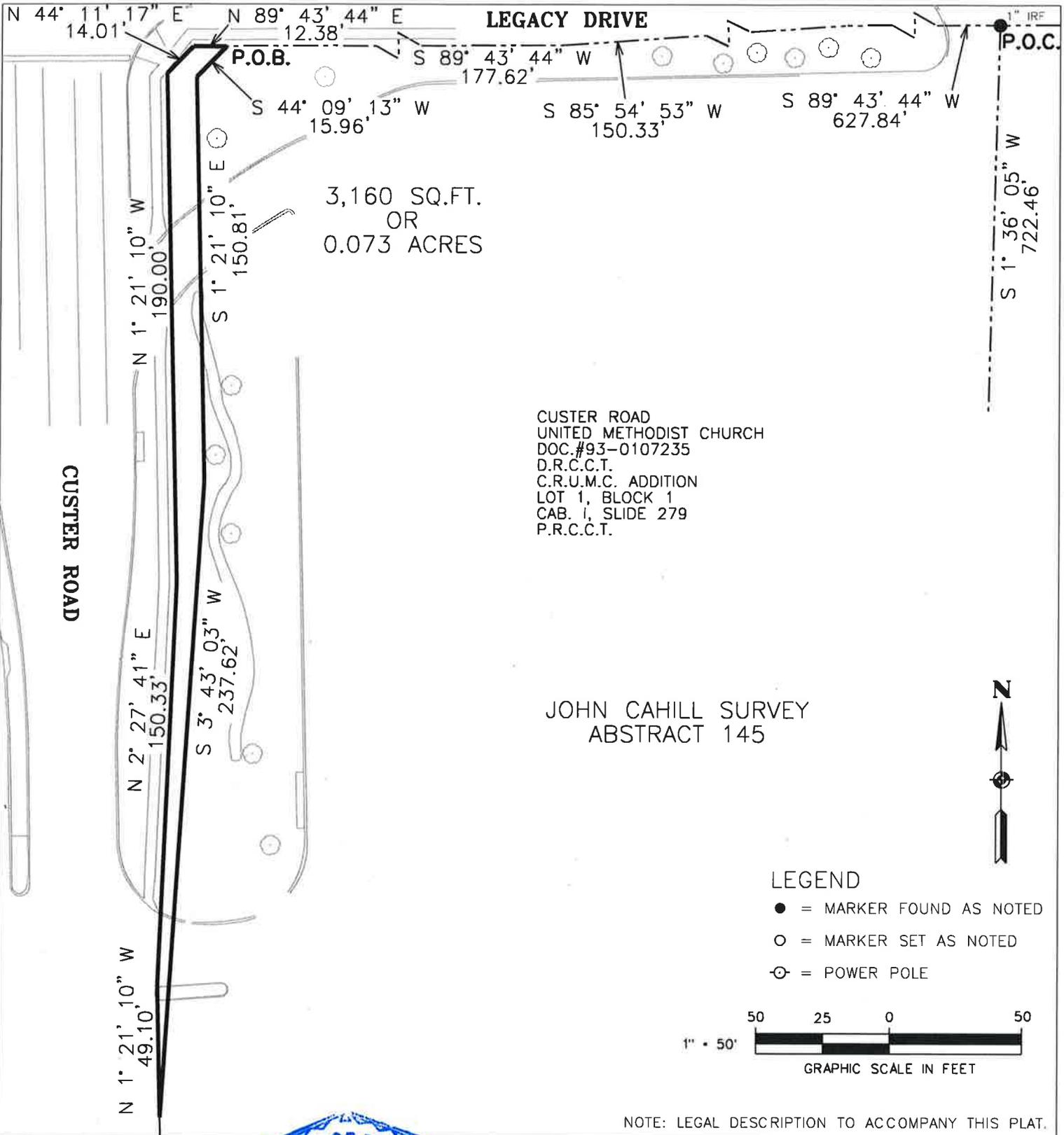
NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016





NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. FIRM REG. #10038300

PRQJ NO: P204 10 0023
 SCALE: 1" = 50'
 DATE: 1-27-16
 DESIGNED BY:
 DRAWN BY: J.A.K.
 CHECKED BY: K.D.E.
 0023-V-EXH01.dgn, Church_PE
 REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
 1-27-2016

SHEET TITLE	CUSTER ROAD UNITED METHODIST CHURCH EXHIBIT 'A' P-5 STREET, UTILITY AND SIDEWALK EASEMENT
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 3 of 3

PARCEL # 4

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 3

T-3 Temporary Construction Easement

Being a 723 square feet tract of land situated in the John Cahill Survey, Abstract Number 145, Collin County, Texas, and being a portion of that certain tract of land to Custer Road United Methodist Church, as recorded in Document #93-0107235, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the Northeast corner of said Church tract and being in the South Right-of-Way line of Legacy Drive;

THENCE South 89°43'44" West, along the common North line of said Church tract and said South Right-of-Way line, a distance of 627.84 feet to a point;

THENCE South 85°54'53" West, continuing along said common line, a distance of 150.33 feet to a point;

THENCE South 89°43'44" West, continuing along said common line, a distance of 177.62 feet to a point in the Easterly line of a proposed Easement;

THENCE South 44°09'13" West, along the Easterly line of said proposed Easement, a distance of 15.96 feet to a point;

THENCE South 01°21'10" East, continuing along said Easterly line of said proposed Easement, a distance of 40.82 to the POINT OF BEGINNING;

- (1) THENCE North 88°38'50" East, along the North line of the tract herein described, a distance of 20.00 feet to a point;
- (2) THENCE South 01°21'10" East, along the East line of the tract herein described, a distance of 36.15 feet to a point;
- (3) THENCE South 88°38'50" West, along the South line of the tract herein described, a distance of 20.00 feet to a point in the Easterly line of said proposed Permanent Easement;
- (4) THENCE North 01°21'10" West, along said Easterly line, a distance of 36.15 feet to the POINT OF BEGINNING, containing 723 square feet (0.017 acres) of land, more or less.

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

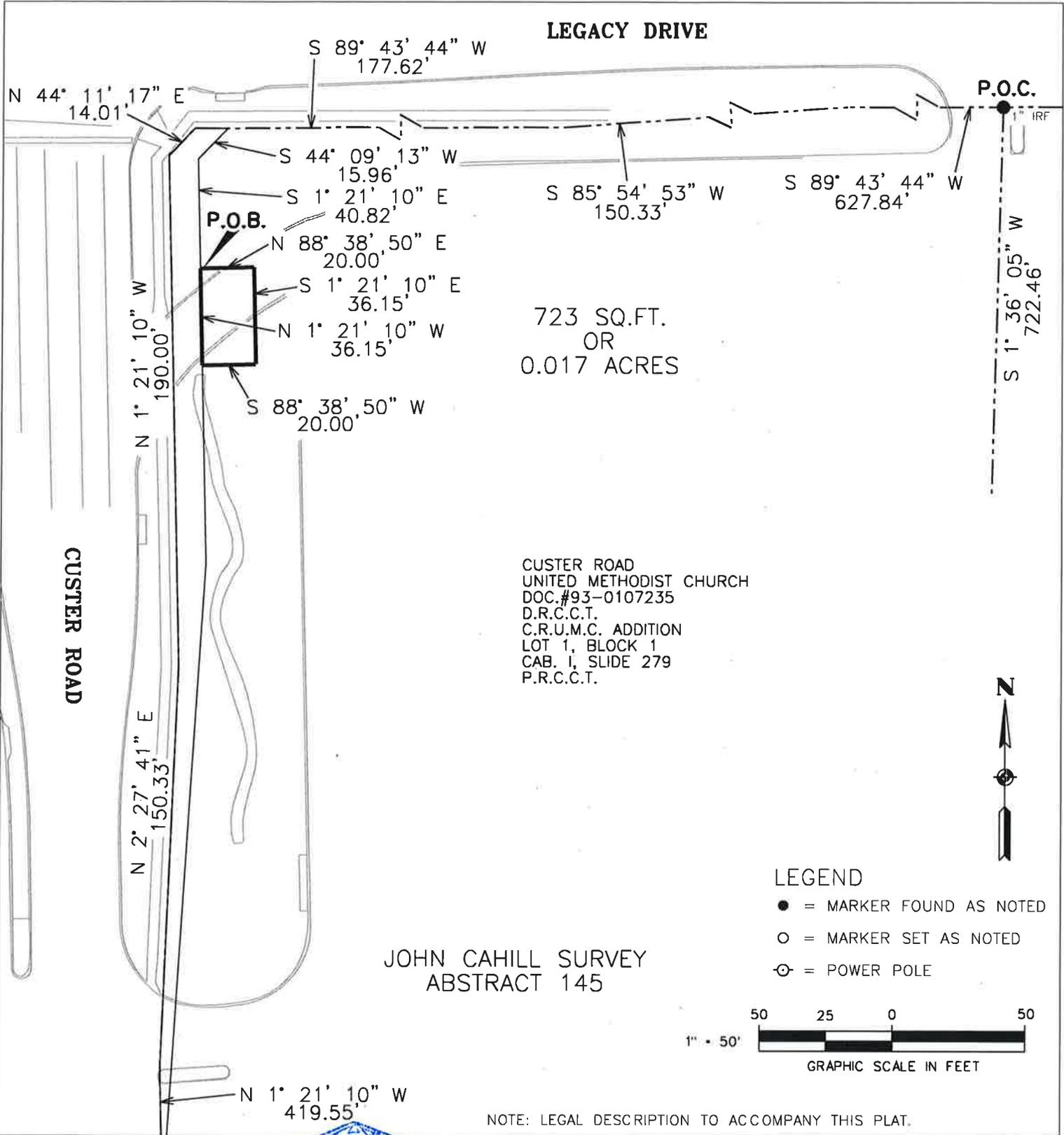
NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016





TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
 SCALE: 1" = 50'
 DATE: 1-27-16
 DESIGNED BY:
 DRAWN BY: J.A.K.
 CHECKED BY: K.D.E.
 0023-V-EXH01.dgn, Church_T2
 REVISED:

STATE OF TEXAS REGISTERED

KENNETH D. ERWIN

5554

PROFESSIONAL LAND SURVEYOR

Kenneth D. Erwin
 1-27-2016

SHEET TITLE	CUSTER ROAD UNITED METHODIST CHURCH EXHIBIT 'A' T-3 TEMPORARY CONSTRUCTION EASEMENT
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 3 of 3

PARCEL # 5

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

T-5 Temporary Construction Easement

Being a 3,042 square feet tract of land situated in the John Cahill Survey, Abstract Number 145, Collin County, Texas, and being a portion of that certain tract of land to Custer Road United Methodist Church, as recorded in Document #93-0107235, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the Northeast corner of said Church tract and being in the South Right-of-Way line of Legacy Drive;

THENCE South 89°43'44" West, along the common North line of said Church tract and said South Right-of-Way line, a distance of 604.07 feet to the POINT OF BEGINNING;

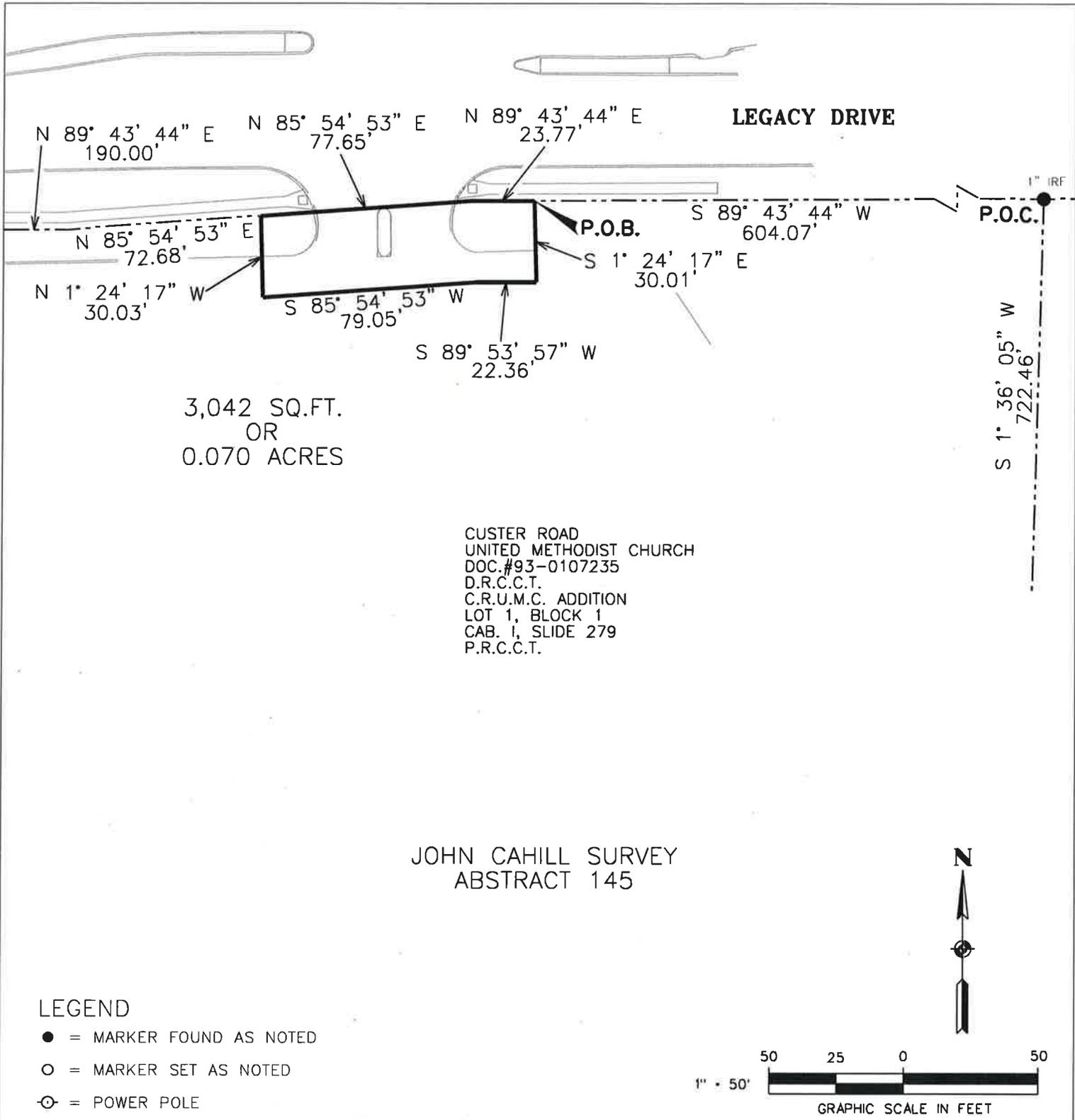
- (1) THENCE South 01°24'17" East, along the East line of the tract herein described, a distance of 30.01 feet to a point;
- (2) THENCE South 89°53'57" West, along the South line of the tract herein described, a distance of 22.36 feet to a point;
- (3) THENCE South 85°54'53" West, continuing along the South line of the tract herein described, a distance of 79.05 feet to a point;
- (4) THENCE North 01°24'17" West, along the West line of the tract herein described, a distance of 30.03 feet to a point in the common North line of said Church tract and said South Right-of-Way line;
- (5) THENCE North 85°54'53" East, along said common line, a distance of 77.65 feet to a point;
- (6) THENCE North 89°43'44" East, continuing along said common line, a distance of 23.77 feet to the POINT OF BEGINNING, containing 3,042 square feet (0.070 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 1-27-2016





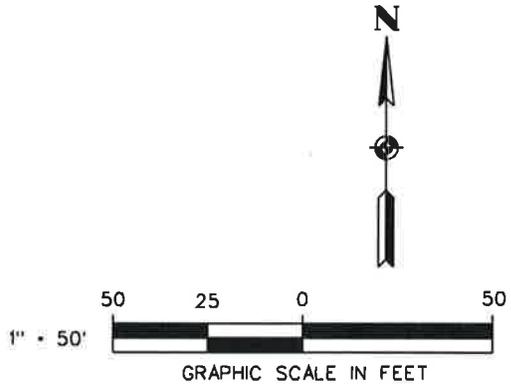
3,042 SQ.FT.
OR
0.070 ACRES

CUSTER ROAD
UNITED METHODIST CHURCH
DOC.#93-0107235
D.R.C.C.T.
C.R.U.M.C. ADDITION
LOT 1, BLOCK 1
CAB. 1, SLIDE 279
P.R.C.C.T.

JOHN CAHILL SURVEY
ABSTRACT 145

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems
500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 50'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Church.TE1
REVISED:

SHEET TITLE	CUSTER ROAD UNITED METHODIST CHURCH EXHIBIT "A" T-5 TEMPORARY CONSTRUCTION EASEMENT
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 2 of 2

PARCEL # 6

EXHIBIT "A"

County: Collin
 Legacy Dr., Plano, Texas
 January 27, 2016

Page 1 of 3

P-6 Street, Utility and Sidewalk Easement

Being a 671 square feet tract of land situated in the Grizzell Kennedy Survey, Abstract Number 499, Collin County, Texas, and being a portion of that certain tract of land to CLK Property Investments, L.L.C., as recorded in Volume 5328, Page 5444, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the Southeast corner of said CLK tract, the Southeast corner of a Street, Sidewalk and Utility Easement dedication dedicated by plat and recorded in Cabinet G, Slide 315, Plat Records, Collin County, Texas (P.R.C.C.T.) and being in the North Right-of-Way line of Legacy Drive;

THENCE North $01^{\circ}29'49''$ West, along the common East line of said CLK tract and said North Right-of-Way line, a distance of 10.00 feet to a point at the beginning of a curve to the left and the POINT OF BEGINNING;

- (1) THENCE along said curve to the left and the North line of said Street Easement dedication, an arc distance of 63.08 feet, through a central angle of $01^{\circ}54'35''$, a radius of 1,892.76 feet and a long chord which bears South $87^{\circ}19'40''$ West, 63.08 feet to a point at the beginning of a curve to the right;
- (2) THENCE along said curve to the right and the North line of said Street Easement dedication, an arc distance of 104.82 feet, through a central angle of $03^{\circ}34'39''$, a radius of 1,678.76 feet and a long chord which bears South $88^{\circ}09'42''$ West, 104.80 feet to a point;
- (3) THENCE North $46^{\circ}00'12''$ West, along the North line of said Street Easement dedication, a distance of 17.27 feet to a point in the East line of said Street Easement dedication;
- (4) THENCE North $01^{\circ}29'49''$ West, along the East line of said Street Easement dedication, a distance of 9.99 feet to a point in the North line of the tract herein described;
- (5) THENCE South $45^{\circ}55'06''$ East, along the North line of the tract herein described, a distance of 23.93 feet to a point;
- (6) THENCE North $89^{\circ}39'37''$ East, along the North line of the tract herein described, a distance of 163.26 feet to the POINT OF BEGINNING containing 671 square feet (0.015 acres) of land, more or less.

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE



N 88° 51' 30" E 189.98'

CURVE CHEVRON-01
 DELTA= 1° 54' 30" (LT)
 R= 1,882.76
 L= 62.71
 CB= S 87° 19' 37" W
 LC= 62.71

CURVE CHEVRON-02
 DELTA= 3° 34' 36" (RT)
 R= 1,688.76
 L= 105.42
 CB= S 88° 09' 40" W
 LC= 105.40

CURVE CHEV-ESMT-1
 DELTA= 1° 54' 35" (LT)
 R= 1,892.76
 L= 63.08
 CB= S 87° 19' 40" W
 LC= 63.08

CURVE CHEV-ESMT-2
 DELTA= 3° 34' 39" (RT)
 R= 1,678.76
 L= 104.82
 CB= S 88° 09' 42" W
 LC= 104.80

STREET, SIDEWALK &
 UTILITY EASEMENT
 PER PLAT
 CAB. G, SLIDE 315
 P.R.C.C.T.

GRIZZELL KENNEDY SURVEY
 ABSTRACT 499

671 SQ.FT.
 OR
 0.015 ACRES

CLK PROPERTY INVESTMENTS,L.L.C.
 VOL. 5328, PAGE 5444
 D.R.C.C.T.
 CHEVRON - CUSTER ADDITION
 LOT 1, BLOCK 1
 CAB. G, SLIDE 315
 P.R.C.C.T.

CUSTER ROAD

S 1° 29' 49" E
 184.16'

N 1° 29' 49" W
 174.94'

N 1° 29' 49" W
 9.99'

S 45° 55' 06" E
 23.93'

N 46° 00' 12" W
 17.27'

N 89° 39' 37" E
 163.26'

N 1° 29' 49" W
 10.00'

P.O.B.

CURVE CHEV-ESMT-2

CURVE CHEV-ESMT-1

CURVE CHEVRON-02

CURVE
 CHEVRON-01

P.O.C.

N 45° 56' 04" W
 31.25'

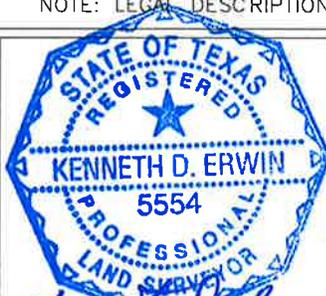
LEGACY DRIVE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. FIRM REG. *10038300

PROJ NO: P204 10 0023
 SCALE: 1" = 30'
 DATE: 1-27-16
 DESIGNED BY:
 DRAWN BY: J.A.K.
 CHECKED BY: K.D.E.
 0023-V-EXH01.dgn, CLK_PE
 REVISED:



SHEET TITLE CLK PROPERTY INVESTMENTS,L.L.C.
 EXHIBIT 'A'
 P-6 STREET, UTILITY AND SIDEWALK EASEMENT

PROJECT
 LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 3 of 3

PARCEL # 7

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

T-6 Temporary Construction Easement

Being a 2,874 square feet tract of land situated in the Grizzell Kennedy Survey, Abstract Number 499, Collin County, Texas, and being a portion of that certain tract of land to CLK Property Investments, L.L.C., as recorded in Volume 5328, Page 5444, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the Southeast corner of said CLK tract, the Southeast corner of a Street, Sidewalk and Utility Easement dedication dedicated by plat and recorded in Cabinet G, Slide 315, Plat Records, Collin County, Texas (P.R.C.C.T.) and being in the North Right-of-Way line of Legacy Drive;

THENCE North 01°29'49" West, along the common East line of said CLK tract and said North Right-of-Way line, a distance of 10.00 feet to the POINT OF BEGINNING;

- (1) THENCE South 89°39'37" West, along the South line of the tract herein described, a distance of 163.26 feet to a point;
- (2) THENCE North 45°55'06" West, along the Southwest line of the tract herein described, a distance of 23.93 feet to a point in the East line of said Street, Sidewalk and Utility Easement;
- (3) THENCE North 89°39'37" East, along the North line of the tract herein described, a distance of 180.01 feet to a point in the East line of said CLK tract;
- (4) THENCE South 01°29'49" East, along the East line of said CLK tract, a distance of 16.75 feet to the POINT OF BEGINNING containing 2,874 square feet (0.066 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

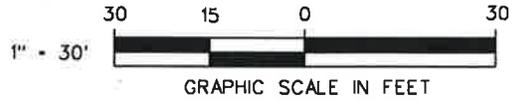
I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE



N 88° 51' 30" E 189.98'

CURVE CHEVRON-01	CURVE CHEVRON-02
DELTA= 1° 54' 30" (LT)	DELTA= 3° 34' 36" (RT)
R= 1,882.76	R= 1,688.76
L= 62.71	L= 105.42
CB= S 87° 19' 37" W	CB= S 88° 09' 40" W
LC= 62.71	LC= 105.40

GRIZZELL KENNEDY SURVEY
ABSTRACT 499

STREET, SIDEWALK &
UTILITY EASEMENT
PER PLAT
CAB. G, SLIDE 315
P.R.C.C.T.

CLK PROPERTY INVESTMENTS, L.L.C.
VOL. 5328, PAGE 5444
D.R.C.C.T.
CHEVRON - CUSTER ADDITION
LOT 1, BLOCK 1
CAB. G, SLIDE 315
P.R.C.C.T.

2,874 SQ.FT.
OR
0.066 ACRES

CUSTER ROAD

N 1° 29' 49" W
174.94'

S 1° 29' 49" E
184.16'

N 89° 39' 37" E 180.01'

N 45° 55' 06" W
23.93'

S 1° 29' 49" E
16.75'

S 89° 39' 37" W 163.26'

P.O.B.

1" IRF

1" IRF

N 1° 29' 49" W
10.00'

CURVE CHEVRON-02

CURVE CHEVRON-01

P.O.C.

N 45° 56' 04" W
31.25'

LEGACY DRIVE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 30'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, CLK_TE1
REVISED:



Kenneth D. Erwin
1-27-2016

SHEET TITLE CLK PROPERTY INVESTMENTS, L.L.C.
EXHIBIT 'A'
T-6 TEMPORARY CONSTRUCTION EASEMENT

PROJECT LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 2 of 2

PARCEL # 8

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 3

T-8 Temporary Construction Easement

Being a 1,203 square feet tract of land situated in the Grizzell Kennedy Survey, Abstract Number 499, Collin County, Texas, and being a portion of that certain tract of land to CLK Property Investments, L.L.C., as recorded in Volume 5328, Page 5444, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the Southeast corner of said CLK tract, the Southeast corner of a Street, Sidewalk and Utility Easement dedication dedicated by plat and recorded in Cabinet G, Slide 315, Plat Records, Collin County, Texas (P.R.C.C.T.) and being in the North Right-of-Way line of Legacy Drive;

THENCE North 01°29'49" West, along the common East line of said CLK tract and said North Right-of-Way line, a distance of 10.00 feet to a point in the North line of said Street Easement dedication and the South line of a proposed Easement;

THENCE South 89°39'37" West, along the North line of said proposed Easement, a distance of 163.26 feet to a point;

THENCE North 45°55'06" West, along the North line of said proposed Easement, a distance of 23.93 feet to the East line of said Street Easement dedication;

THENCE North 01°29'49" West, along the East line of said Street Easement dedication, a distance of 60.65 feet to the POINT OF BEGINNING;

- (1) THENCE North 01°29'49" West, along the East line of said Street Easement dedication, a distance of 60.15 feet to a point;
- (2) THENCE North 88°30'11" East, along the North line of the tract herein described, a distance of 20.00 feet to a point;
- (3) THENCE South 01°29'49" East, along the East line of the tract herein described, a distance of 60.15 feet to a point;
- (4) THENCE South 88°30'11" West, along the South line of the tract herein described, a distance of 20.00 feet to the POINT OF BEGINNING containing 1,203 square feet (0.028 acres) of land, more or less.

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

NOTE: Plat to accompany this legal description.

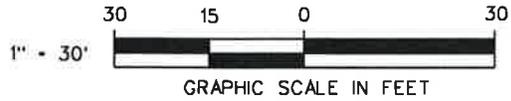
I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Kenneth D. Erwin
Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE



N 88° 51' 30" E 189.98'

CURVE CHEVRON-01
 DELTA= 1° 54' 30" (LT)
 R= 1,882.76
 L= 62.71
 CB= S 87° 19' 37" W
 LC= 62.71

CURVE CHEVRON-02
 DELTA= 3° 34' 36" (RT)
 R= 1,688.76
 L= 105.42
 CB= S 88° 09' 40" W
 LC= 105.40

N 88° 30' 11" E
 20.00'



1,203 SQ.FT.
 OR
 0.028 ACRES

CLK PROPERTY INVESTMENTS,L.L.C.
 VOL.5328, PAGE 5444
 D.R.C.C.T.
 CHEVRON - CUSTER ADDITION
 LOT 1, BLOCK 1
 CAB. G, SLIDE 315
 P.R.C.C.T.

GRIZZELL KENNEDY SURVEY
 ABSTRACT 499

CUSTER ROAD

N 1° 29' 49" W
 174.94'

S 1° 29' 49" E
 60.15'

S 1° 29' 49" E
 184.16'

S 88° 30' 11" W
 20.00'
P.O.B.

N 1° 29' 49" W
 60.65'

STREET, SIDEWALK &
 UTILITY EASEMENT
 PER PLAT
 CAB. G, SLIDE 315
 P.R.C.C.T.

N 45° 55' 06" W
 23.93'

S 89° 39' 37" W
 163.26'

N 1° 29' 49" W
 10.00'

CURVE CHEVRON-02

CURVE CHEVRON-01

N 45° 56' 04" W
 31.25'

P.O.C.

LEGACY DRIVE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. FIRM REG. *10038300
 PROJ NO: P204 10 0023
 SCALE: 1" = 30'
 DATE: 1-27-16
 DESIGNED BY:
 DRAWN BY: J.A.K.
 CHECKED BY: K.D.E.
 0023-V-EXH01.dgn, CLK, TE2
 REVISED:

SHEET TITLE CLK PROPERTY INVESTMENTS,L.L.C.
 EXHIBIT 'A'
 T-8 TEMPORARY CONSTRUCTION EASEMENT

PROJECT LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 3 of 3

PARCEL # 9

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

P-8 Street, Utility and Sidewalk Easement

Being a 2,498 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Ray and E. Sharon Loveless, as recorded in Document #2004-0008428, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2 inch capped iron rod at the Southwest corner to said Loveless tract and the Northwest corner of a tract to Extra Space Properties Two, LLC, as recorded in Document #20150415000424390, D.R.D.C.T. and being in the Easterly right-of-way line of K Avenue;

- (1) THENCE North 31°55'41" East, along the West line of said Loveless tract and the Easterly right-of-way line of said K Avenue, a distance of 362.53 feet to a 1/2 inch iron rod at the North corner of said Loveless tract and the West corner of a tract to FTK Interests, LP, as recorded in Document #20070801001062140, O.P.R.C.C.T.;
- (2) THENCE South 61°50'39" East, along the common line of said Loveless tract and said FTK tract, a distance of 10.02 feet to a point in the Easterly line of the herein tract described;
- (3) THENCE South 31°55'41" West, along the Easterly line of the herein tract described, a distance of 62.75 feet to a point;
- (4) THENCE South 33°21'37" West, continuing along the Easterly line of the tract herein described, a distance of 299.03 feet to a point in the South line of said Loveless tract;
- (5) THENCE North 88°52'14" West, along the South line of said Loveless tract, a distance of 2.94 feet to the POINT OF BEGINNING, containing 2,498 square feet (0.057 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



DANIEL ROWLETT SURVEY
ABSTRACT 738

SPENCER ADDITION
BLOCK A,
LOTS 1R, & 2R
CAB. K, SLIDE 166
P.R.C.C.T.



FTK INTERESTS, LP
DOC.#20070801001062140
O.P.R.C.C.T.

1/2" IRF ● S 61° 50' 39" E
10.02'

S 61° 50' 39" E
387.55' 39"

S 31° 55' 41" W
62.75'

RAY & E. SHARON LOVELESS
DOC. #2004-0008428
D.R.C.C.T.

K AVENUE

N 31° 55' 41" E
362.53'
S 33° 21' 37" W
299.03' 37"

2,498 SQ. FT.
OR
0.057 ACRES

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

P.O.B.
1/2" CIRF ●

N 88° 52' 14" W
202.53'

N 88° 12' 40" W
145.74'

N 88° 52' 14" W
2.94'

EXTRA SPACE PROPERTIES TWO LLC
DOC. #20150415000424390
D.R.C.C.T.

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

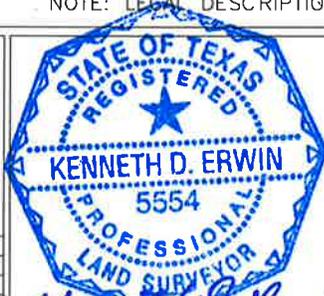


NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 50'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Loveless
REVISED:



Kenneth D. Erwin
1-27-2016

SHEET TITLE RAY & E. SHARON LOVELESS
EXHIBIT 'A'
P-8 STREET, UTILITY AND SIDEWALK EASEMENT

PROJECT LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 2 of 2

PARCEL # 10

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

T-10 Temporary Construction Easement

Being a 931 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Ray and E. Sharon Loveless, as recorded in Document #2004-0008428, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2 inch capped iron rod at the Southwest corner to said Loveless tract and the Northwest corner of a tract to Extra Space Properties Two, LLC, as recorded in Document #20150415000424390, D.R.D.C.T. and being in the Easterly right-of-way line of K Avenue;

THENCE South 88°52'14" East, along the common line of said Loveless tract and said Extra Space Properties Two, LLC tract, a distance of 2.94 feet to the POINT OF BEGINNING;

- (1) THENCE North 33°21'37" East, along the West line of the tract herein described, a distance of 49.49 feet to a point;
- (2) THENCE South 58°04'19" East, along the North line of the tract herein described, a distance of 21.24 feet to a point;
- (3) THENCE South 31°55'41" West, along the East line of the tract herein described, a distance of 36.08 feet to a point in the South line of said Loveless tract and the North line of said Extra Space Properties Two, LLC tract;
- (4) THENCE North 88°52'14" West, along the common line of said Loveless tract and said Extra Space Properties Two, LLC tract, a distance of 26.16 feet to the POINT OF BEGINNING, containing 931 square feet (0.021 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 1-27-2016



DANIEL ROWLETT SURVEY
ABSTRACT 738

FTK INTERESTS, LP
DOC.#20070801001062140
O.P.R.C.C.T.

SPENCER ADDITION
BLOCK A,
LOTS 1R, & 2R
CAB. K, SLIDE 166
P.R.C.C.T.

1/2" IRF

S 61° 50' 39" E
397.57' 39"

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

RAY & E. SHARON LOVELESS
DOC. #2004-0008428
D.R.C.C.T.

931 SQ. FT.
OR
0.021 ACRES

K AVENUE

N 31° 55' 41" E
311.55' 41"

N 33° 21' 37" E
49.49'

S 58° 04' 19" E
21.24'

S 31° 55' 41" W
36.08'

N 88° 52' 14" W
176.37'

N 88° 12' 40" W
145.74'

1/2" CIRF

P.O.C.

N 88° 52' 14" W
26.16'

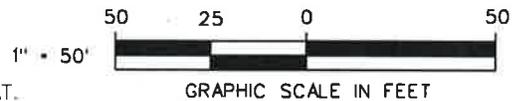
P.O.B.

S 88° 52' 14" E
2.94'

EXTRA SPACE PROPERTIES TWO, LLC
DOC. #20150415000424390
D.R.C.C.T.

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems
500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300
PROJ NO: P204 10 0023
SCALE: 1" = 50'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Loveless.TE1
REVISED:

SHEET TITLE	RAY & E. SHARON LOVELESS EXHIBIT 'A' T-10 TEMPORARY CONSTRUCTION EASEMENT
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 2 of 2

PARCEL # 11

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 3

T-11 Temporary Construction Easement

Being a 747 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Ray and E. Sharon Loveless, as recorded in Document #2004-0008428, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2 inch capped iron rod at the Southwest corner to said Loveless tract and the Northwest corner of a tract to Extra Space Properties Two, LLC, as recorded in Document #20150415000424390, D.R.D.C.T. and being in the Easterly right-of-way line of K Avenue;

THENCE South 88°52'14" East, along the common line of said Loveless tract and said Extra Space Properties Two, LLC tract, a distance of 2.94 feet to a point in the East line of a proposed Easement;

THENCE North 33°21'37" East, along the East line of a proposed Easement, a distance of 128.83 feet to the POINT OF BEGINNING;

- (1) THENCE North 33°21'37" East, along the West line of the tract herein described, a distance of 39.85 feet to a point;
- (2) THENCE South 58°04'19" East, along the North line of the tract herein described, a distance of 18.26 feet to a point;
- (3) THENCE South 31°55'41" West, along the East line of the tract herein described, a distance of 39.84 feet to a point;
- (4) THENCE North 58°04'19" West, along the South line of the tract herein described , a distance of 19.25 feet to the POINT OF BEGINNING, containing 747 square feet (0.017 acres) of land, more or less.

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



DANIEL ROWLETT SURVEY
ABSTRACT 738

FTK INTERESTS, LP
DOC.#20070801001062140
O.P.R.C.C.T.

SPENCER ADDITION
BLOCK A,
LOTS 1R, & 2R
CAB. K, SLIDE 166
P.R.C.C.T.



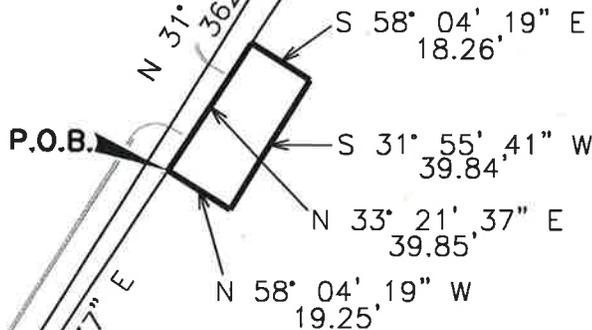
1/2" IRF

S 61° 50' 39" E
397.57'

LEGEND

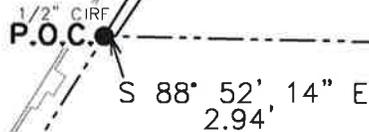
- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

K AVENUE



747 SQ. FT.
OR
0.017 ACRES

RAY & E. SHARON LOVELESS
DOC. #2004-0008428
D.R.C.C.T.



N 88° 52' 14" W
205.47'

N 88° 12' 40" W
145.74'

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

EXTRA SPACE PROPERTIES TWO, LLC
DOC. #20150415000424390
D.R.C.C.T.



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 50'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Loveless.TE2
REVISED:

SHEET TITLE	RAY & E. SHARON LOVELESS EXHIBIT 'A' T-11 TEMPORARY CONSTRUCTION EASEMENT
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 3 of 3

PARCEL # 12

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016
Revised: August 1, 2018

Page 1 of 2

T-9 Temporary Construction Easement

Being a 959 square feet tract of land situated in the Grizzell Kennedy Survey, Abstract Number 499, Collin County, Texas, and being a portion of that certain tract of land to Victron Stores, L.P., as recorded in Document #20141119001265840, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1 inch iron rod at the southernmost Southeast corner of said Victron tract and being in the North Right-of-Way line of Legacy Drive;

THENCE South 89°39'36" West, along the common South line of said Victron tract and said North Right-of-Way line, a distance of 49.56 feet to the POINT OF BEGINNING;

- (1) THENCE South 89°39'36" West, continuing along said common line, a distance of 47.97 feet to a point in said common line;
- (2) THENCE North 00°11'09" West, along the West line of the tract herein described, a distance of 20.00 feet to a point;
- (3) THENCE North 89°39'35" East, along the North line of the tract herein described, a distance of 47.92 feet to a point;
- (4) THENCE South 00°20'25" East, along the East line of the tract herein described, a distance of 20.00 feet to the POINT OF BEGINNING, containing 959 square feet (0.022 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 8-1-2018

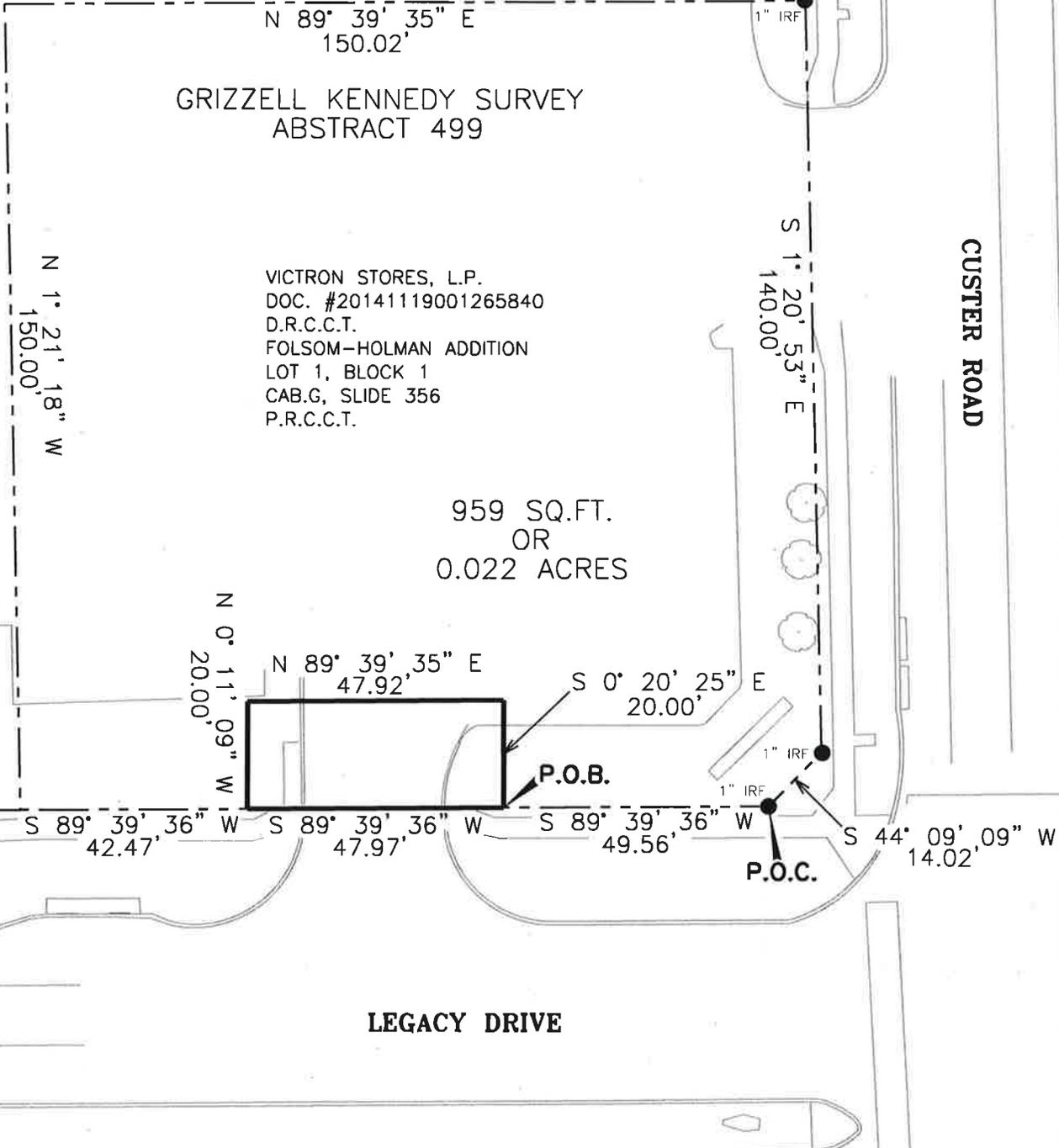


LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE



THE PLANO INDEPENDENT
SCHOOL DISTRICT
DOC. #95-0014205
D.R.C.C.T.



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 30'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Viktron
REVISED: 8-1-2018

Kenneth D. Erwin
8-1-2018

SHEET TITLE	VICTRON STORES, L.P. EXHIBIT 'A' T-9 TEMPORARY CONSTRUCTION EASEMENT
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 2 of 2

PARCEL # 13

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

P-9 Street, Utility and Sidewalk Easement

Being a 765 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to FTK Interests, LP, as recorded in Document #20070801001062140, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2 inch capped iron rod at the North corner of said FTK tract and the West corner of a tract of land to City of Plano, as recorded in Document #20070801001062160, D.R.D.C.T. and being in the Easterly right-of-way line of K Avenue;

- (1) THENCE South 65°35'04" East, along the common North line of said FTK tract and South line of said Plano tract, a distance of 9.66 feet to a point in the Easterly line of the tract herein described;
- (2) THENCE South 31°55'41" West, along the Easterly line of the tract herein described, a distance of 78.51 feet to a point in the Southwest line of said FTK tract and the Northeast line of a tract of land to Ray and E. Sharon Loveless, as recorded in Document #2004-0008428, D.R.C.C.T.;
- (3) THENCE North 61°50'39" West, along the common line of said FTK tract and said Loveless tract, a distance of 10.02 feet to a 1/2 inch iron rod found at the West corner of said FTK tract and the North corner of said Loveless tract being in said Easterly Right-of-Way line;
- (4) THENCE North 32°14'27" East, along the Northwest line of said FTK tract and said Easterly Right-of-Way line, a distance of 77.91 feet to the POINT OF BEGINNING, containing 765 square feet (0.018 acres) of land, more or less.

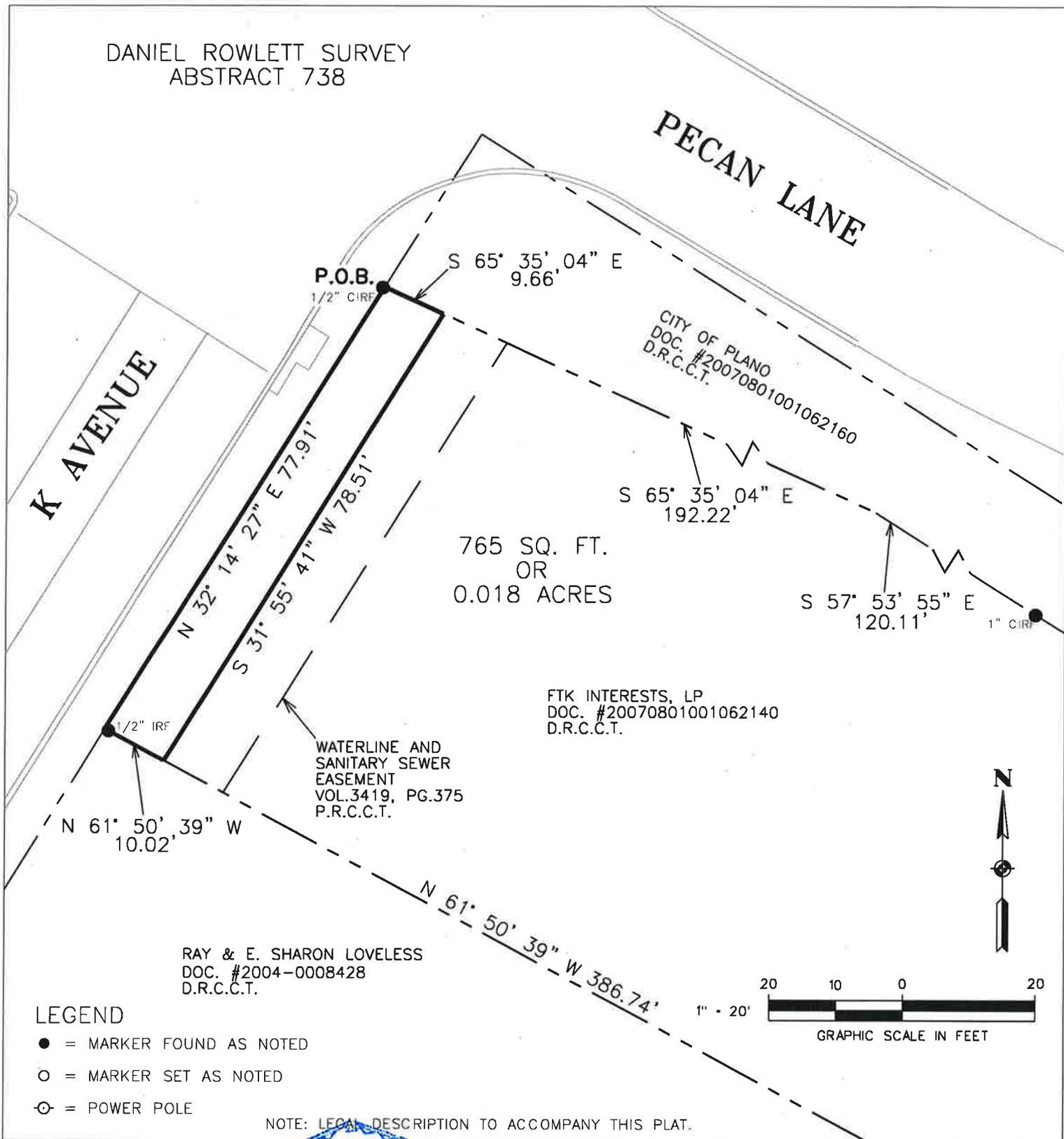
NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



DANIEL ROWLETT SURVEY
ABSTRACT 738



TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 20'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, FTK
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
1-27-2016

SHEET TITLE	FTK INTERESTS, LP EXHIBIT 'A' P-9 STREET, UTILITY AND SIDEWALK EASEMENT	
PROJECT	LEGACY DRIVE - PLANO, TX	
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 2 of 2	

PARCEL # 14

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 3

P-11 Street, Utility and Sidewalk Easement

Being a 1,608 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Hadi Shafaian-Fard, as recorded in Document #20141126001295270, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2 inch iron rod at the West corner of said Shafaian-Fard tract and being at the intersection of the Easterly right-of-way line of K Avenue and the Northerly Right-of-Way line of Pecan Lane;

- (1) THENCE North 31°50'32" East, along the Northwest line of said Shafaian-Fard tract and said Easterly Right-of-Way line, a distance of 160.03 feet to a point at the North corner of said Shafaian-Fard tract and the West corner of a tract of land to Morteza Navabha, as recorded in Document #20070529000717590, D.R.C.C.T. and Morteza Navabha, Trustee Navabha Revocable Trust, as recoded in Document #20051013001448200, D.R.C.C.T.;
- (2) THENCE South 57°50'08" East, along the common line of said Shafaian-Fard tract and said Navabha tract, a distance of 8.72 feet to a point in the Easterly line of the herein tract described;
- (3) THENCE South 30°43'37" West, along the Easterly line of the tract herein described, a distance of 40.13 feet to a point;
- (4) THENCE South 31°55'25" West, along the Easterly line of the tract herein described, a distance of 104.90 feet to a point;
- (5) THENCE South 12°40'37" East, along the Easterly line of the tract herein described, a distance of 21.36 feet to a point in the Southwest line of said Shafaian-Fard tract and being in said Northerly Right-of-Way line;
- (6) THENCE North 57°30'39" West, along the Southwest line of said Shafaian-Fard tract and said Northerly Right-of-Way line, a distance of 24.33 feet to the POINT OF BEGINNING, containing 1,608 square feet (0.037 acres) of land, more or less.

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016





MORTEZA NAVABHA
 DOC. #20070529000717590
 D.R.C.C.T.
 UNDIVIDED 66.67%
 MORTEZA NAVABHA, TRUSTEE
 NAVABHA REVOCABLE TRUST
 DOC. #20051013001448200
 D.R.C.C.T.

HADI SHAFAIAN-FARD
 DOC. #20141126001295270
 D.R.C.C.T.

1,608 SQ. FT.
 OR
 0.037 ACRES

DANIEL ROWLETT SURVEY
 ABSTRACT 738

P.O.B. $\frac{1}{2}$ " IRF
 N 57° 30' 39" W 24.33'
 S 12° 40' 37" E 21.36'

PECAN LANE

N 57° 30' 39" W 294.40'

S 1° 40' 12" W 187.81'



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
 SCALE: 1" = 30'
 DATE: 1-27-16
 DESIGNED BY:
 DRAWN BY: J.A.K.
 CHECKED BY: K.D.E.
 0023-V-EXH01.dgn, Shafaiian-Fard
 REVISED:



SHEET TITLE	HADI SHAFAIAN-FARD EXHIBIT 'A'
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1,0001542100	PG. 3 of 3

PARCEL # 15

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

T-12 Temporary Construction Easement

Being a 1,515 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Hadi Shafaian-Fard, as recorded in Document #20141126001295270, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2 inch iron rod at the West corner of said Shafaian-Fard tract and being at the intersection of the Easterly right-of-way line of K Avenue and the Northerly Right-of-Way line of Pecan Lane;

THENCE South 57°30'39" East, along the Southwest line of said Shafaian-Fard tract and said Northerly Right-of-Way line, a distance of 24.33 feet to the POINT OF BEGINNING;

- (1) THENCE North 12°40'37" West, along the Easterly line of a proposed Easement, a distance of 21.36 feet to a point;
- (2) THENCE North 31°55'25" East, continuing along the Easterly line of said proposed Easement, a distance of 93.38 feet to a point;
- (3) THENCE South 58°04'35" East, along the North line of the tract herein described, a distance of 15.00 feet to a point;
- (4) THENCE South 31°55'25" West, along the East line of the tract herein described, a distance of 108.59 feet to the POINT OF BEGINNING, containing 1,515 square feet (0.035 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 1-27-2016





MORTEZA NAVABHA
DOC. #20070529000717590
D.R.C.C.T.
UNDIVIDED 66.67%
MORTEZA NAVABHA, TRUSTEE
NAVABHA REVOCABLE TRUST
DOC. #20051013001448200
D.R.C.C.T.

K AVENUE

P.O.C. 1/2" IRF
S 57° 30' 39" E 24.33'
N 12° 40' 37" W 21.36'
P.O.B.N 31° 50' 32" E 160.03'
N 31° 55' 25" E 93.38'
S 31° 55' 25" W 108.59'S 58° 04' 35" E 15.00'S 57° 50' 08" E 224.32'

1,515 SQ. FT.
OR
0.035 ACRES

HADI SHAFAIAN-FARD
DOC. #20141126001295270
D.R.C.C.T.

DANIEL ROWLETT SURVEY
ABSTRACT 738

PECAN LANE

N 57° 30' 39" W 294.40'

S 1° 40' 12" W 187.81'



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023
SCALE: 1" = 30'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Shafaiian-Fard.TE
REVISED:



Kenneth D. Erwin
1-27-2016

SHEET TITLE

HADI SHAFAIAN-FARD

EXHIBIT 'A'

T-12 TEMPORARY CONSTRUCTION EASEMENT

PROJECT

LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 2 of 2

PARCEL # 16

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

P-12 Street, Utility and Sidewalk Easement

Being a 1,126 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Morteza Navabha, as recorded in Document #20070529000717590, Deed Records, Collin County, Texas (D.R.C.C.T.) and Morteza Navabha, Trustee Navabha Revocable Trust, as recorded in Document #20051013001448200, D.R.C.C.T.;

BEGINNING at a found 3/4 inch iron rod at the North corner of said Navabha tract and the West corner of a tract of land to Handymak, LLC, as recorded in Document #20150916001177310, D.R.C.C.T. and being in the Easterly Right-of-Way line of K Avenue;

- (1) THENCE South 59°01'47" East, along the common Northeast line of said Navabha tract and Southwest line of said Handymak tract, a distance of 5.67 feet to a point;
- (2) THENCE South 30°43'37" West, along the Easterly line of the tract herein described, a distance of 156.55 feet to a point in the common Southwest line of said Navabha tract and the Northeast line of a tract of land to Hadi Shafaian-Fard, as recorded in Document #20141126001295270, D.R.C.C.T.;
- (3) THENCE North 57°50'08" West, along the common line of said Navabha tract and said Shafaian-Fard tract, a distance of 8.72 feet to the West corner of said Navabha tract and the North corner of said Shafaian-Fard tract and being in said Easterly Right-of-Way line;
- (4) THENCE North 31°50'32" East, along the Northwest line of said Navabha tract and said Easterly Right-of-Way line, a distance of 156.39 feet to the POINT OF BEGINNING, containing 1,126 square feet (0.026 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Kenneth D. Erwin

Kenneth D. Erwin
Registered Professional Land Surveyor
Texas Registration Number 5554
TBPLS Firm #10038300
Dated: 1-27-2016



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

P.O.B. 3/4" IRF S 59° 01' 47" E 5.67'

HANDYMAK, LLC
 DOC. #20150916001177310
 D.R.C.C.T.
 FILED 9-16-2015

K AVENUE

N 31° 50' 32" E 156.39'
 S 30° 43' 37" W 156.55'

1,126 SQ. FT.
 OR
 0.026 ACRES

S 59° 01' 47" E 125.85'

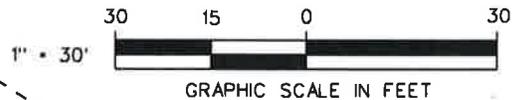
N 57° 50' 08" W 8.72'

MORTEZA NAVABHA
 DOC. #20070529000717590
 D.R.C.C.T.
 UNDIVIDED 66.67%
 MORTEZA NAVABHA, TRUSTEE
 NAVABHA REVOCABLE TRUST
 DOC. #20051013001448200
 D.R.C.C.T.

N 57° 50' 08" W 215.60'

HADI SHAFAIAN-FARD
 DOC. #20141126001295270
 D.R.C.C.T.
 FILED: 11-26-2014

DANIEL ROWLETT SURVEY
 ABSTRACT 738



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023

SCALE: 1" = 50'

DATE: 1-27-16

DESIGNED BY:

DRAWN BY: J.A.K.

CHECKED BY: K.D.E.

0023-V-EXH01.dgn, Novabha

REVISED:



Kenneth D. Erwin
 1-27-2016

SHEET TITLE

MORTEZA NAVABHA AND MORTEZA NAVABHA,
 TRUSTEE NAVABHA REVOCABLE TRUST

EXHIBIT "A"

P-12 STREET, UTILITY AND SIDEWALK EASEMENT

PROJECT

LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 2 of 2

PARCEL # 17

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

T-13 Temporary Construction Easement

Being a 673 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Morteza Navabha, as recorded in Document #20070529000717590, Deed Records, Collin County, Texas (D.R.C.C.T.) and Morteza Navabha, Trustee Navabha Revocable Trust, as recorded in Document #20051013001448200, D.R.C.C.T.;

COMMENCING at a found 3/4 inch iron rod at the North corner of said Navabha tract and the West corner of a tract of land to Handymak, LLC, as recorded in Document #20150916001177310, D.R.C.C.T. and being in the Easterly Right-of-Way line of K Avenue;

THENCE South 59°01'47" East, along the common Northeast line of said Navabha tract and Southwest line of said Handymak tract, a distance of 5.67 feet to a point in the Easterly line of a proposed Easement and the POINT OF BEGINNING;

- (1) THENCE South 59°01'47" East, along the common Northeast line of said Navabha tract and Southwest line of said Handymak tract, a distance of 16.59 feet to a point;
- (2) THENCE South 31°11'22" West, along the East line of the tract herein described, a distance of 41.04 feet to a point;
- (3) THENCE North 58°48'38" West, along the South line of the tract herein described, a distance of 16.26 feet to a point in the Easterly line of said proposed Easement;
- (4) THENCE North 30°43'37" East, along the Easterly line of said proposed Easement, a distance of 40.98 feet to the POINT OF BEGINNING, containing 673 square feet (0.015 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

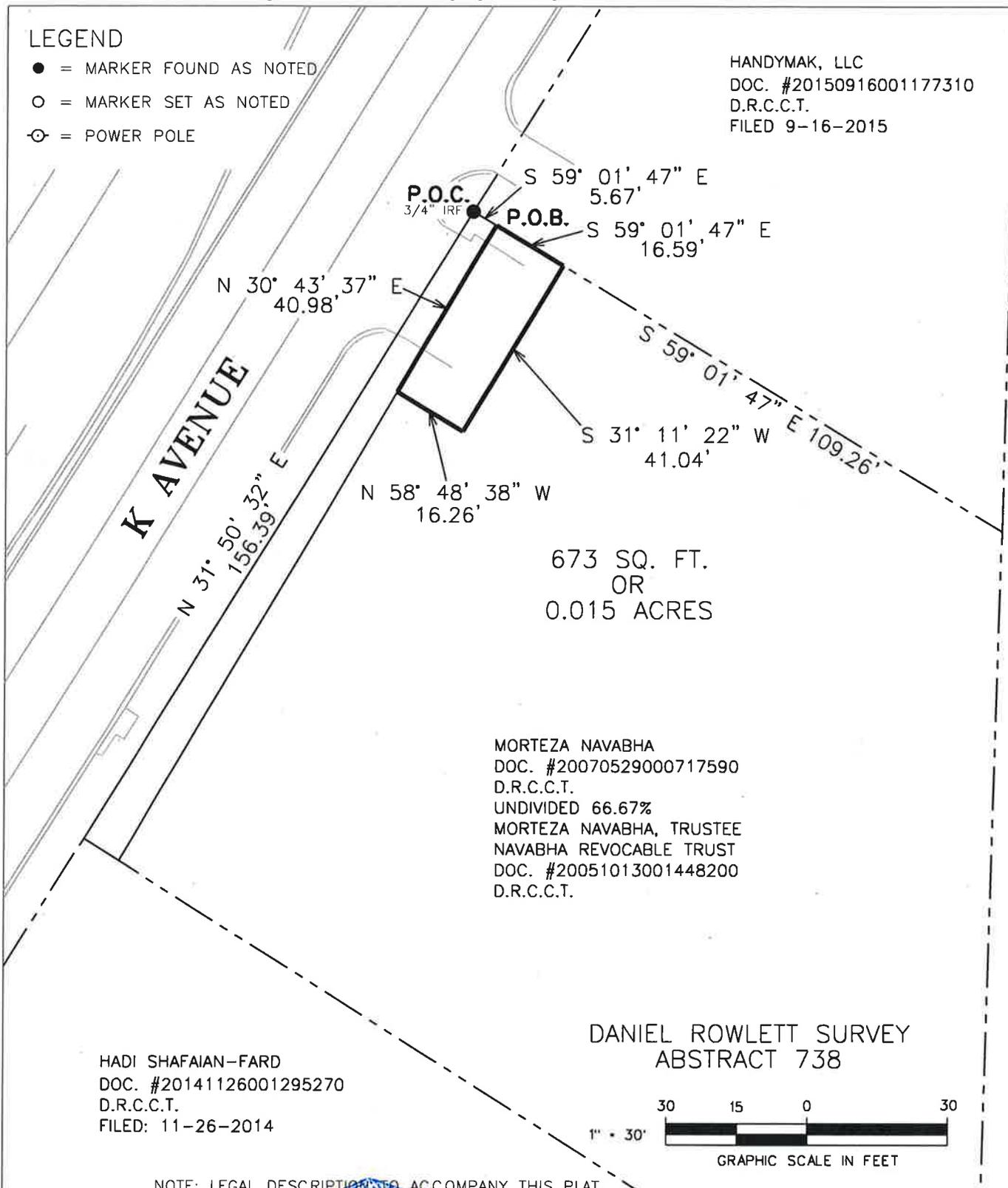

 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 1-27-2016



LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

HANDYMAK, LLC
 DOC. #20150916001177310
 D.R.C.C.T.
 FILED 9-16-2015

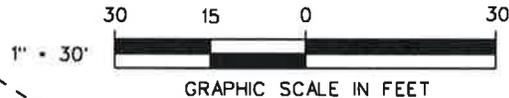


673 SQ. FT.
 OR
 0.015 ACRES

MORTEZA NAVABHA
 DOC. #20070529000717590
 D.R.C.C.T.
 UNDIVIDED 66.67%
 MORTEZA NAVABHA, TRUSTEE
 NAVABHA REVOCABLE TRUST
 DOC. #20051013001448200
 D.R.C.C.T.

HADI SHAFIYAN-FARD
 DOC. #20141126001295270
 D.R.C.C.T.
 FILED: 11-26-2014

DANIEL ROWLETT SURVEY
 ABSTRACT 738



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems
 500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247
 T.B.P.L.S. FIRM REG. #10038300
 PROJ NO: P204 10 0023
 SCALE: 1" = 50'
 DATE: 1-27-16
 DESIGNED BY:
 DRAWN BY: J.A.K.
 CHECKED BY: K.D.E.
 0023-V-EXH01.dgn, Novabha.TE
 REVISED:

SHEET TITLE	MORTEZA NAVABHA AND MORTEZA NAVABHA, TRUSTEE NAVABHA REVOCABLE TRUST EXHIBIT 'A' T-13 TEMPORARY CONSTRUCTION EASEMENT
PROJECT	LEGACY DRIVE - PLANO, TX
NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100	PG. 2 of 2

PARCEL # 18

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

P-13 Street, Utility and Sidewalk Easement

Being a 787 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Handymak, LLC, as recorded in Document #20150916001177310, Deed Records, Collin County, Texas (D.R.C.C.T.);

BEGINNING at a found 3/4 inch iron rod at the West corner of said Handymak tract and the North corner of a tract of land to Morteza Navabha, as recorded in Document #20070529000717590, D.R.C.C.T. and Morteza Navabha, Trustee Navabha Revocable Trust, as recoded in Document #20051013001448200, D.R.C.C.T. and being in the Easterly Right-of-Way line of K Avenue;

- (1) THENCE North 31°50'32" East, along the common Northwest line of said Handymak tract and said Easterly Right-of-Way line, a distance of 228.20 feet to a point at the North corner of said Handymak tract, the Northwest corner of Lot 1, Block A, Thomas Lowe Addition, as recorded in Cabinet M, Slide 324, Plat Records, Collin County, Texas (P.R.C.C.T.); and being in the West line of the Jeremiah Muncy Survey, Abstract Number 621;
- (2) THENCE South 01°40'08" West, along the East line of said Handymak tract and the West line of said Lot 1, a distance of 2.54 feet to a point in the Easterly line of the tract herein described;
- (3) THENCE South 30°43'37" West, along the Easterly line of the tract herein described, a distance of 225.96 feet to a point in the common Southwest line of said Handymak tract and the Northeast line of said Navabha tract;
- (4) THENCE North 59°01'47" West, along the common line of said Handymak tract and said Navabha tract, a distance of 5.67 feet to the POINT OF BEGINNING, containing 787 square feet (0.018 acres) of land, more or less.

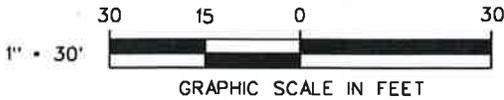
NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 1-27-2016





DANIEL ROWLETT SURVEY
ABSTRACT 738

S 1° 40' 08" W
2.54'



K AVENUE

N 31° 50' 32" E
228.20'

S 30° 43' 37" W
225.96'

JEREMIAH MUNCY SURVEY
ABSTRACT 621

787 SQ. FT.
OR
0.018 ACRES

HANDYMAK, LLC
DOC. #20150916001177310
D.R.C.C.T.

THOMAS LOWE ADDITION
LOTS 1, BLOCK A
CAB. M, SLIDE 324
P.R.C.C.T.

P.O.B.
3/4" IRF
N 59° 01' 47" W
5.67'

S 1° 40' 12" W 261.65'

THOMAS LOWE ADDITION
LOTS 2, BLOCK A
CAB. M, SLIDE 324
P.R.C.C.T.

MORTEZA NAVABHA
DOC. #20070529000717590
D.R.C.C.T.
UNDIVIDED 66.67%
MORTEZA NAVABHA, TRUSTEE
NAVABHA REVOCABLE TRUST
DOC. #20051013001448200
D.R.C.C.T.

N 59° 01' 47" W 126.00'

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300

PROJ NO: P204 10 0023

SCALE: 1" = 30'

DATE: 1-27-16

DESIGNED BY:

DRAWN BY: J.A.K.

CHECKED BY: K.D.E.

0023-V-EXH01.dgn, Handymak

REVISED:



SHEET TITLE

HANDYMAK, LLC

EXHIBIT 'A'

P-13 STREET, UTILITY AND SIDEWALK EASEMENT

PROJECT

LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 2 of 2

PARCEL # 19

EXHIBIT "A"

County: Collin
Legacy Dr., Plano, Texas
January 27, 2016

Page 1 of 2

T-14 Temporary Construction Easement

Being a 1,632 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to Handymak, LLC, as recorded in Document #20150916001177310, Deed Records, Collin County, Texas (D.R.C.C.T.);

COMMENCING at a found 3/4 inch iron rod at the West corner of said Handymak tract and the North corner of a tract of land to Morteza Navabha, as recorded in Document #20070529000717590, D.R.C.C.T. and Morteza Navabha, Trustee Navabha Revocable Trust, as recoded in Document #20051013001448200, D.R.C.C.T. and being in the Easterly Right-of-Way line of K Avenue;

THENCE South 59°01'47" East, along the common Southwest line of said Handymak tract and the Northeast line of said Navabha tract, a distance of 5.67 feet to the POINT OF BEGINNING;

- (1) THENCE North 30°43'37" East, along the West line of the tract herein described, a distance of 96.16 feet to a point;
- (2) THENCE South 59°05'22" East, along the North line of the tract herein described, a distance of 17.36 feet to a point;
- (3) THENCE South 31°11'22" West, along the East line of the tract herein described, a distance of 96.18 feet to a point in the common line of said Handymak tract and said Navabha tract;
- (4) THENCE North 59°01'47" West, along the common line of said Handymak tract and said Navabha tract, a distance of 16.59 feet to the POINT OF BEGINNING, containing 1,632 square feet (0.037 acres) of land, more or less.

NOTE: Plat to accompany this legal description.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in January, 2012 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.


 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 1-27-2016





DANIEL ROWLETT SURVEY
ABSTRACT 738



K AVENUE

JEREMIAH MUNCY SURVEY
ABSTRACT 621

THOMAS LOWE ADDITION
LOTS 1, BLOCK A
CAB. M. SLIDE 324
P.R.C.C.T.

THOMAS LOWE ADDITION
LOTS 2, BLOCK A
CAB. M. SLIDE 324
P.R.C.C.T.

1,632 SQ. FT.
OR
0.037 ACRES

HANDYMAK, LLC
DOC.#20150916001177310
D.R.C.C.T.

P.O.C.
3/4" IRF

P.O.B.

S 59° 01' 47" E
5.67'

N 59° 01' 47" W
16.59'

N 59° 01' 47" W
109.26'

SURVEY LINE
S 1° 40' 12" W 261.65'

MORTEZA NAVABHA
DOC. #20070529000717590
D.R.C.C.T.
UNDIVIDED 66.67%
MORTEZA NAVABHA, TRUSTEE
NAVABHA REVOCABLE TRUST
DOC. #20051013001448200
D.R.C.C.T.

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

TranSystems

500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10030300

PROJ NO: P204 10 0023
SCALE: 1" = 30'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Handymak.TE
REVISED:



Kenneth D. Erwin
1-27-2016

SHEET TITLE

HANDYMAK, LLC
EXHIBIT "A"

T-14 TEMPORARY CONSTRUCTION EASEMENT

PROJECT

LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 2 of 2

PARCEL # 20

EXHIBIT "A"

County: Collin
 Legacy Dr., Plano, Texas
 April 29, 2019

Page 1 of 3

T-15 Temporary Construction Easement

Being a 14,520 square feet tract of land situated in the Daniel Rowlett Survey, Abstract Number 738, Collin County, Texas, and being a portion of that certain tract of land to FOUR VP GP HOUSTON, INC, as recorded in Document #2018-0328000375670, Deed Records, Collin County, Texas (D.R.C.C.T.), further being a portion of Lots 2 and 3, Block A, Avenue K and Legacy Addition, an addition to the City of Plano, Collin County, Texas, as shown on plat, recorded in Volume 2018, Page 18, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at an X cut found for the Eastern most corner of Lot 1, Block A of said Avenue K and Legacy Addition, same being in the Westerly Right-of-Way line of K Avenue;

THENCE South $31^{\circ}33'49''$ West, along the Southeast line of said Lot 1 and said Westerly Right-of-Way line, a distance of 192.04 feet to a point at the most Easterly corner of the tract herein described being the most easterly southeast corner of said Lot 1, same being the most easterly corner of Lot 2 of said Avenue K and Legacy Addition and being the POINT OF BEGINNING;

- (1) THENCE South $31^{\circ}33'49''$ West, along the Easterly line of the tract herein described and said Westerly Right-of-Way line, a distance of 84.62 feet to a 1/2 inch iron rod with plastic cap stamped PEISER & MANKIN found;
- (2) THENCE South $36^{\circ}08'15''$ West, continuing along the Easterly line of the tract herein described and said Westerly Right-of-Way line, at a distance of 104.49 feet passing a 1/2 inch iron rod with plastic cap stamped PEISER & MANKIN found for the most Southerly corner of said Lot 2, same being the most Easterly corner of Lot 3 of said Avenue K and Legacy Addition, in all a distance of 125.40 feet to a 1/2 inch iron rod with plastic cap stamped PEISER & MANKIN found;
- (3) THENCE South $31^{\circ}33'49''$ West, along the Easterly line of the tract herein described and said Westerly Right-of-Way line, a distance of 200.00 feet to a 1/2 inch iron rod with plastic cap stamped PEISER & MANKIN found;
- (4) THENCE South $75^{\circ}40'35''$ West, along the Southerly line of the tract herein described and said Westerly Right-of-Way line, a distance of 35.90 feet to a 1/2 inch iron rod with plastic cap stamped PEISER & MANKIN found in the Southerly line of the tract herein described and being at the intersection of said Westerly Right-of-Way line of K Avenue with the Northerly Right-of-Way line of Legacy Drive and being at the beginning of a curve to the left;
- (5) THENCE along said curve to the left and the Southerly line of the tract herein described and the Northerly line of said Right-of-Way line, an arc distance of 221.63 feet, through a central angle of $11^{\circ}55'25''$, a radius of 1,065.00 feet and a long chord which bears North $66^{\circ}50'43''$ West, 221.23 feet to a point;
- (6) THENCE North $72^{\circ}48'08''$ West, along said Southerly line of the tract herein described and the Northerly line of said Right-of-Way line, a distance of 72.40 feet to a monument found for the most Westerly corner of said Lot 3, same being in the Easterly Right-of-Way line of Dart Light Rail;

County: Collin
Legacy Dr., Plano, Texas
April 29, 2019

- (7) THENCE North 16°58'59" East, along the common Northwest line of said Lot 3 and said Easterly Right-of-Way line, a distance of 20.00 feet to a point in the Northerly line of the tract herein described;
- (8) THENCE South 72°48'08" East, along the Northerly line of the tract herein described, a distance of 72.47 feet to a point being at the beginning of a curve to the right;
- (9) THENCE along said curve to the right and the Northerly line of the tract herein described, an arc distance of 217.80 feet, through a central angle of 11°30'04", a radius of 1,085.00 feet and a long chord which bears South 67°03'23" East, 217.43 feet to a point;
- (10) THENCE North 75°40'35" East, continuing along the Northerly line of the tract herein described, a distance of 19.87 feet to a point;
- (11) THENCE North 31°33'49" East, along the Westerly line of the tract herein described, a distance of 192.69 feet to a point;
- (12) THENCE North 36°08'15" East, continuing along the Westerly line of the tract herein described, a distance of 125.40 feet to a point;
- (13) THENCE North 31°33'49" East, continuing along the Westerly line of the tract herein described, a distance of 83.82 feet to a point;
- (14) THENCE South 58°26'11" East, along the Northerly line of the tract herein described, a distance of 20.00 feet to the POINT OF BEGINNING, containing 14,520 square feet (0.333 acres) of land, more or less.

I, Kenneth D Erwin, a Registered Professional Land Surveyor in Texas, hereby states that this survey was made from an actual on the ground survey made in April, 2019 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



 Kenneth D. Erwin
 Registered Professional Land Surveyor
 Texas Registration Number 5554
 TBPLS Firm #10038300
 Dated: 4-29-2019



DANIEL ROWLETT SURVEY
ABSTRACT 738

CURVE SPENCER-02-TE1
DELTA= 11° 55' 25" (LT)
R= 1,065.00
L= 221.63'
CB= N 66° 50' 43" W
LC= 221.23'

CURVE SPENCER-02-TE2
DELTA= 11° 30' 04" (RT)
R= 1,085.00
L= 217.80'
CB= S 67° 03' 23" E
LC= 217.43'

LOT 2, BLOCK B
SPENCER ADDITION
CAB. 0, PG. 387
P.R.C.C.T.

THREE VP TEXAS, L.P.
DOC#20180328000375600
D.R.C.C.T.

LOT 1
BLOCK A

5' EASEMENT TO JUPITER
WATER SYSTEMS, INC
VOL. 927, PG. 297

24' FIRE LANE, ACCESS
& UTILITY EASEMENT
VOL. 2018, PG. 18
P.R.C.C.T.

AVENUE K AND LEGACY ADDITION
VOLUME 2018, PAGE 18
P.R.C.C.T.

LOT 2
BLOCK A

5' EASEMENT TO SOUTHWESTERN
BELL TELEPHONE COMPANY
VOL. 916, PG. 81

FOUR VP GP HOUSTON, INC
DOC#20180328000375670
D.R.C.C.T.

24' FIRE LANE, ACCESS
& UTILITY EASEMENT
VOL. 2018, PG. 18
P.R.C.C.T.

14,520 SQ. FT.
OR
0.333 ACRES

DART LIGHT RAIL
100' R.O.W.

LOT 3
BLOCK A

STREET, SIDEWALK AND
UTILITY EASEMENT
VOL. 2018, PG. 18
P.R.C.C.T.

LEGACY DR.

K AVENUE

JEREMIAH MUNCY SURVEY
ABSTRACT 621

LEGEND

- = MARKER FOUND AS NOTED
- = MARKER SET AS NOTED
- ⊙ = POWER POLE

NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

GRAPHIC SCALE IN FEET



500 W. 7TH ST., SUITE 1100
FORT WORTH, TEXAS 76102
817-339-8950
FAX 817-336-2247
T.B.P.L.S. FIRM REG. #10038300



Kenneth D. Erwin
4-29-2019

PROJ NO: P204 10 0023
SCALE: 1" = 100'
DATE: 1-27-16
DESIGNED BY:
DRAWN BY: J.A.K.
CHECKED BY: K.D.E.
0023-V-EXH01.dgn, Spencer
REVISED: 04-29-2019

SHEET TITLE

FOUR VP GP HOUSTON, INC
LOTS 2 & 3, BLOCK A

EXHIBIT "A"
T-15 TEMPORARY CONSTRUCTION EASEMENT

PROJECT

LEGACY DRIVE - PLANO, TX

NOTE: BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM
NAD83 (2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY
PROJECT COMBINED SCALE FACTOR 1.0001542100

PG. 3 of 3

RESOLUTION NO. 2019-12-11(R)

A Resolution of the City of Plano, Texas, calling for a public hearing on the creation of the Collin Creek East Public Improvement District, to be located within the corporate limits of the City of Plano; and providing an effective date.

WHEREAS, the City Council (the "City Council") of the City of Plano, Texas (the "City") has received a petition (the "Petition") requesting creation of a public improvement district (the "PID") under Chapter 372 of the Texas Local Government Code (the "Act"), from the record owners of taxable real property representing more than fifty percent ("50%") of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Collin County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit 1, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in the Exhibit A to the Petition and shown on the map attached to the Petition as Exhibit B, said area for the PID being within the corporate limits of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

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

Section I: That a public hearing is hereby scheduled at 7:00 P.M. on January 13, 2020, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, to receive public comment on the creation of the PID in the area described in Exhibit A to the Petition and as shown on the map attached to the Petition as Exhibit B, pursuant to the Act.

RESOLUTION NO. 2019-12-11(R)

Section II: That notice of said hearing, in the substantially final form set forth in Exhibit 2 attached hereto, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act.

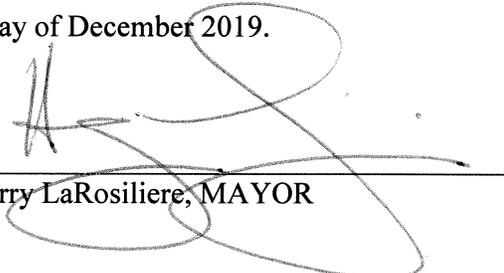
Section III: That written notice, in the substantially final form set forth in Exhibit 2 attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15th day prior to the date set for the hearing.

Section IV: That all of the above recitals are here by found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

Section V: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

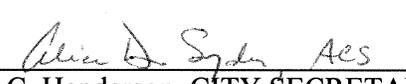
Section VI: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

DULY PASSED AND APPROVED this 17th day of December 2019.



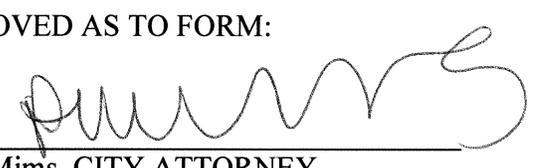
Harry LaRosiliere, MAYOR

ATTEST:



for Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

EXHIBIT 1

PETITION
(see attached Petition)

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF PLANO, TEXAS FOR THE COLLIN CREEK EAST PUBLIC
IMPROVEMENT DISTRICT**

This petition (“Petition”) is submitted and filed with the City Secretary of the City of Plano, Texas (“City”), by MM CCM 48M, LLC, a Texas limited liability company, MM CCM 13MC, LLC, a Texas limited liability company, MM CCM 7AJ, LLC, a Texas limited liability company, and MM CCM 12S, LLC, a Texas limited liability company, owners of a majority of the real property (collectively, the “Petitioners”) located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the “Act”), the Petitioners request that the City create a public improvement district (the “District”), to include property located within the city limits of the City (the “Property”), more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Petitioners would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is \$140,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District, and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioners may also pay certain costs of the improvements from other funds available to the Petitioners.

Section 6. Management of the District. The Petitioners propose that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioners Request Establishment of the District. The persons signing this Petition request the establishment of the District, are duly authorized, and have the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board. The Petitioners propose that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioners request that a representative of the Petitioners be appointed to the advisory board.

Section 9. Landowner(s). This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as

Exhibit "1" to Resolution No. 2019-12-11(R)

provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners may show themselves to be entitled.

RESPECTFULLY SUBMITTED, on this the 12th day of July, 2019.

[Signature pages to follow]

MM CCM 48M, LLC,
a Texas limited liability company

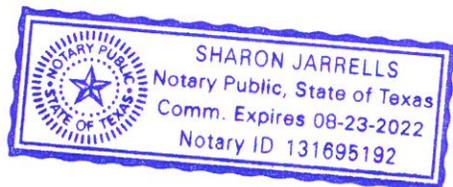
By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: 
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 48M, LLC, a Texas limited liability company on behalf of said company.




Notary Public, State of Texas

MM CCM 13MC, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: *Mehrdad Moayedi*
Name: Mehrdad Moayedi
Its: Manager

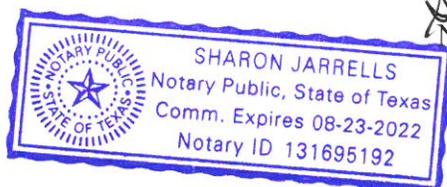
STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 13MC, LLC, a Texas limited liability company on behalf of said company.

Sharon Jarrells / *Sharon Jarrells*
Notary Public, State of Texas



MM CCM 12S, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

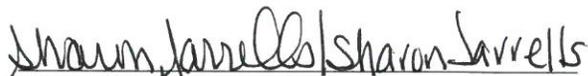
By: 
Name: Mehrdad Moayed
Its: Manager

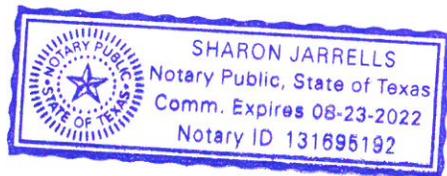
STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 12S, LLC, a Texas limited liability company on behalf of said company.


Notary Public, State of Texas



MM CCM 7AJ, LLC,
a Texas limited liability company

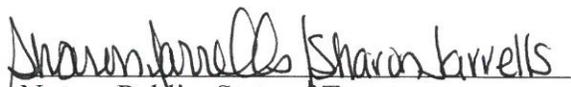
By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: 
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of July, 2019 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM CCM 7AJ, LLC, a Texas limited liability company on behalf of said company.


Notary Public, State of Texas

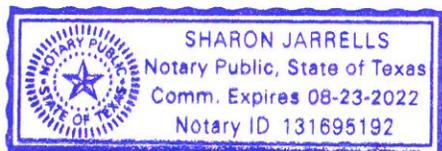


EXHIBIT A

Metes and Bounds

PID East Legal Description – Approximately 55.066 Acres

BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being all of Lots 3,4,5 & 6 Block A and part of Lots 1 & 2 Block A of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" at the most westerly northwest corner of Collin Creek Village Addition Block V and Collin Creek Addition Village Addition Block V, Lot I, an addition to the City of Plano, recorded in Cabinet F, Page 566, in said Map Records, being in the south line of said Lot 2 Block A;

THENCE South $02^{\circ}21'50''$ East, continuing with the southerly line of said Regional Mall Addition and with the west line of said Collin Creek Village Addition Block V Lot II, a distance of 397.70 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}34'36''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition Block V Lot II, and with said curve to the left, an arc distance of 27.01 feet (Chord Bearing South $28^{\circ}08'00''$ East – 26.10 feet), to a PK Nail set in the north line of said Plano Parkway;

THENCE South $87^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and with the north line of said Plano Parkway, a distance of 82.70 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}33'58''$;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Veladi Ranch Steakhouse Addition, an addition to the City of Plano, recorded in Cabinet J, Page 495, in said Map Records, an arc distance of 27.00 feet (Chord Bearing North $23^{\circ}25'09''$ East – 26.10 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North $02^{\circ}21'50''$ West, continuing with the southerly line of said Regional Mall Addition and the east line of said Veladi Ranch Steakhouse, and with the Collin Creek Village Addition, Block IV, Lot 1, an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records, a distance of 397.70 feet to a 1/2-inch iron rod found;

THENCE, North $02^{\circ}33'38''$ West, departing said southerly line, for a distance of 70.02 feet;

Exhibit "A" to Resolution No. 2019-12-11(R)

THENCE, South $87^{\circ}26'22''$ West, for a distance of 6.16 feet;

THENCE, North $02^{\circ}03'52''$ West, for a distance of 76.98 feet, to a point of curvature of a curve to the right, having a radius of 286.50 feet, a central angle of $44^{\circ}43'15''$

THENCE, along said curve to the right for an arc distance of 223.62 feet (Chord Bearing North $20^{\circ}17'46''$ East – 217.99 feet), at the point of tangency;

THENCE, North $42^{\circ}39'24''$ East, for a distance of 104.89 feet, to a point on a non-tangent curve to the right, having a radius of 64.36 feet, a central angle of $95^{\circ}02'21''$;

THENCE, along said curve to the right for an arc distance of 106.76 feet (Chord Bearing North $25^{\circ}34'47''$ East – 94.94 feet), to a point on a non-tangent curve to the right, having a radius of 213.50 feet, a central angle of $21^{\circ}14'45''$;

THENCE, along said curve to the right for an arc distance of 79.17 feet (Chord Bearing North $14^{\circ}31'32''$ West – 78.72 feet);

THENCE, South $87^{\circ}38'42''$ West, for a distance of 402.25 feet;

THENCE, North $05^{\circ}04'50''$ West, for a distance of 987.92 feet;

THENCE, North $87^{\circ}20'25''$ East, for a distance of 204.53 feet;

THENCE, North $02^{\circ}21'17''$ West, for a distance of 347.71 feet, to a point of curvature of a curve to the left, having a radius of 281.50 feet, a central angle of $05^{\circ}48'35''$;

THENCE, along said curve to the left for an arc distance of 28.54 feet (Chord Bearing North $05^{\circ}15'35''$ West – 28.53 feet);

THENCE, North $84^{\circ}55'10''$ East, for a distance of 64.65 feet;

THENCE, North $87^{\circ}38'43''$ East, for a distance of 810.01 feet;

THENCE, North $00^{\circ}38'35''$ East, for a distance of 140.77 feet, to a point of curvature of a curve to the right, having a radius of 231.50 feet, a central angle of $25^{\circ}20'15''$;

THENCE, along said curve to the right for an arc distance of 102.38 feet (Chord Bearing North $13^{\circ}18'43''$ East - 101.54 feet);

Exhibit "A" to Resolution No. 2019-12-11(R)

THENCE, North $30^{\circ}30'03''$ East, for a distance of 35.29 feet, to an "X" set in concrete in the north line of said Regional Mall Addition at the a point of curvature of a curve to the right, having a radius of 485.36 feet, a central angle of $19^{\circ}43'22''$;

THENCE, along said curve to the right for an arc distance of 167.07 feet (Chord Bearing North $35^{\circ}21'28''$ East 166.25 feet), to a PK Nail set at the southeast corner of said Pace Addition, being in the south line of Dallas North Shopping Center 1988 Addition, an addition to the City of Plano, recorded in Cabinet H, Page 399, in said Map Records;

THENCE North $74^{\circ}00'40''$ East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Dallas North Shopping Center, a distance of 233.76 feet to a PK Nail set in the northerly line of Janwood Addition, an addition to the City of Plano, recorded in Cabinet G, Page 723, in said Map Records, said point being on a curve to the left, having a radius of 425.36 feet and a central angle of $43^{\circ}52'32''$;

THENCE with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition and with said curve to the left, an arc distance of 325.73 feet (Chord Bearing South $52^{\circ}04'26''$ West 317.83 feet) to a 5/8-inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the northerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South $14^{\circ}52'00''$ East 28.28 feet), to an "X" set in concrete at the point of tangency;

THENCE South $59^{\circ}51'50''$ East, continuing with the easterly line of said Regional Mall Addition and with the westerly line of said Janwood Addition, a distance of 244.36 feet to an "X" set in concrete at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $57^{\circ}30'07''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, an arc distance of 119.93 feet (Chord Bearing South $31^{\circ}06'46''$ East 114.96 feet), to a 5/8-inch iron rod found at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, a distance of 251.22 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the westerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South $47^{\circ}21'50''$ East 28.28 feet), to an "X" found in concrete at the point of tangency;

THENCE North $87^{\circ}38'10''$ East, continuing with the easterly line of said Regional Mall Addition and with the south line of said Janwood Addition, a distance of 276.94 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of $32^{\circ}40'53''$;

Exhibit "A" to Resolution No. 2019-12-11(R)

THENCE continuing with the easterly line of said Regional Mall Addition and the south line of said Janwood Addition, an arc distance of 28.52 feet (Chord Bearing North $71^{\circ}17'44''$ East 28.13 feet), to a PK Nail set at the southeast corner of said Janwood Addition, being in the west line of US Highway 75 (variable width right-of-way);

THENCE South $03^{\circ}21'28''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said US Highway 75, a distance of 75.18 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of Lot 5, Block VII of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet G, Page 641, in said Map Records, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of $40^{\circ}41'57''$;

THENCE continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5, an arc distance of 21.31 feet (Chord Bearing North $72^{\circ}00'52''$ West 20.86 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5, a distance of 285.68 feet to a 1/2-inch iron rod with cap stamped "DUNAWAY" found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and with the north line of said Lot 5, and with said curve to the left, arc distance of 31.42 feet (Chord Bearing South $42^{\circ}38'10''$ West 28.28 feet), to 1/2-inch iron with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said Lot 5, with the west lines of Lot 4A and 4B, Block VII, of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet H, Page 63, in said Map Records, of Lot 3, Block VII, of said Collin Creek Addition recorded in Cabinet G, Page 641, of Lot 2R, Block VII, of Collin Creek Addition, an addition to the City of Plano, recorded Cabinet H, Page 132, in said Map Records, and of Lot 1, Block VII, of Collin Creek Village Addition, an addition to the City of Plano, recorded in Cabinet C, Page 309, in said Map Records, a distance of 1,053.64 feet to a Magnail set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition, with the west line of said Lot 1, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $47^{\circ}21'50''$ East 28.28 feet) to an "X" found in concrete at the point of tangency;

THENCE North $87^{\circ}38'10''$ East, continuing with the easterly line of said Regional Mall Addition and with the south line of said Lot 1, a distance of 299.54 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of $32^{\circ}21'38''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the south line of said Lot 1, an arc distance of 28.24 feet (Chord Bearing North $71^{\circ}27'21''$ East 27.87 feet), to a 1/2-inch iron rod

Exhibit "A" to Resolution No. 2019-12-11(R)

with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1, being in the west line of said US Highway 75;

THENCE South $04^{\circ}07'55''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said US Highway 75, for a distance of 74.31 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of Collin Creek Village Addition II, an addition to the City of Plano, recorded in Instrument No. 20130607010001670, in the Deed Records of Collin County, Texas, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of $40^{\circ}05'16''$;

THENCE continuing with the easterly line of said Regional Mall Addition, with the north line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 20.99 feet (Chord Bearing North $72^{\circ}19'12''$ West 20.56 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the easterly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition II, a distance of 309.28 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition, with the northwesterly line of said Collin Creek Village Addition II and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $42^{\circ}38'10''$ West 28.28 feet), to an "X" set in concrete at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, a distance of 17.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South $20^{\circ}08'10''$ West 91.46 feet) to an "X" found in concrete at the point of tangency;

THENCE South $42^{\circ}38'10''$ West, continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, a distance of 233.03 feet to a Magnail set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $02^{\circ}21'50''$ East 28.28 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

Exhibit "A" to Resolution No. 2019-12-11(R)

THENCE South $47^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and with the west line of said Collin Creek Village Addition II, a distance of 54.29 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 129.00 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, an arc distance of 101.32 feet (Chord Bearing South $24^{\circ}51'50''$ East 98.73 feet), to a Magnail set at the point of tangency;

THENCE South $02^{\circ}21'50''$ East, continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, a distance of 395.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}38'33''$;

THENCE continuing with the easterly line of said Regional Mall Addition and the west line of said Collin Creek Village Addition II, and with said curve to the left, an arc distance of 27.04 feet (Chord Bearing South $28^{\circ}11'06''$ East 26.13 feet), to an "X" set in concrete at the southeast corner of said Regional Mall Addition, being in the north line of Plano Parkway (variable width right-of-way);

THENCE South $87^{\circ}39'17''$ West, continuing with the southerly line of said Regional Mall Addition and the north line of said Plano Parkway, a distance of 82.73 feet to an "X" set in concrete, being on curve to the left, having a radius of 30.00 feet and a central angle of $51^{\circ}33'36''$;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records, and with said curve to the left, an arc distance of 27.00 feet (Chord Bearing North $23^{\circ}24'58''$ East 26.10 feet), to a Magnail set at the point of tangency;

THENCE North $02^{\circ}21'50''$ West, continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, a distance of 395.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 69.00 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, and with said curve to the left, an arc distance of 54.19 feet (Chord Bearing North $24^{\circ}51'50''$ West 52.81 feet), to a PK Nail set at the point of tangency;

THENCE North $47^{\circ}21'50''$ West, continuing with the southerly line of said Regional Mall Addition and with the east line of Collin Creek Village Addition Block V, a distance of 54.29 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

Exhibit "A" to Resolution No. 2019-12-11(R)

THENCE continuing with the southerly line of said Regional Mall Addition and with the north line of said Collin Creek Village Addition Block V, an arc distance of 31.42 feet (Chord Bearing South $87^{\circ}38'10''$ West 28.28 feet), to a Magnail set at the point of tangency;

THENCE South $42^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition Block V, a distance of 42.63 feet to a Magnail set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $45^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the north line of Collin Creek Village Addition Block V, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South $65^{\circ}08'10''$ West 91.46 feet), to a Magnail set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and the north lines of said Collin Creek Village Addition Block V and Collin Creek Addition Village Addition Block V, Lot I, an addition to the City of Plano, recorded in Cabinet F, Page 566, in said Map Records, a distance of 725.84 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the north line of said Collin Creek Village Addition Block V Lot II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South $42^{\circ}38'10''$ West 28.28 feet), to a the POINT OF BEGINNING and containing 60.599 acres of land.

SAVE & EXCEPT TRACT LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being part of Lot 2 Block A of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" at the most westerly northwest corner of Collin Creek Village Addition Block V and Collin Creek Addition Village Addition Block V, Lot I, an addition to the City of Plano, recorded in Cabinet F, Page 566, in said Map Records, being in the south line of said Lot 2 Block A;

THENCE, North $03^{\circ}01'31''$ East, for a distance of 70.31 feet, to the POINT OF BEGINNING;

THENCE, North $02^{\circ}03'52''$ West, for a distance of 76.59 feet, at the point of curvature of a curve to the right, having a radius of 213.50 feet, a central angle of $44^{\circ}43'15''$;

Exhibit "A" to Resolution No. 2019-12-11(R)

THENCE, along said curve to the right for an arc distance of 166.64 feet (Chord Bearing North $20^{\circ}17'46''$ East – 162.44 feet), at the point of tangency;

THENCE, North $42^{\circ}39'24''$ East, for a distance of 119.51 feet, on a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of $75^{\circ}01'57''$;

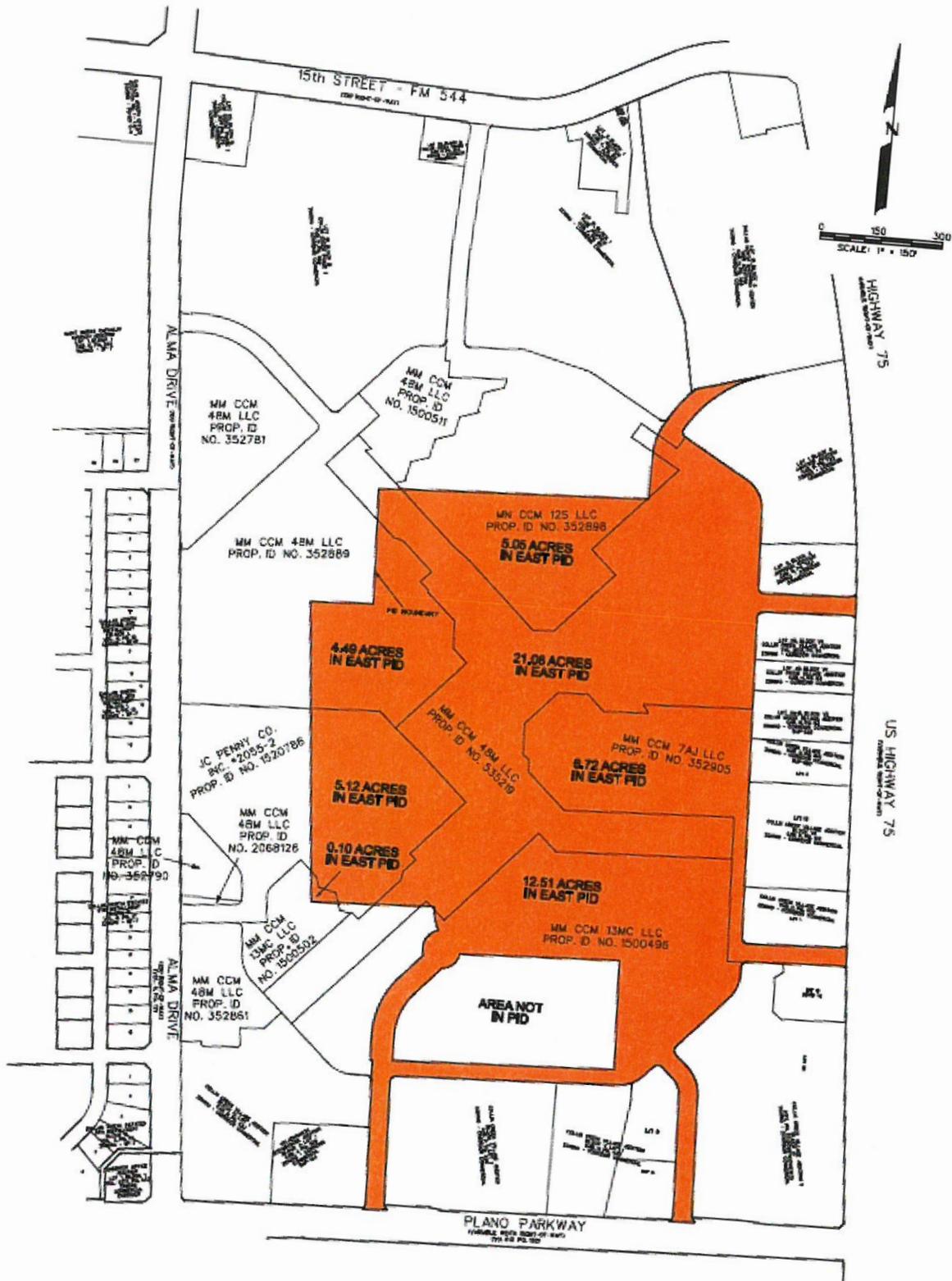
THENCE, along said curve to the left for an arc distance of 81.85 feet (Chord Bearing North $46^{\circ}46'42''$ East – 76.12 feet);

THENCE, North $87^{\circ}38'10''$ East, for a distance of 522.18 feet;

THENCE, South $02^{\circ}21'50''$ East, for a distance of 360.77 feet;

THENCE, South $87^{\circ}38'10''$ West, for a distance of 727.28 feet, to the POINT OF BEGINNING and containing 5.533 acres of land.

EXHIBIT B Property Depiction



EAST PID
55.07 ACRES

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF PLANO, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY.

NOTICE IS HEREBY GIVEN THAT the City Council (the "City Council") of the City of Plano, Texas (the "City"), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), will hold a public hearing at 7:00 P.M. on January 13, 2020, in the Senator Florence Shapiro Council Chambers at Plano Municipal Center, 1520 K Avenue, Plano, Texas 75074, for the purpose of considering the establishment by the City of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the "Petition") from certain property owners within the corporate limits of the City (the "Petitioners"), that requests the establishment of a public improvement district (the "PID"). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 1520 K Avenue, Plano, Texas 75074. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The proposed public improvements (the "Authorized Improvements") to be made within the PID include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$140,000,000 plus the annual cost of supplemental services and operation and maintenance costs, if any. The City will

incur no costs associated with the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

BOUNDARIES OF THE PROPOSED PID: The PID is proposed to include approximately 55.066 acres of land generally located South of 15th Street, West of U.S. Highway 75 and North of Plano Parkway, in Plano, Texas. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF PLANO, TEXAS