

City of Celina and Collin County

Agreement to Participate

in

Reinvestment Zone Number Eleven, City of Celina, Texas

THIS City of Celina and Collin County Agreement to Participate in Reinvestment Zone Number Eleven, City of Celina, Texas (this “Agreement”) is made and entered into by and between the City of Celina, Texas, a municipal corporation (the “City”), and Collin County, Texas (the “County”) under the authority of Texas Government Code Chapter 791.

WITNESSETH:

WHEREAS, in accordance with the provisions of the Tax Increment Financing Act, Chapter 311, Texas Tax Code, as amended (the “Act”), and after due notice to the Collin County Commissioners Court, the City Council of the City, pursuant to Ordinance No. 2017-136 (the “Zone Ordinance”) adopted on December 12, 2017, created, established, and designated Reinvestment Zone Number Eleven, City of Celina, Texas (the “Reinvestment Zone”) under the Act; and

WHEREAS, the Act provides that each taxing unit levying taxes on real property in a reinvestment zone is not required to pay into the tax increment fund created for the zone any of the unit's tax increment produced from property in the zone unless the taxing unit enters into a tax participation agreement to do so with the governing body of the municipality that created the zone; and

WHEREAS, a tax participation agreement under the Act may be entered into any time before or after the zone is created, and such tax participation agreement may include any conditions for payment of the tax increment into the tax increment fund and must specify the portion of the tax increment to be paid into the tax increment fund and the years for which the tax increment is to be paid into the tax increment fund.

NOW THEREFORE, the City and the County, in consideration of the terms, conditions, and covenants contained herein, hereby agree as follows:

Section 1. The County agrees to pay to the City for deposit into the tax increment fund created by the City for the Reinvestment Zone (the “TIRZ Fund”) over the term of the Reinvestment Zone the County’s tax increment calculated as a millage rate per \$100 of captured appraised value in the Reinvestment Zone that equals fifty percent (50%) of the County’s ad valorem tax rate (the “County Increment”) subject to the following terms and conditions:

- a. Boundary: The boundaries of the Reinvestment Zone are and shall be those described in the Zone Ordinance, as amended upon recommendation of the Board of Directors of the Reinvestment Zone (the “Board”) and approved by the City Council of the City.
- b. Development in the Zone: Property within the boundaries of the Reinvestment Zone shall be developed as nearly as possible in conformity with the project plan and according to a clear public purpose.
- c. Taxable Value: The captured appraised value of the property in the Reinvestment Zone taxable by the County for a year is the total taxable value of the property for that year less the tax increment base of the property. The tax increment base of the property in the Reinvestment Zone is the total taxable value of the property as of January 1, 2017. The tax increment base of the property is approximately \$84,803,260. The actual captured appraised value of the property in the Reinvestment Zone will be used to calculate the annual County Increment paid to the City and deposited in the TIRZ Fund pursuant to this Agreement.
- d. Bonds: There is currently no bonded indebtedness issued by the City and secured by the TIRZ Fund. The determination of whether to issue bonds in the future will be decided by the City.
- e. Use of the County Increment: All increment contributed by the County into the TIRZ Fund shall be utilized by the City and Reinvestment Zone only to pay for street and drainage projects that are included as “Project Costs” as defined in, and in accordance with, the Final Project Plan.
- f. TIRZ Board of Directors: The County shall appoint one member to the Board of Directors for the Reinvestment Zone who shall meet the eligibility requirements of the Act and the Zone Ordinance, as such exist or may be amended. The County-appointed director position

shall have a term of 2 years starting on January 1 of each odd-numbered year. The County-appointed director shall serve at the will of the County and may be removed at any time. Anyone appointed mid-term shall serve for the remained of the term.

Section 2.

a. For and in consideration of the agreement of the parties set forth herein, and subject to the provisions of this Agreement, the County agrees to participate in the Reinvestment Zone by contributing fifty percent (50%) of the County Increment to the City to be deposited into the TIRZ Fund to pay for street and drainage projects that are included as Project Costs. Payment by the County of the County Increment shall be made from actual property tax revenue received and due to the City within sixty (60) days of County's receipt thereof and the City shall immediately deposit the payment into the TIRZ Fund. No interest or penalty will be charged to the County for any late payment received from the County. However, the penalty and interest received by the County on any delinquent taxes from the County shall be paid to the City and deposited into the TIRZ Fund, less any collection fees incurred by the County. The County is not obligated to pay the County Increment from any source other than the real property ad valorem taxes collected by the County from properties within the Reinvestment Zone. For and during the term of this Agreement the County shall not enter into any agreements that would reduce the County Increment (including, but not limited to, tax abatement agreements and Texas Local Government Code "381 Economic Development Agreements") without the consent of the City.

b. The County shall have the right to annually audit the records of the Reinvestment Zone.

Section 3. The term of this Agreement, unless extended by mutual agreement of the County and the City, shall commence upon execution by the last party and shall terminate upon termination of the Reinvestment Zone.

Section 4. This Agreement and the TIRZ Fund shall be administered by the City Manager or his designees. The City shall maintain a separate account for the TIRZ Fund at a depository selected by the City, which TIRZ Fund shall be secured in the manner prescribed by law for funds of Texas cities. The TIRZ Fund shall be an account into which the City shall deposit

the County Increment, the City tax increment (as defined in the Zone Ordinance and Final Plan), and all accrued interest earned on the fund.

Section 5. Whenever this Agreement requires or permits any consent, approval, notice, request, proposal, or demand from one party to another, the consent, approval, notice, request, proposal or demand must be in writing to be effective and shall be delivered to the party intended to receive it at the addresses shown below (or to such other addresses as the parties may request, in writing, from time to time):

If intended for the City, to:

City Manager
City of Celina
142 North Ohio Street
Celina, TX 75020

If intended for the County, to:

County Judge
Collin County
Collin County Administration Building
2300 Bloomdale Rd. #4192
McKinney, TX 75071

Section 6. Venue shall be exclusively in Collin County, Texas.

Section 7. This Agreement embodies the complete understanding of City and the County superseding all oral or written previous and contemporary agreements between the parties relating to matters herein. This Agreement may be amended, modified, or supplemented only by an instrument in writing executed by City and the County. Any amendments to this Agreement required by changes in state or federal law will be automatically incorporated into this Agreement without written amendment and shall become effective on the date designated by such law.

EXECUTED this ____ day of _____, 2019, by the City signing by and through the City Manager as its duly authorized official; and

EXECUTED this ____ day of _____, 2019, by Collin County signing by and through the County Judge as its duly authorized official.

CITY OF CELINA

COLLIN COUNTY

Jason Laumer, City Manager

Chris Hill, County Judge

TIRZ Creation Ordinance

CITY OF CELINA, TEXAS

ORDINANCE NO. 2017-136

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or non-contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in the metes and bounds attached hereto as *Exhibit "A"* and more generally depicted in *Exhibit "B"* attached hereto (the "Zone"), through the creation of a new reinvestment zone as authorized by and in accordance with the Act; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Eleven, City of Celina, Texas* attached dated December 2017, attached as *Exhibit "C"* (hereinafter referred to as the ("Preliminary Project and Finance Plan")) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 17, 2017, which date is earlier than the seventh (7th) day before the public hearing held on December 12, 2017; and

WHEREAS, on December 12, 2017, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, evidence was received and presented at the public hearing on December 12th, 2017; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on December 12th, 2017; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

The City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the proposed reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and

- (c) That the proposed reinvestment zone, as defined and depicted in *Exhibits "A"* and *"B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
1. It is a geographic area located wholly within the City limits of the City; and
 2. The area includes land that is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City; and
 3. The area includes land that constitutes an economic or social liability and is a menace to the to the public health, safety, morals and/or welfare in its present condition because of the predominance of defective or inadequate sidewalk and street layout and the deterioration of sites, utility infrastructure and other improvements; and
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future; and
- (h) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in *Exhibits "A"* and *"B"* hereto

Downtown TIRZ #11 Creation

as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number 11, City of Celina, Texas** (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of seven (7) members all appointed by the City Council. Council Members and the Mayor may serve as Board members.
- (b) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall consider amendments to the project plan and finance plan on its own initiative or upon submission by the City Council, but amendments considered by Board shall not take effect unless and until adopted by City Council.
- (c) The Board shall exercise all duties and powers imposed upon it by the Act and all other applicable laws, subject to approval by the City Council, including but not limited to the powers in Section 311.010(h) and (i) of the Act. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.
- (d) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (e) Directors shall not receive any salary or other compensation for their services as directors.
- (f) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (g) The initial Board shall be seven members and the following shall be members:
 - 1. City Councilmember, Place 1
 - 2. City Councilmember, Place 2
 - 3. City Councilmember, Place 3
 - 4. City Councilmember, Place 4
 - 5. City Councilmember, Place 5
 - 6. City Councilmember, Place 6

7. Mayor

The City Council hereby appoints Mayor to serve as chairman of the Board during the time the initial Board is serving. Each year the City shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the year. If City Council does not appoint a chairman during that period, the Mayor is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2048; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2017, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone. The amount of tax increment for a year shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Act, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the tax increment fund under an agreement with the City authorized by Section 311.013(f) of the Act, plus (ii) one hundred percent (100%) of the City's portion of the tax increment, as defined by Section 311.012(a) of the Act, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

In addition, sales tax base for purposes of calculating the City sales tax increment means the amount generated from the City's municipal sales and use tax at the rate of one-half cent, which is twenty-five percent (25%) of the total two cent local sales tax rate, attributable to Zone as of January 1, 2017. The amount of sales tax increment for a year shall consist of one-hundred percent (100%) of the City's municipal sales and use tax at the rate of one percent (1.0%) on incremental sales which exceeds the sales tax base attributable to sales occurring within the Zone, in accordance with the authority contained in Section 311.0123(b) of the Act, as amended. The sales tax increment may be used as set forth in the project plan or financing plan consistent with Section 311.0123(e) of the Act.

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a "Tax Increment Fund" for the Zone that may be divided into such subaccounts as authorized by subsequent ordinances, into which the tax increments of the City authorized by Section 6 above and Sections 311.012 and 311.0123 of the Act, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund shall be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Act, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Act, however excess funds may be transferred to the City's general fund as determined by the City.

SECTION 8. SEVERABILITY CLAUSE.

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Celina hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

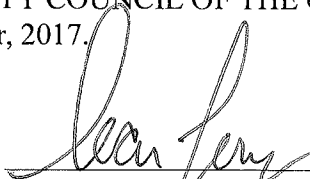
SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

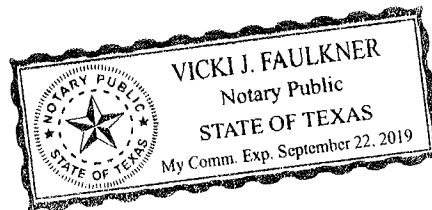
This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA,
TEXAS, THIS THE 12th day of December, 2017.


Sean Terry, Mayor

ATTEST:


Vicki Faulkner, City Secretary



APPROVED AS TO FORM:



Lance Vanzant, Attorney for the City



EXHIBIT A

Metes and Bounds Description of the Zone

EXHIBIT A

Metes and Bounds Description of the Zone

**CITY OF CELINA
TIRZ BOUNDARY
687 ACRE TRACT
LEGAL DESCRIPTION**

BEGINNING at a point being the West most Northwest corner of the City of Celina tract as recorded in Vol. 2013 Pg. 100 D.R.C.C.T.,

THENCE easterly along the boundary of said City of Celina tract with the following course:

1. North 89 degree 01 minutes 57 seconds East, a distance of 883.07 feet to a point for corner;

THENCE northerly with the western property line of said City of Celina tract, to a point in the North R.O.W. (Right-of-Way) of FM 455 (variable width R.O.W.) with the following course:

2. North 00 degree 30 minutes 35 seconds West, a distance of 1989.93 feet to a point for corner;

THENCE easterly along said North R.O.W. of FM 455 with the following course:

3. North 89 degrees 21 minutes 23 seconds East, a distance of 226.68 feet to a point, said point being North 89 degrees 25 minutes 05 seconds East with a distance of 274.73 feet from the Southwest corner of The Cornelius Don Keith Fam Revoc Lvg Tr tract as recorded by Instrument # 20100219000161320 D.R.C.C.T., at the beginning of a curve to the left;
4. Along said curve to the left with a central angle of 08 degrees 24 minutes 49 seconds, radius of 3275.55 feet, a chord bearing North 85 degrees 35 minutes 50 seconds East and chord distance of 480.56 feet, for a total arc length of 480.99 feet to a point of compound curvature to the right;
5. Along said compound curvature to the right with a central angle of 07 degrees 48 minutes 24 seconds, radius of 3583.89 feet, a chord bearing North 86 degrees 11 minutes 21 seconds East and chord distance of 487.94 feet, for a total arc length of 488.32 feet to a point for corner;
6. South 89 degrees 54 minutes 27 seconds East, a distance of 1383.04 feet to a point for corner, said point also being the Southeast corner of Rafael Reyes tract as recorded in Vol. 5920 Pg. 3692 D.R.C.C.T.;

THENCE, departing the FM 455 North R.O.W., and continuing northerly along the West R.O.W. of Maryland Street (a 50-ft R.O.W.) with the following course:

7. North 00 degrees 41 minutes 01 seconds East, a distance of 341.95 feet to a point for corner, said point being due South with a distance of 71.87 feet from the Northeast corner of Joe & Mize Tomi tract as recorded by Instrument # 2012050000552600 D.R.C.C.T.;

THENCE easterly and along the North R.O.W. of Lakeview Way (a 50-ft R.O.W.) to the West most point and along the South boundary of the Alonso Ernesto Casares tract as recorded by Vol. 6039 Pg. 0110 D.R.C.C.T., said point also lying in the West R.O.W. of N. Florida Dr. (a variable width R.O.W.), with the following course:

8. South 87 degrees 59 minutes 17 seconds East, a distance of 511.92 feet to a point for corner;
9. South 48 degrees 23 minutes 57 seconds East, a distance of 57.05 feet to a point for corner;
10. South 89 degrees 19 minutes 01 seconds East, a distance of 180.85 feet to a point for corner;

THENCE northerly with said R.O.W. of N. Florida Dr. with the following course:

11. North 00 degrees 52 minutes 05 seconds West, a distance of 700.10 feet to a point for corner, said point being the Southeast corner of Stelzer JB Estate & Stelzer Frances B Estate – Billy Frank Stelzer Ex tract as recorded by Instrument # 20141006001089690 D.R.C.C.T.;
12. North 00 degrees 20 minutes 22 seconds East, a distance of 248.21 feet to a point for corner;

Metes and Bounds Description of the Zone

THENCE easterly, departing said West R.O.W. of N. Florida Dr., with the following course:

13. North 88 degrees 53 minutes 45 seconds East, a distance of 1704.48 feet to a point for corner, said point being the Southeast corner of James C & Cindy K Snyder tract as recorded by Vol. 5847 Pg. 2137 D.R.C.C.T.;
14. North 89 degrees 19 minutes 17 seconds East, a distance of 1115.97 feet to a point for corner, said point being the Northeast corner of Frank Svoboda tract as recorded by Instrument # 20160829001135970 D.R.C.C.T.;
15. South 07 degrees 18 minutes 32 seconds West, a distance of 195.54 feet to a point for corner, said point being the Southeast corner of Mohammad a Dalaki tract as recorded by Instrument # 20150415000424320 D.R.C.C.T.;
16. South 72 degrees 33 minutes 12 seconds East, a distance of 135.64 feet to a point for corner, said point being the Southwest corner of Neptune Investments LP tract as recorded by Vol. 5933 Pg. 210 D.R.C.C.T.;
17. South 89 degrees 43 minutes 00 seconds East, a distance of 1294.09 feet to a point for corner;
18. North 89 degrees 21 minutes 07 seconds East, a distance of 1210.58 feet to a point for corner, said point being North 00 degrees 40 minutes 40 seconds East with a distance 126.19 feet from the Southwest corner of Allison Dawn Schultz tract as recorded by Instrument # 566910 D.R.C.C.T.;
19. North 01 degrees 00 minutes 31 seconds East, a distance of 260.61 feet to a point for corner, said point being the Southwest corner of Eliason & Olesky David tract as recorded by Vol. 5467 Pg. 7771 D.R.C.C.T.;
20. North 88 degrees 44 minutes 48 seconds East, a distance of 203.51 feet to a point for corner;
21. South 14 degrees 45 minutes 44 seconds East, a distance of 46.79 feet to a point for corner in the West R.O.W. of Preston Road (State Highway 289, a variable width R.O.W.);
22. South 14 degrees 39 minutes 23 seconds West, with the West R.O.W. of Preston Road, a distance of 225.61 feet to a point for corner;
23. North 89 degrees 21 minutes 58 seconds East, departing the West R.O.W. of Preston Road, a distance of 125.12 feet to a point for corner in the East R.O.W. of Preston Road;

THENCE southerly with the East R.O.W. of Preston Road with the following course:

24. South 18 degrees 37 minutes 28 seconds West, a distance of 1332.01 feet to a point for corner;
25. South 16 degrees 35 minutes 57 seconds West, a distance of 238.91 feet to a point for corner;
26. South 18 degrees 26 minutes 38 seconds West, a distance of 198.35 feet to a point for corner;
27. South 07 degrees 15 minutes 38 seconds West, a distance of 101.98 feet to a point for corner;
28. South 30 degrees 01 minutes 53 seconds West, a distance of 101.98 feet to a point for corner;
29. South 18 degrees 40 minutes 47 seconds West, a distance of 516.48 feet to a point for corner;
30. South 18 degrees 40 minutes 25 seconds West, a distance of 282.14 feet to a point for corner;
31. South 14 degrees 13 minutes 12 seconds West, a distance of 144.72 feet to a point for corner;
32. South 13 degrees 51 minutes 21 seconds West, a distance of 373.74 feet to a point for corner;
33. South 03 degrees 11 minutes 24 seconds East, a distance of 203.91 feet to a point for corner;
34. South 89 degrees 24 minutes 00 seconds West, a distance of 103.10 feet to a point for corner;

Metes and Bounds Description of the Zone

35. South 18 degrees 23 minutes 29 seconds West, a distance of 975.47 feet to a point for corner;
36. South 20 degrees 31 minutes 56 seconds West, a distance of 426.61 feet to a point for corner;
37. South 23 degrees 38 minutes 35 seconds West, a distance of 152.81 feet to a point for corner;
38. South 20 degrees 02 minutes 53 seconds West, a distance of 221.64 feet to a point for corner;
39. South 19 degrees 17 minutes 07 seconds West, a distance of 366.55 feet to a point for corner;
40. South 15 degrees 41 minutes 32 seconds West, a distance of 329.23 feet to a point for corner;
41. South 12 degrees 13 minutes 02 seconds West, a distance of 399.98 feet to a point for corner;
42. South 16 degrees 44 minutes 46 seconds West, a distance of 81.71 feet to a point for corner;
43. South 18 degrees 05 minutes 02 seconds West, a distance of 303.38 feet to a point for corner;
44. South 22 degrees 35 minutes 33 seconds West, a distance of 463.39 feet to a point at the beginning of a curve to the left;
45. Along said curve to the left with a central angle of 09 degrees 57 minutes 54 seconds, radius of 4625.16 feet, a chord bearing South 20 degrees 14 minutes 05 seconds West and chord distance of 803.40 feet, for a total arc length of 804.41 feet to a point of compound curvature to the left;
46. Along said compound curvature to the left with a central angle of 15 degrees 36 minutes 50 seconds, radius of 2572.70 feet, a chord bearing South 08 degrees 39 minutes 21 seconds West and chord distance of 698.93 feet, for a total arc length of 701.10 feet to a point for corner;

THENCE departing said Preston Rd (State Highway 289) East R.O.W., westerly with the North R.O.W. of Country Rd 55 with the following course:

47. South 89 degrees 51 minutes 20 seconds West, a distance of 1815.86 feet to a point for corner, said point being the Southwest corner of Willard Cattle Co I LTD tract as recorded by Vol. 5169 Pg. 299 D.R.C.C.T.;

THENCE departing said North R.O.W. of County Rd 55, northerly with the East R.O.W. of the BNSF Railroad with the following course:

48. North 10 degrees 55 minutes 04 seconds East, a distance of 2072.47 feet to a point for corner;
49. North 11 degrees 30 minutes 14 seconds East, a distance of 3033.08 feet to a point for corner, said point being the Northwest corner of Martinek Farming LLC tract as recorded by Instrument # 20170627000840990 D.R.C.C.T.;

THENCE westerly to a point in the West R.O.W. of S. Louisiana St. with the following course:

50. South 89 degrees 02 minutes 36 seconds West, a distance of 305.61 feet to a point for corner, said point being the Southeast corner of Oncor Electric Delivery Company tract as shown in the Collin County Central Appraisal District map as Property ID 977312;

THENCE northerly with said West R.O.W. of S. Louisiana St. with the following course:

51. North 11 degrees 11 minutes 09 seconds East, a distance of 1123.87 feet to a point for corner, said point being the Northeast corner of Janice Marie Hammack tract as recorded by Instrument # 20160610000730120 D.R.C.C.T.;

THENCE westerly with the South R.O.W. of W. Elm St. with the following course:

Metes and Bounds Description of the Zone

- 52. North 78 degrees 52 minutes 16 seconds West, a distance of 1663.70 feet to a point for corner;
- 53. North 89 degrees 59 minutes 46 seconds West, a distance of 476.80 feet to a point for corner, said point lying in the east line of the Westgate Subdivision Addition #4, as recorded in Instrument #200166440000210;

THENCE northerly to the Northeast corner of Mohammad Ali Dalaki tract as recorded by Instrument # 20160128000102840 D.R.C.C.T., with the following course:

- 54. North 00 degrees 04 minutes 28 seconds West, a distance of 538.99 feet to a point for corner;

THENCE easterly with the following course:

- 55. South 89 degrees 09 minutes 40 seconds West, a distance of 131.06 feet to a point for corner;
- 56. South 66 degrees 15 minutes 34 seconds West, a distance of 291.72 feet to a point for corner, said point being the West most Northwest corner of said Mohammad Ali Dalaki tract;
- 57. North 83 degrees 47 minutes 43 seconds West, a distance of 155.93 feet to a point for corner, said point being the Southeast corner of Siegfried Companies as recorded by Vol. 99-0107499 Pg. 4488-1674 D.R.C.C.T.;
- 58. South 89 degrees 25 minutes 55 seconds West, a distance of 755.05 feet to a point for corner;
- 59. North 02 degrees 13 minutes 25 seconds West, a distance of 299.85 feet to a point for corner, said point being the Northeast corner of First United Methodist Church of Celina as recorded by Vol. 2017 Pg. 287 D.R.C.C.T.;
- 60. North 89 degrees 44 minutes 44 seconds West, a distance of 152.64 feet to a point for corner;
- 61. South 13 degrees 42 minutes 35 seconds West, a distance of 669.13 feet to a point for corner;
- 62. North 89 degrees 43 minutes 33 seconds West, a distance of 965.77 feet to a point for corner, said point being the West most Northwest corner of said First United Methodist Church of Celina;

THENCE southerly with the East R.O.W. of FM 428 (variable width R.O.W.) with the following course:

- 63. South 00 degrees 06 minutes 32 seconds East, a distance of 1593.65 feet to a point at the beginning of a curve to the left;
- 64. Along said curve to the left with a central angle of 39 degrees 30 minutes 53 seconds, radius of 1074.08 feet, a chord bearing South 21 degrees 04 minutes 48 seconds East and chord distance of 726.16 feet, for a total arc length of 740.75 feet to a point for corner;

THENCE departing said East R.O.W. of FM 428, northwesterly with City of Celina tract as recorded by Vol. 2013 Pg. 100 D.R.C.C.T., with the following course:

- 65. South 88 degrees 17 minutes 14 seconds West, a distance of 1869.99 feet to a point for corner;
- 66. North 00 degrees 32 minutes 52 seconds West, a distance of 993.73 feet to the POINT OF BEGINNING and containing 687 acres of land.

Note: This exhibit is based on deed information as recorded in the Deed Records of Collin County, Texas (D.R.C.C.T.); Collin County Central Appraisal District; and does not represent an on-the-ground field survey.

EXHIBIT B

Depiction of Property Described in Exhibit A

Depiction of Property Described in Exhibit A

PROPERTY INFORMATION

| NO. | OWNER'S DESCRIPTION | NO. | OWNER'S DESCRIPTION |
|-----|---|-----|--|
| 1 | CITY OF GEORGIA VOL. 2015 PG. 125 | 17 | ALUMINUM BARRICADE VOL. 2015 PG. 205 |
| 2 | BIG COMBUSTION CO-HEM FARM VOL. 2015 PG. 130 | 18 | GEORGIA POWER CO-HEM FARM VOL. 2015 PG. 130 |
| 3 | WALTON HILLS VOL. 2015 PG. 130 | 19 | WALTON HILLS VOL. 2015 PG. 130 |
| 4 | GE & HILL FARM VOL. 2015 PG. 130 | 20 | WALTON HILLS VOL. 2015 PG. 130 |
| 5 | ALUMINUM BARRICADE VOL. 2015 PG. 205 | 21 | ALUMINUM BARRICADE VOL. 2015 PG. 205 |
| 6 | ALUMINUM BARRICADE VOL. 2015 PG. 205 | 22 | ALUMINUM BARRICADE VOL. 2015 PG. 205 |
| 7 | GE & HILL FARM VOL. 2015 PG. 130 | 23 | ALUMINUM BARRICADE VOL. 2015 PG. 205 |
| 8 | WALTON HILLS VOL. 2015 PG. 130 | 24 | ALUMINUM BARRICADE VOL. 2015 PG. 205 |
| 9 | ALUMINUM BARRICADE VOL. 2015 PG. 205 | 25 | ALUMINUM BARRICADE VOL. 2015 PG. 205 |
| 10 | ALUMINUM BARRICADE VOL. 2015 PG. 205 | 26 | ALUMINUM BARRICADE VOL. 2015 PG. 205 |

LINE TABLE

| Line # | Length | Direction |
|--------|---------|----------------|
| L1 | 883.07 | N89° 24' 00" E |
| L2 | 1886.63 | N00° 30' 55" W |
| L3 | 228.66 | N89° 24' 00" E |
| L4 | 1383.04 | S89° 14' 37" E |
| L5 | 541.95 | N02° 41' 01" E |
| L6 | 351.92 | S81° 58' 17" E |
| L7 | 572.08 | S48° 23' 57" E |
| L8 | 180.58 | S89° 19' 01" E |
| L9 | 700.10 | N02° 52' 05" E |
| L10 | 248.21 | N02° 20' 22" E |
| L11 | 172.48 | N89° 52' 43" E |
| L12 | 115.37 | N02° 10' 13" E |
| L13 | 195.54 | S1° 18' 32" W |
| L14 | 150.64 | S72° 33' 12" W |
| L15 | 1284.00 | S89° 43' 00" E |
| L16 | 1218.58 | N89° 21' 01" E |
| L17 | 260.61 | N1° 00' 31" E |
| L18 | 205.51 | N89° 44' 40" E |
| L19 | 46.78 | S14° 42' 44" E |
| L20 | 228.66 | S14° 42' 44" E |
| L21 | 125.12 | N89° 21' 01" E |
| L22 | 1322.01 | S18° 37' 28" W |
| L23 | 258.91 | S18° 36' 57" W |
| L24 | 198.20 | S18° 36' 57" W |
| L25 | 121.98 | S71° 12' 36" W |
| L26 | 101.98 | S50° 01' 53" W |
| L27 | 516.40 | S18° 42' 47" W |
| L28 | 489.14 | S18° 42' 47" W |
| L29 | 194.73 | S14° 12' 12" W |
| L30 | 373.74 | S12° 31' 21" W |
| L31 | 205.51 | S2° 11' 24" E |

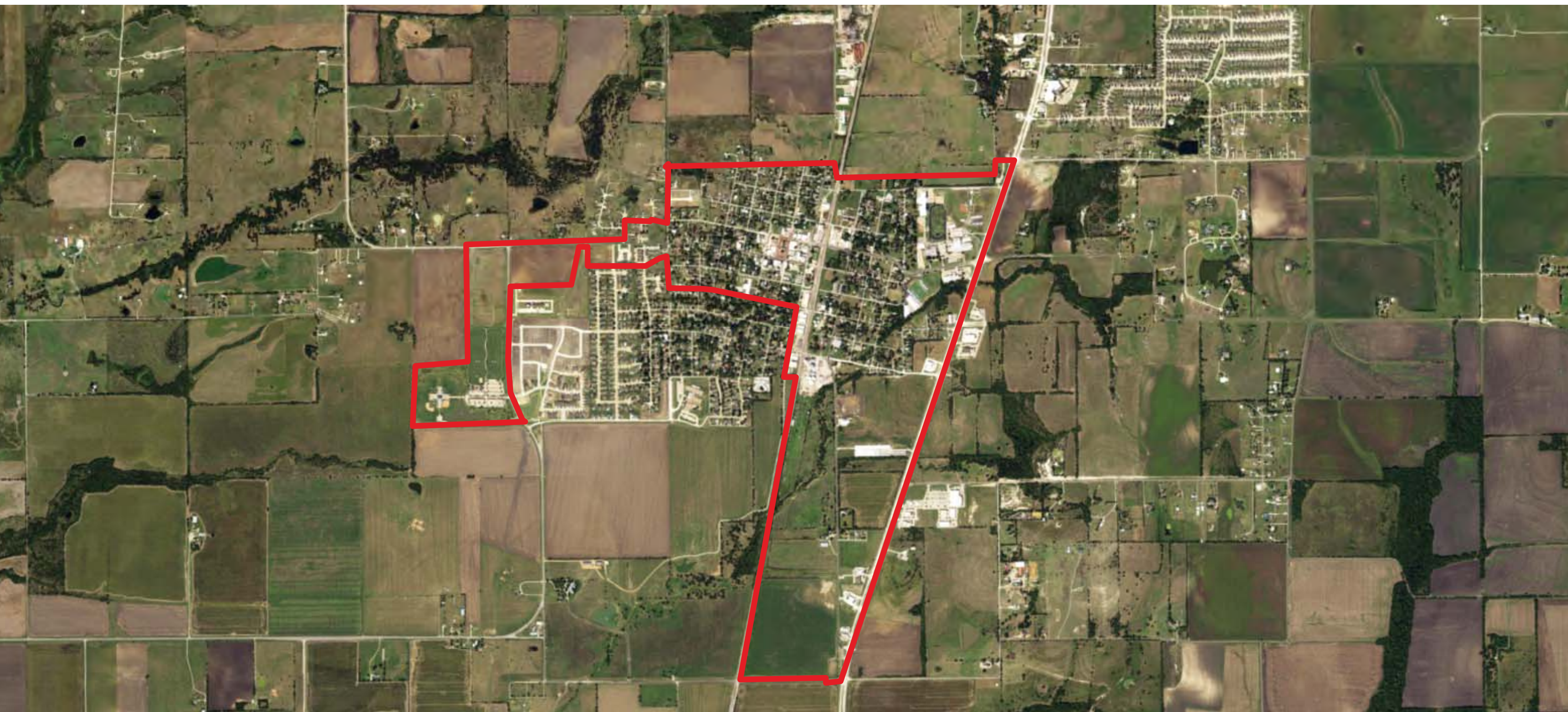
LINE TABLE

| Line # | Length | Direction |
|--------|---------|----------------|
| L32 | 105.10 | S89° 24' 00" E |
| L33 | 975.47 | S18° 37' 28" W |
| L34 | 428.81 | S00° 11' 54" W |
| L35 | 152.81 | S33° 38' 35" W |
| L36 | 221.64 | S50° 01' 53" W |
| L37 | 866.58 | S18° 17' 07" W |
| L38 | 328.23 | S10° 41' 32" W |
| L39 | 298.08 | S12° 13' 02" W |
| L40 | 81.71 | S16° 44' 46" W |
| L41 | 303.58 | S18° 07' 02" W |
| L42 | 453.59 | S22° 35' 35" W |
| L43 | 1810.66 | S89° 51' 20" E |
| L44 | 2071.47 | N02° 50' 04" E |
| L45 | 3033.08 | N11° 30' 14" E |
| L46 | 300.51 | S04° 07' 36" W |
| L47 | 1123.87 | N11° 11' 09" E |
| L48 | 1663.70 | N89° 52' 16" W |
| L49 | 478.80 | N89° 51' 42" W |
| L50 | 526.59 | N02° 04' 28" W |
| L51 | 131.86 | S89° 28' 40" W |
| L52 | 201.72 | S89° 15' 34" W |
| L53 | 355.83 | N83° 47' 43" W |
| L54 | 755.05 | S89° 23' 55" W |
| L55 | 299.85 | N12° 12' 25" W |
| L56 | 150.64 | N89° 44' 40" W |
| L57 | 689.13 | S13° 42' 35" W |
| L58 | 953.77 | N89° 43' 35" W |
| L59 | 1928.15 | S06° 32' 12" W |
| L60 | 1988.89 | S89° 11' 14" W |
| L61 | 953.73 | N02° 32' 52" W |

EXHIBIT C
Preliminary Project Plan and Finance Plan

City of Celina TIRZ Number Eleven

City of Celina Tax Increment Reinvestment Zone #11



1

Introduction.....

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Legal Boundary

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Current Conditions

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Project Plan

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Anticipated Development

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Financial Feasibility Analysis.....

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Terms and Conditions.....

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Exhibit A.....

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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

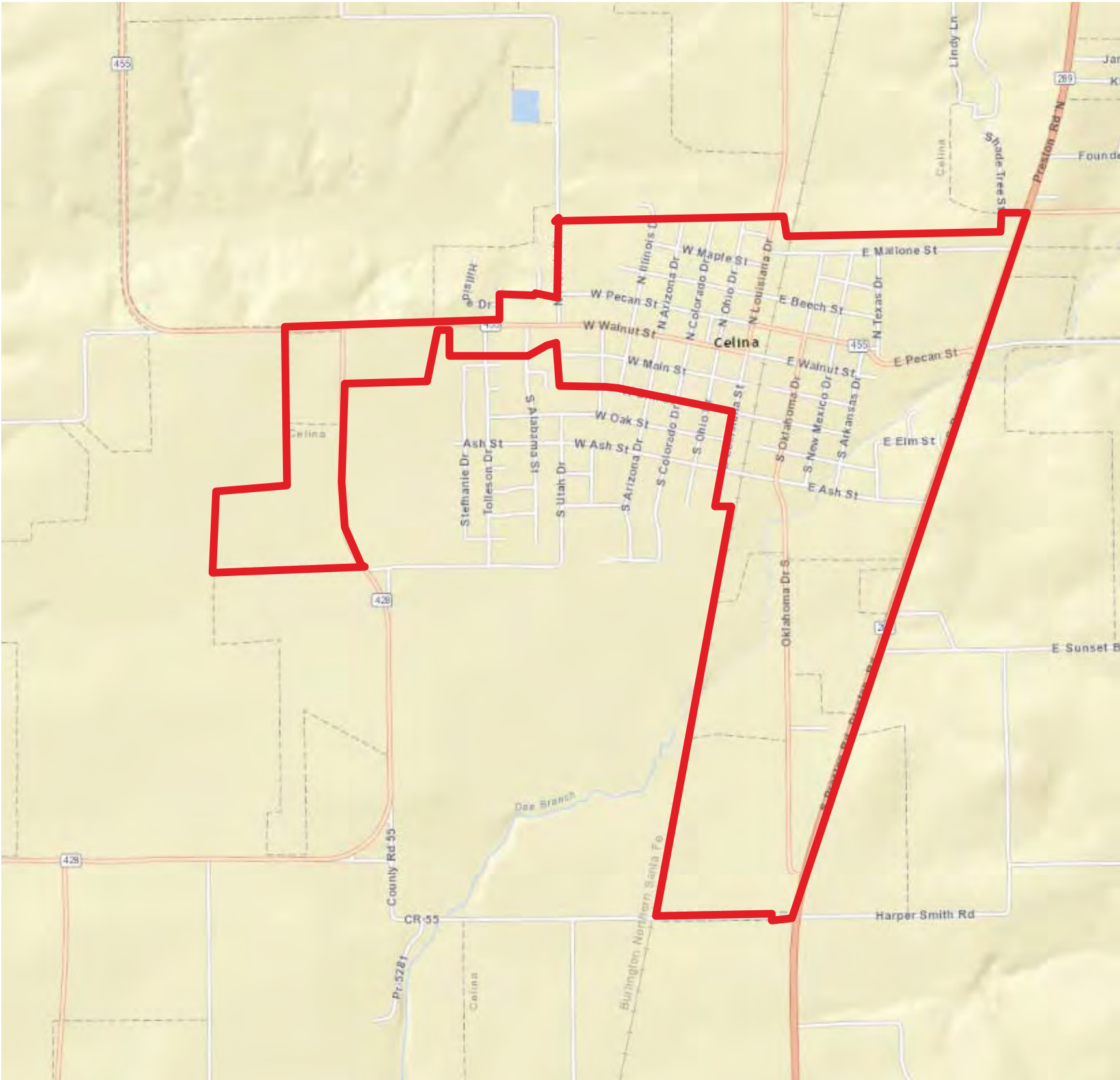
(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.



Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted ‘Golden Corridor’, Celina is Open for Business!



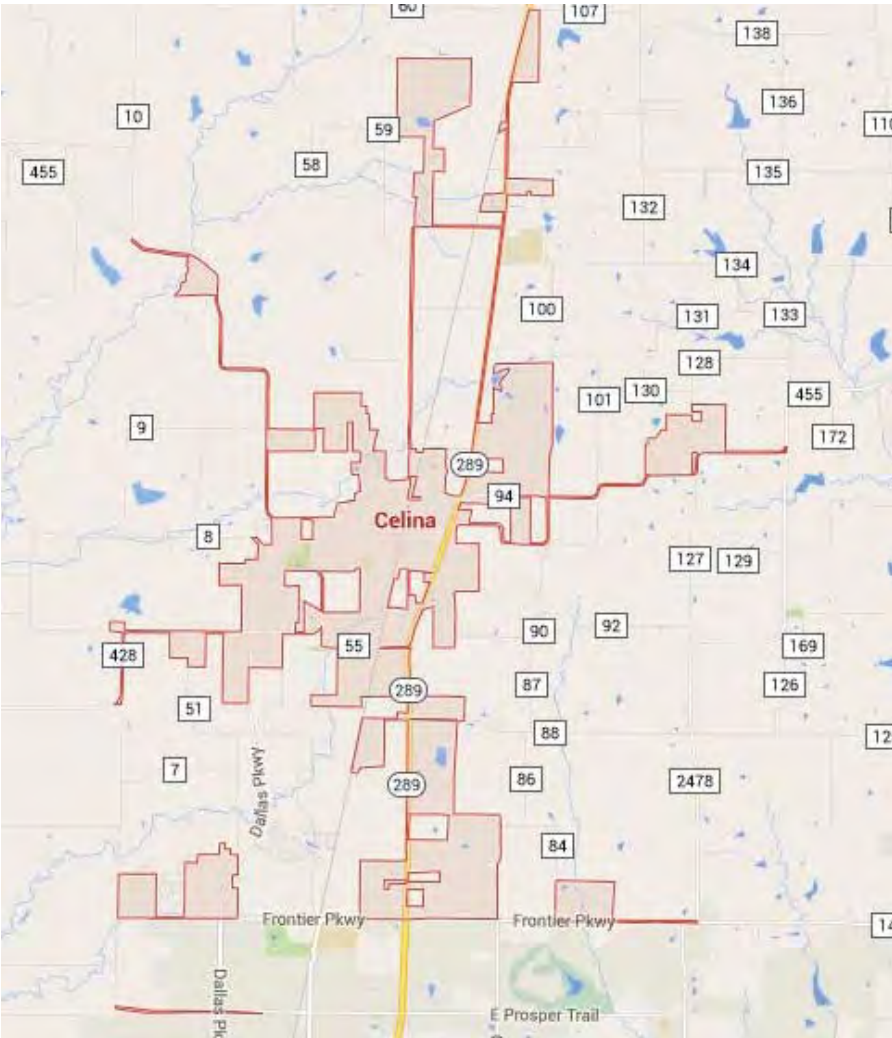


Tax Increment Reinvestment Zone Number Eleven, City of Celina

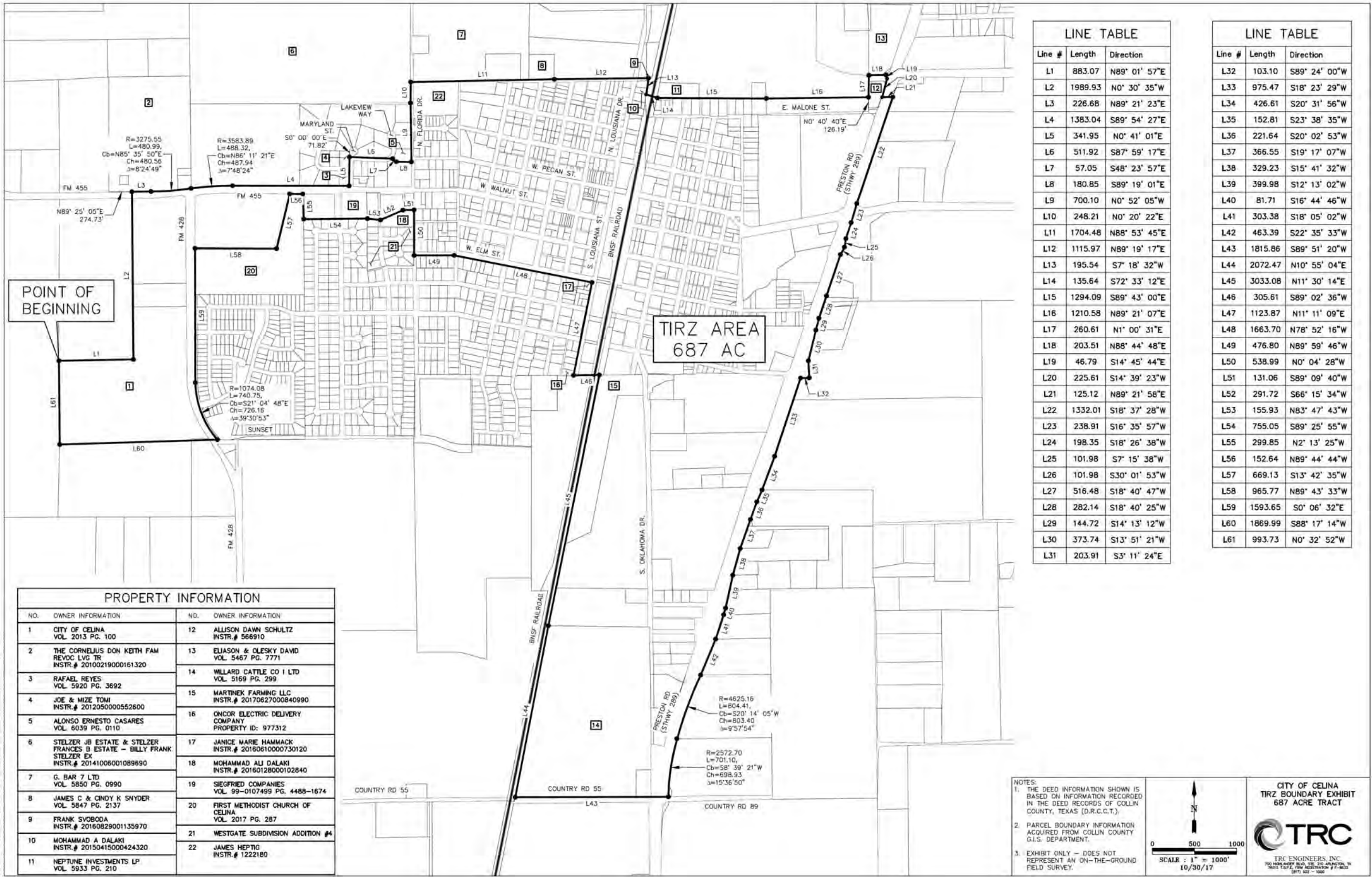
The City of Celina Tax Increment Reinvestment Zone Number Eleven (TIRZ #11) is approximately 687 acres and is located near the intersection of Preston Road and FM-455.

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 100% of the City's real property increment and 25% of City's sales tax increment generated within the zone. Additionally, it is expected that Collin County will participate by pledging 50% of their tax increment generated within the zone. The source of the City's contribution shall come first from the City's Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City's Maintenance and Operations (M&O) tax rate.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Legal TIRZ Boundary Map



TIRZ Legal Boundary

CITY OF CELINA
TIRZ BOUNDARY
687 ACRE TRACT
LEGAL DESCRIPTION

BEGINNING at a point being the West most Northwest corner of the City of Celina tract as recorded in Vol. 2013 Pg. 100 D.R.C.C.T.,

THENCE easterly along the boundary of said City of Celina tract with the following course:

- 1. North 89 degree 01 minutes 57 seconds East, a distance of 883.07 feet to a point for corner;

THENCE northerly with the western property line of said City of Celina tract, to a point in the North R.O.W. (Right-of-Way) of FM 455 (variable width R.O.W.) with the following course:

- 2. North 00 degree 30 minutes 35 seconds West, a distance of 1989.93 feet to a point for corner;

THENCE easterly along said North R.O.W. of FM 455 with the following course:

- 3. North 89 degrees 21 minutes 23 seconds East, a distance of 226.68 feet to a point, said point being North 89 degrees 25 minutes 05 seconds East with a distance of 274.73 feet from the Southwest corner of The Cornelius Don Keith Fam Revoc Lvg Tr tract as recorded by Instrument # 20100219000161320 D.R.C.C.T., at the beginning of a curve to the left;
- 4. Along said curve to the left with a central angle of 08 degrees 24 minutes 49 seconds, radius of 3275.55 feet, a chord bearing North 85 degrees 35 minutes 50 seconds East and chord distance of 480.56 feet, for a total arc length of 480.99 feet to a point of compound curvature to the right;
- 5. Along said compound curvature to the right with a central angle of 07 degrees 48 minutes 24 seconds, radius of 3583.89 feet, a chord bearing North 86 degrees 11 minutes 21 seconds East and chord distance of 487.94 feet, for a total arc length of 488.32 feet to a point for corner;
- 6. South 89 degrees 54 minutes 27 seconds East, a distance of 1383.04 feet to a point for corner, said point also being the Southeast corner of Rafael Reyes tract as recorded in Vol. 5920 Pg. 3692 D.R.C.C.T.;

THENCE, departing the FM 455 North R.O.W., and continuing northerly along the West R.O.W. of Maryland Street (a 50-ft R.O.W.) with the following course:

- 7. North 00 degrees 41 minutes 01 seconds East, a distance of 341.95 feet to a point for corner, said point being due South with a distance of 71.87 feet from the Northeast corner of Joe & Mize Tomi tract as recorded by Instrument # 2012050000552600 D.R.C.C.T.;

THENCE easterly and along the North R.O.W. of Lakeview Way (a 50-ft R.O.W.) to the West most point and along the South boundary of the Alonso Ernesto Casares tract as recorded by Vol. 6039 Pg. 0110 D.R.C.C.T., said point also lying in the West R.O.W. of N. Florida Dr. (a variable width R.O.W.), with the following course:

- 8. South 87 degrees 59 minutes 17 seconds East, a distance of 511.92 feet to a point for corner;
- 9. South 48 degrees 23 minutes 57 seconds East, a distance of 57.05 feet to a point for corner;
- 10. South 89 degrees 19 minutes 01 seconds East, a distance of 180.85 feet to a point for corner;

THENCE northerly with said R.O.W. of N. Florida Dr. with the following course:

- 11. North 00 degrees 52 minutes 05 seconds West, a distance of 700.10 feet to a point for corner, said point being the Southeast corner of Stelzer JB Estate & Stelzer Frances B Estate – Billy Frank Stelzer Ex tract as recorded by Instrument # 20141006001089690 D.R.C.C.T.;
- 12. North 00 degrees 20 minutes 22 seconds East, a distance of 248.21 feet to a point for corner;

THENCE easterly, departing said West R.O.W. of N. Florida Dr., with the following course:

- 13. North 88 degrees 53 minutes 45 seconds East, a distance of 1704.48 feet to a point for corner, said point being the Southeast corner of James C & Cindy K Snyder tract as recorded by Vol. 5847 Pg. 2137 D.R.C.C.T.;
- 14. North 89 degrees 19 minutes 17 seconds East, a distance of 1115.97 feet to a point for corner, said point being the Northeast corner of Frank Svoboda tract as recorded by Instrument # 20160829001135970 D.R.C.C.T.;
- 15. South 07 degrees 18 minutes 32 seconds West, a distance of 195.54 feet to a point for corner, said point being the Southeast corner of Mohammad a Dalaki tract as recorded by Instrument # 20150415000424320 D.R.C.C.T.;
- 16. South 72 degrees 33 minutes 12 seconds East, a distance of 135.64 feet to a point for corner, said point being the Southwest corner of Neptune Investments LP tract as recorded by Vol. 5933 Pg. 210 D.R.C.C.T.;
- 17. South 89 degrees 43 minutes 00 seconds East, a distance of 1294.09 feet to a point for corner;
- 18. North 89 degrees 21 minutes 07 seconds East, a distance of 1210.58 feet to a point for corner, said point being North 00 degrees 40 minutes 40 seconds East with a distance 126.19 feet from the Southwest corner of Allison Dawn Schultz tract as recorded by Instrument # 566910 D.R.C.C.T.;
- 19. North 01 degrees 00 minutes 31 seconds East, a distance of 260.61 feet to a point for corner, said point being the Southwest corner of Eliason & Olesky David tract as recorded by Vol. 5467 Pg. 7771 D.R.C.C.T.;
- 20. North 88 degrees 44 minutes 48 seconds East, a distance of 203.51 feet to a point for corner;
- 21. South 14 degrees 45 minutes 44 seconds East, a distance of 46.79 feet to a point for corner in the West R.O.W. of Preston Road (State Highway 289, a variable width R.O.W.);
- 22. South 14 degrees 39 minutes 23 seconds West, with the West R.O.W. of Preston Road, a distance of 225.61 feet to a point for corner;
- 23. North 89 degrees 21 minutes 58 seconds East, departing the West R.O.W. of Preston Road, a distance of 125.12 feet to a point for corner in the East R.O.W. of Preston Road;

THENCE southerly with the East R.O.W. of Preston Road with the following course:

- 24. South 18 degrees 37 minutes 28 seconds West, a distance of 1332.01 feet to a point for corner;
- 25. South 16 degrees 35 minutes 57 seconds West, a distance of 238.91 feet to a point for corner;
- 26. South 18 degrees 26 minutes 38 seconds West, a distance of 198.35 feet to a point for corner;
- 27. South 07 degrees 15 minutes 38 seconds West, a distance of 101.98 feet to a point for corner;
- 28. South 30 degrees 01 minutes 53 seconds West, a distance of 101.98 feet to a point for corner;
- 29. South 18 degrees 40 minutes 47 seconds West, a distance of 516.48 feet to a point for corner;
- 30. South 18 degrees 40 minutes 25 seconds West, a distance of 282.14 feet to a point for corner;
- 31. South 14 degrees 13 minutes 12 seconds West, a distance of 144.72 feet to a point for corner;
- 32. South 13 degrees 51 minutes 21 seconds West, a distance of 373.74 feet to a point for corner;
- 33. South 03 degrees 11 minutes 24 seconds East, a distance of 203.91 feet to a point for corner;
- 34. South 89 degrees 24 minutes 00 seconds West, a distance of 103.10 feet to a point for corner;

35. South 18 degrees 23 minutes 29 seconds West, a distance of 975.47 feet to a point for corner;

36. South 20 degrees 31 minutes 56 seconds West, a distance of 426.61 feet to a point for corner;

37. South 23 degrees 38 minutes 35 seconds West, a distance of 152.81 feet to a point for corner;

38. South 20 degrees 02 minutes 53 seconds West, a distance of 221.64 feet to a point for corner;

39. South 19 degrees 17 minutes 07 seconds West, a distance of 366.55 feet to a point for corner;

40. South 15 degrees 41 minutes 32 seconds West, a distance of 329.23 feet to a point for corner;

41. South 12 degrees 13 minutes 02 seconds West, a distance of 399.98 feet to a point for corner;

42. South 16 degrees 44 minutes 46 seconds West, a distance of 81.71 feet to a point for corner;

43. South 18 degrees 05 minutes 02 seconds West, a distance of 303.38 feet to a point for corner;

44. South 22 degrees 35 minutes 33 seconds West, a distance of 463.39 feet to a point at the beginning of a curve to the left;

45. Along said curve to the left with a central angle of 09 degrees 57 minutes 54 seconds, radius of 4625.16 feet, a chord bearing South 20 degrees 14 minutes 05 seconds West and chord distance of 803.40 feet, for a total arc length of 804.41 feet to a point of compound curvature to the left;

46. Along said compound curvature to the left with a central angle of 15 degrees 36 minutes 50 seconds, radius of 2572.70 feet, a chord bearing South 08 degrees 39 minutes 21 seconds West and chord distance of 698.93 feet, for a total arc length of 701.10 feet to a point for corner;

THENCE departing said Preston Rd (State Highway 289) East R.O.W., westerly with the North R.O.W. of Country Rd 55 with the following course:

47. South 89 degrees 51 minutes 20 seconds West, a distance of 1815.86 feet to a point for corner, said point being the Southwest corner of Willard Cattle Co I LTD tract as recorded by Vol. 5169 Pg. 299 D.R.C.C.T.;

THENCE departing said North R.O.W. of County Rd 55, northerly with the East R.O.W. of the BNSF Railroad with the following course:

48. North 10 degrees 55 minutes 04 seconds East, a distance of 2072.47 feet to a point for corner;

49. North 11 degrees 30 minutes 14 seconds East, a distance of 3033.08 feet to a point for corner, said point being the Northwest corner of Martinek Farming LLC tract as recorded by Instrument # 20170627000840990 D.R.C.C.T.;

THENCE westerly to a point in the West R.O.W. of S. Louisiana St. with the following course:

50. South 89 degrees 02 minutes 36 seconds West, a distance of 305.61 feet to a point for corner, said point being the Southeast corner of Oncor Electric Delivery Company tract as shown in the Collin County Central Appraisal District map as Property ID 977312;

THENCE northerly with said West R.O.W. of S. Louisiana St. with the following course:

51. North 11 degrees 11 minutes 09 seconds East, a distance of 1123.87 feet to a point for corner, said point being the Northeast corner of Janice Marie Hammack tract as recorded by Instrument # 20160610000730120 D.R.C.C.T.;

THENCE westerly with the South R.O.W. of W. Elm St. with the following course:

52. North 78 degrees 52 minutes 16 seconds West, a distance of 1663.70 feet to a point for corner;

53. North 89 degrees 59 minutes 46 seconds West, a distance of 476.80 feet to a point for corner, said point lying in the east line of the Westgate Subdivision Addition #4, as recorded in Instrument #200166440000210;

THENCE northerly to the Northeast corner of Mohammad Ali Dalaki tract as recorded by Instrument # 20160128000102840 D.R.C.C.T., with the following course:

54. North 00 degrees 04 minutes 28 seconds West, a distance of 538.99 feet to a point for corner;

THENCE easterly with the following course:

55. South 89 degrees 09 minutes 40 seconds West, a distance of 131.06 feet to a point for corner;

56. South 66 degrees 15 minutes 34 seconds West, a distance of 291.72 feet to a point for corner, said point being the West most Northwest corner of said Mohammad Ali Dalaki tract;

57. North 83 degrees 47 minutes 43 seconds West, a distance of 155.93 feet to a point for corner, said point being the Southeast corner of Siegfried Companies as recorded by Vol. 99-0107499 Pg. 4488-1674 D.R.C.C.T.;

58. South 89 degrees 25 minutes 55 seconds West, a distance of 755.05 feet to a point for corner;

59. North 02 degrees 13 minutes 25 seconds West, a distance of 299.85 feet to a point for corner, said point being the Northeast corner of First United Methodist Church of Celina as recorded by Vol. 2017 Pg. 287 D.R.C.C.T.;

60. North 89 degrees 44 minutes 44 seconds West, a distance of 152.64 feet to a point for corner;

61. South 13 degrees 42 minutes 35 seconds West, a distance of 669.13 feet to a point for corner;

62. North 89 degrees 43 minutes 33 seconds West, a distance of 965.77 feet to a point for corner, said point being the West most Northwest corner of said First United Methodist Church of Celina;

THENCE southerly with the East R.O.W. of FM 428 (variable width R.O.W.) with the following course:


63. South 00 degrees 06 minutes 32 seconds East, a distance of 1593.65 feet to a point at the beginning of a curve to the left;

64. Along said curve to the left with a central angle of 39 degrees 30 minutes 53 seconds, radius of 1074.08 feet, a chord bearing South 21 degrees 04 minutes 48 seconds East and chord distance of 726.16 feet, for a total arc length of 740.75 feet to a point for corner;

THENCE departing said East R.O.W. of FM 428, northwesterly with City of Celina tract as recorded by Vol. 2013 Pg. 100 D.R.C.C.T., with the following course:

65. South 88 degrees 17 minutes 14 seconds West, a distance of 1869.99 feet to a point for corner;

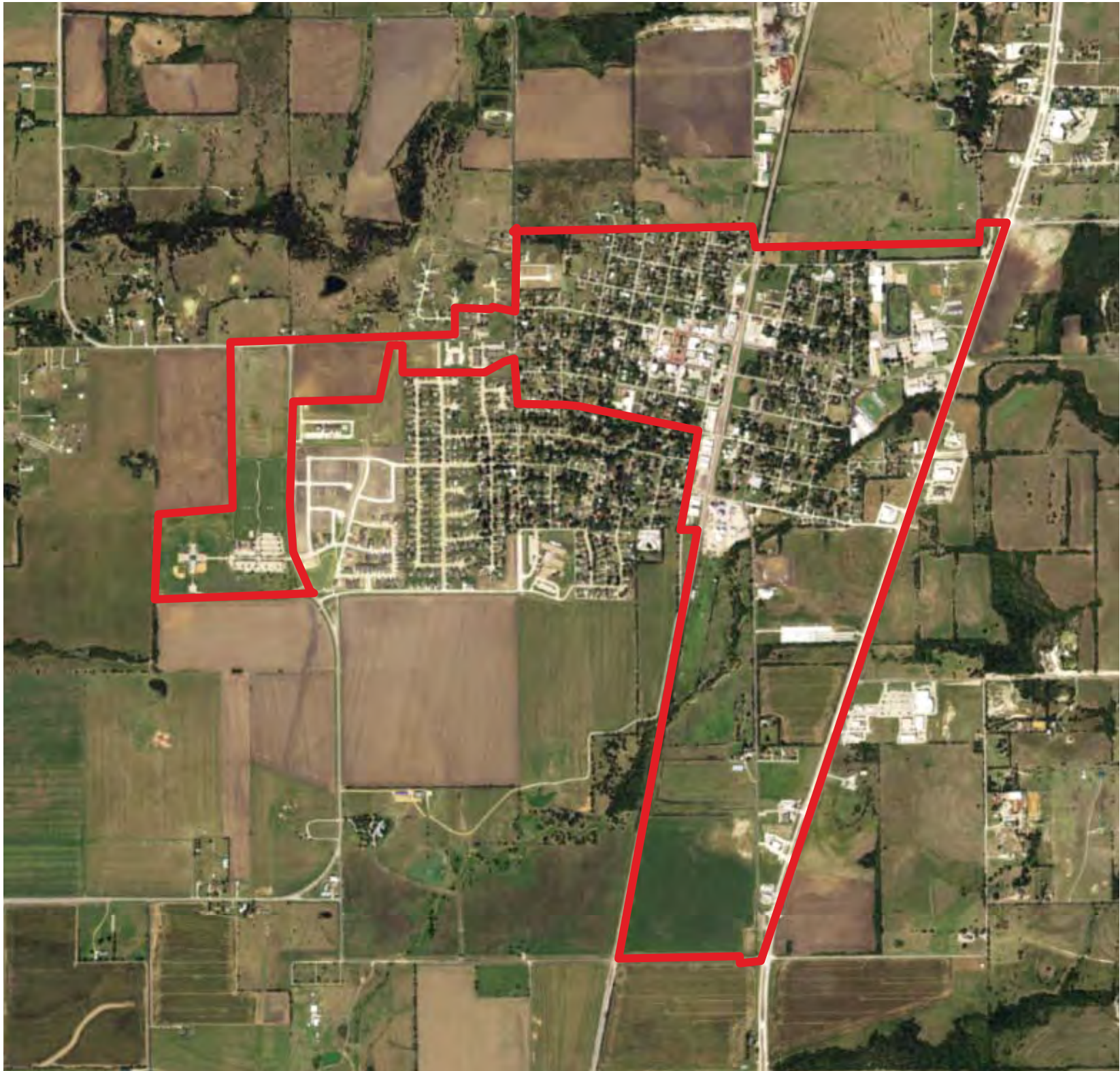
66. North 00 degrees 32 minutes 52 seconds West, a distance of 993.73 feet to the POINT OF BEGINNING and containing 687 acres of land.

Note: This exhibit is based on deed information as recorded in the Deed Records of Collin County, Texas (D.R.C.C.T.); Collin County Central Appraisal District; and does not represent an on-the-ground field survey.
- 

DAVID PETTIT
Economic Development

Amended Project and Financing Plan

4



Land Use

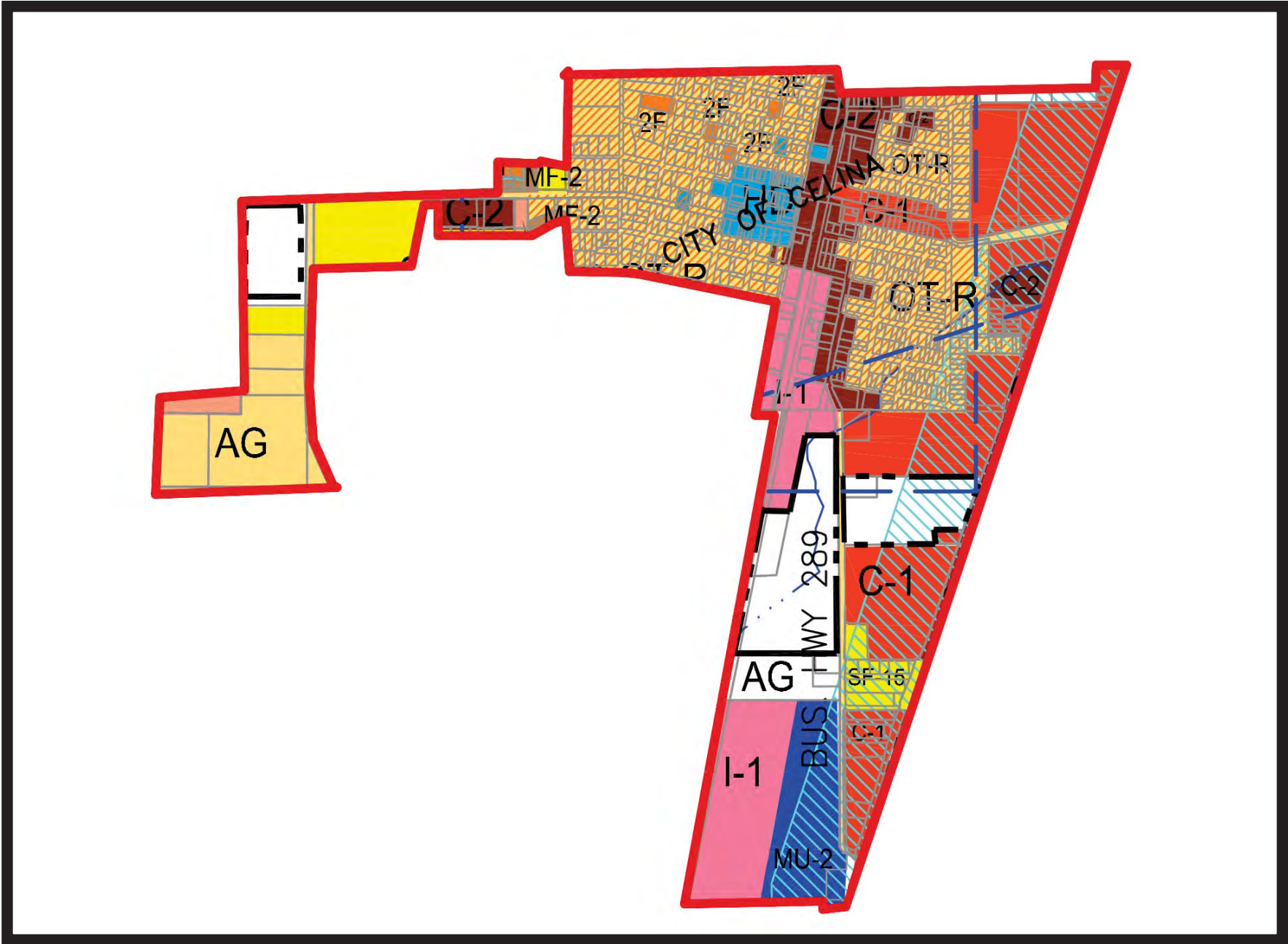
The land within the TIRZ currently serves a variety of purposes with ample vacancies to be utilized for development.

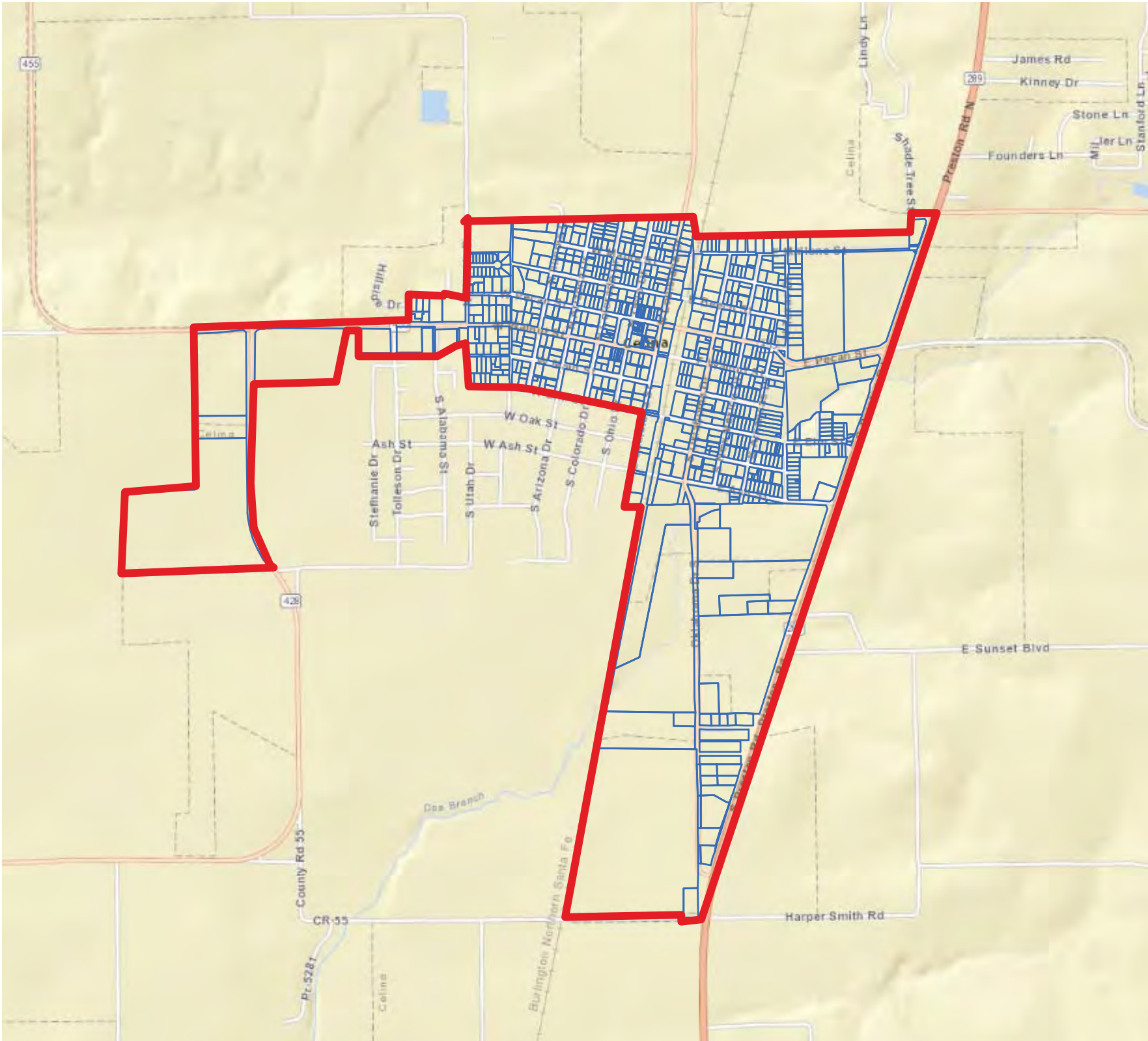
Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Zoning

The proposed TIRZ includes a variety of zoning classifications as illustrated in the map to the right. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.





Current Ownership Information

There are 762 different parcels within TIRZ #11 with over five-hundred different owners.

The TIRZ has a 2017 preliminary taxable base value of \$84,803,260.

For a full list of parcels included within the TIRZ see Exhibit A.

Project Plan

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 that will be financed by in part by incremental real property tax generated within the TIRZ.

| Proposed Project Costs | | |
|---|---------------|--------|
| Water Facilities and Improvements | \$ 4,306,207 | 7.5% |
| Sanitary Sewer Facilities and Improvements | \$ 5,741,609 | 10.0% |
| Storm Water Facilities and Improvements | \$ 5,741,609 | 10.0% |
| Street and Intersection Improvements | \$ 14,354,022 | 25.0% |
| Open Space, Park and Recreation Facilities and Improvements | \$ 14,354,022 | 25.0% |
| Economic Development Grants | \$ 11,483,218 | 20.0% |
| Administrative Costs | \$ 1,435,402 | 2.5% |
| | \$ 57,416,089 | 100.0% |

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Non-Project Costs

It is anticipated that additional costs will be expended by the private sector as new development occurs. The estimated non-project costs are \$219,275,000 per the Anticipated Development Assumptions.

Anticipated Development

Anticipated Development

There are several projects anticipated to be developed within TIRZ #11 including retail, office, hotel and residential developments. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #11 over its 31 year life is \$57,416,089.

| | Square Feet | Units | Projected Completion Date | Taxable Value PSF/Unit | Incremental Value | Sales PSF | Total Sales |
|-------------------|-------------|-------|---------------------------|------------------------|-------------------|-----------|--------------|
| Years 1-10 | | | | | | | |
| Retail Commercial | 2,500 | | 2019 | \$225 | \$562,500 | \$350.00 | \$875,000 |
| Retail Commercial | 5,000 | | 2020 | \$225 | \$1,125,000 | \$350.00 | \$1,750,000 |
| Office | 7,500 | | 2020 | \$175 | \$1,312,500 | \$350.00 | \$2,625,000 |
| Residential | 31,500 | 15 | 2020 | \$175,000 | \$2,625,000 | \$0.00 | \$0 |
| Multifamily | 225,000 | 150 | 2022 | \$120,000 | \$18,000,000 | \$0.00 | \$0 |
| Residential | 22,500 | 15 | 2022 | \$200,000 | \$3,000,000 | \$0.00 | \$0 |
| Office | 7,500 | | 2024 | \$175 | \$0 | \$0.00 | \$0 |
| Residential | 67,500 | 45 | 2024 | \$200,000 | \$9,000,000 | \$0.00 | \$0 |
| Multifamily | 300,000 | 200 | 2024 | \$120,000 | \$24,000,000 | \$0.00 | \$0 |
| Retail Commercial | 2,500 | | 2024 | \$225 | \$0 | \$350.00 | \$875,000 |
| Office | 10,000 | | 2025 | \$175 | \$0 | \$0.00 | \$0 |
| Multifamily | 525,000 | 350 | 2026 | \$120,000 | \$42,000,000 | \$0.00 | \$0 |
| Retail Commercial | 5,000 | | 2027 | \$225 | \$0 | \$350.00 | \$1,750,000 |
| Residential | 63,000 | 30 | 2027 | \$175,000 | \$5,250,000 | \$0.00 | \$0 |
| | 1,274,500 | 805 | | | \$106,875,000 | | \$7,875,000 |
| Years 11-20 | | | | | | | |
| Residential | 22,000 | 10 | 2029 | \$200,000 | \$2,000,000 | \$0.00 | \$0 |
| Residential | 24,000 | 20 | 2031 | \$200,000 | \$4,000,000 | \$0.00 | \$0 |
| Office | 10,000 | | 2031 | \$175 | \$0 | \$0.00 | \$0 |
| Retail Commercial | 10,000 | | 2031 | \$225 | \$0 | \$350.00 | \$3,500,000 |
| Multifamily | 450,000 | 300 | 2031 | \$120,000 | \$36,000,000 | \$0.00 | \$0 |
| Office | 7,500 | | 2032 | \$175 | \$0 | \$0.00 | \$0 |
| Retail Commercial | 20,000 | | 2034 | \$225 | \$0 | \$350.00 | \$7,000,000 |
| Residential | 60,000 | 50 | 2034 | \$200,000 | \$10,000,000 | \$0.00 | \$0 |
| Hotel | 66,000 | 120 | 2034 | \$120,000 | \$14,400,000 | \$0.00 | \$0 |
| Office | 10,000 | | 2035 | \$175 | \$0 | \$0.00 | \$0 |
| Retail Commercial | 10,000 | | 2036 | \$225 | \$0 | \$350.00 | \$3,500,000 |
| Multifamily | 450,000 | 300 | 2036 | \$120,000 | \$36,000,000 | \$0.00 | \$0 |
| Residential | 60,000 | 50 | 2037 | \$200,000 | \$10,000,000 | \$0.00 | \$0 |
| | 1,199,500 | 850 | | | \$112,400,000.00 | | \$14,000,000 |
| Total | 2,474,000 | | | | \$219,275,000 | | \$21,875,000 |

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 100% of its real property increment and 25% of the sales tax increment generated within the zone. Additionally, it is anticipated that Collin County will contribute 50% of its real property increment to the zone, subject to an interlocal agreement.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

City of Celina TIRZ #11 Participation Overview

| Real Property Tax | | Participation | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 100% | 0.6450000 |
| Collin County | 0.19224600 | 50% | 0.0961230 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| 2.55705600 | | | 0.7411230 |

| Personal Property Tax | | Participation | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 0% | 0.0000000 |
| Collin County | 0.19224600 | 0% | 0.0000000 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| 2.55705600 | | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

Project X

31 YEAR - Residential : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 4.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 100% | 0.6450000 |
| Collin County | 0.17495100 | 50% | 0.0874755 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| | 2.53976100 | | 0.7324755 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 0% | 0.0000000 |
| Collin County | 0.17495100 | 0% | 0.0000000 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| | 2.53976100 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Residential | | Year | AREA SF/UNITS | REAL PROPERTY UNIT TAX VALUE | | PERSONAL PROPERTY \$ / SF TAX VALUE | | SALES \$ / SF TAX VALUE | |
|-------------|-------------|------|------------------|---------------------------------|---------------|--|------|----------------------------|------|
| 1 | Residential | 2020 | 15 | \$ 175,000.00 | \$ 2,625,000 | \$ - | \$ - | \$ - | \$ - |
| 2 | Residential | 2022 | 15 | \$ 200,000.00 | \$ 3,000,000 | \$ - | \$ - | \$ - | \$ - |
| 3 | Residential | 2024 | 45 | \$ 200,000.00 | \$ 9,000,000 | \$ - | \$ - | \$ - | \$ - |
| 4 | Residential | 2027 | 30 | \$ 175,000.00 | \$ 5,250,000 | \$ - | \$ - | \$ - | \$ - |
| 5 | Residential | 2029 | 10 | \$ 200,000.00 | \$ 2,000,000 | \$ - | \$ - | \$ - | \$ - |
| 6 | Residential | 2031 | 20 | \$ 200,000.00 | \$ 4,000,000 | \$ - | \$ - | \$ - | \$ - |
| 7 | Residential | 2034 | 50 | \$ 200,000.00 | \$ 10,000,000 | \$ - | \$ - | \$ - | \$ - |
| 8 | Residential | 2037 | 50 | \$ 200,000.00 | \$ 10,000,000 | \$ - | \$ - | \$ - | \$ - |
| TOTAL | | | 235 | | 45,875,000 | | - | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|-------------------|--------|---------------|---------------|---------------|-------------------|------|-------|------|
| City of Celina | 25.4% | \$ 6,622,250 | = | \$ 6,622,250 | + | \$ - | + | \$ - |
| Collin County | 6.9% | \$ 1,796,232 | = | \$ 1,796,232 | + | \$ - | + | \$ - |
| Collin College | 3.1% | \$ 819,414 | = | \$ 819,414 | + | \$ - | + | \$ - |
| Celina ISD | 64.6% | \$ 16,837,970 | = | \$ 16,837,970 | + | \$ - | + | \$ - |
| | 100.0% | \$ 26,075,865 | | \$ 26,075,865 | | \$ - | | \$ - |
| | | 100.0% | | 100.0% | | 0.0% | | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|---------------------|--------|--------------|---------------|--------------|-------------------|------|-------|------|
| City of Celina | 100.0% | \$ 6,622,250 | = | \$ 6,622,250 | + | \$ - | + | \$ - |
| Collin County | 100.0% | \$ 898,116 | = | \$ 898,116 | + | \$ - | + | \$ - |
| Collin College | 100.0% | \$ - | = | \$ - | + | \$ - | + | \$ - |
| Celina ISD | 100.0% | \$ - | = | \$ - | + | \$ - | + | \$ - |
| | 100.0% | \$ 7,520,366 | | \$ 7,520,366 | | \$ - | | \$ - |
| | | 100.0% | | 100.0% | | 0.0% | | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|----------------|--------|---------------|---------------|---------------|-------------------|------|-------|------|
| City of Celina | 0.0% | \$ - | = | \$ - | + | \$ - | + | \$ - |
| Collin County | 4.8% | \$ 898,116 | = | \$ 898,116 | + | \$ - | + | \$ - |
| Collin College | 4.4% | \$ 819,414 | = | \$ 819,414 | + | \$ - | + | \$ - |
| Celina ISD | 90.7% | \$ 16,837,970 | = | \$ 16,837,970 | + | \$ - | + | \$ - |
| | 100.0% | \$ 18,555,499 | | \$ 18,555,499 | | \$ - | | \$ - |
| | | 100.0% | | 100.0% | | 0.0% | | 0.0% |

Financial Feasibility Analysis - Residential

| Calendar Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---------------|------|------|------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | Taxable Value | - | - | - | 1,312,500 | 2,625,000 | 4,125,000 | 5,625,000 | 10,125,000 | 14,625,000 | 14,625,000 | 19,875,000 | 19,875,000 | 21,875,000 | 21,875,000 | 25,875,000 | 25,875,000 |
| PV | | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,466 | 16,931 | 26,606 | 36,281 | 65,306 | 94,331 | 94,331 | 128,194 | 128,194 | 141,094 | 141,094 | 166,894 | 166,894 |
| Collin County | | - | - | - | 2,296 | 4,592 | 7,217 | 9,841 | 17,714 | 25,587 | 25,587 | 34,772 | 34,772 | 38,271 | 38,271 | 45,269 | 45,269 |
| Collin College | | - | - | - | 1,048 | 2,095 | 3,292 | 4,489 | 8,081 | 11,672 | 11,672 | 15,862 | 15,862 | 17,458 | 17,458 | 20,651 | 20,651 |
| Celina ISD | | - | - | - | 21,525 | 43,050 | 67,650 | 92,250 | 166,050 | 239,850 | 239,850 | 325,950 | 325,950 | 358,750 | 358,750 | 424,350 | 424,350 |
| Total | | - | - | - | 33,334 | 66,669 | 104,765 | 142,862 | 257,151 | 371,440 | 371,440 | 504,777 | 504,777 | 555,573 | 555,573 | 657,163 | 657,163 |
| PERSONAL PROPERTY | % OCCUPIED | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PV | | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | % OCCUPIED | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PV | | | | | | | | | | | | | | | | | |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | | | | | | | | | | | | | | | | | |
| PV | | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,466 | 16,931 | 26,606 | 36,281 | 65,306 | 94,331 | 94,331 | 128,194 | 128,194 | 141,094 | 141,094 | 166,894 | 166,894 |
| Collin County | | - | - | - | 2,296 | 4,592 | 7,217 | 9,841 | 17,714 | 25,587 | 25,587 | 34,772 | 34,772 | 38,271 | 38,271 | 45,269 | 45,269 |
| Collin College | | - | - | - | 1,048 | 2,095 | 3,292 | 4,489 | 8,081 | 11,672 | 11,672 | 15,862 | 15,862 | 17,458 | 17,458 | 20,651 | 20,651 |
| Celina ISD | | - | - | - | 21,525 | 43,050 | 67,650 | 92,250 | 166,050 | 239,850 | 239,850 | 325,950 | 325,950 | 358,750 | 358,750 | 424,350 | 424,350 |
| Total | | - | - | - | 33,334 | 66,669 | 104,765 | 142,862 | 257,151 | 371,440 | 371,440 | 504,777 | 504,777 | 555,573 | 555,573 | 657,163 | 657,163 |
| PARTICIPATION | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | 1,312,500 | 2,625,000 | 4,125,000 | 5,625,000 | 10,125,000 | 14,625,000 | 14,625,000 | 19,875,000 | 19,875,000 | 21,875,000 | 21,875,000 | 25,875,000 | 25,875,000 |
| PV | | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,466 | 16,931 | 26,606 | 36,281 | 65,306 | 94,331 | 94,331 | 128,194 | 128,194 | 141,094 | 141,094 | 166,894 | 166,894 |
| Collin County | | - | - | - | 1,148 | 2,296 | 3,608 | 4,920 | 8,857 | 12,793 | 12,793 | 17,386 | 17,386 | 19,135 | 19,135 | 22,634 | 22,634 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | 9,614 | 19,227 | 30,215 | 41,202 | 74,163 | 107,125 | 107,125 | 145,580 | 145,580 | 160,229 | 160,229 | 189,528 | 189,528 |
| PERSONAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PV | | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PV | | | | | | | | | | | | | | | | | |
| Total | 608,394 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | | | | | | | | | | | | | | | | | |
| PV | | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,466 | 16,931 | 26,606 | 36,281 | 65,306 | 94,331 | 94,331 | 128,194 | 128,194 | 141,094 | 141,094 | 166,894 | 166,894 |
| Collin County | | - | - | - | 1,148 | 2,296 | 3,608 | 4,920 | 8,857 | 12,793 | 12,793 | 17,386 | 17,386 | 19,135 | 19,135 | 22,634 | 22,634 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | 9,614 | 19,227 | 30,215 | 41,202 | 74,163 | 107,125 | 107,125 | 145,580 | 145,580 | 160,229 | 160,229 | 189,528 | 189,528 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | |
| PV | | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | 1,148 | 2,296 | 3,608 | 4,920 | 8,857 | 12,793 | 12,793 | 17,386 | 17,386 | 19,135 | 19,135 | 22,634 | 22,634 |
| Collin College | | - | - | - | 1,048 | 2,095 | 3,292 | 4,489 | 8,081 | 11,672 | 11,672 | 15,862 | 15,862 | 17,458 | 17,458 | 20,651 | 20,651 |
| Celina ISD | | - | - | - | 21,525 | 43,050 | 67,650 | 92,250 | 166,050 | 239,850 | 239,850 | 325,950 | 325,950 | 358,750 | 358,750 | 424,350 | 424,350 |
| Total | | - | - | - | 23,721 | 47,441 | 74,551 | 101,660 | 182,988 | 264,316 | 264,316 | 359,198 | 359,198 | 395,344 | 395,344 | 467,635 | 467,635 |

Financial Feasibility Analysis - Residential

| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| 25,875,000 | 30,875,000 | 35,875,000 | 35,875,000 | 40,875,000 | 45,875,000 | 48,398,125 | 51,060,022 | 53,868,323 | 56,831,081 | 59,956,790 | 63,254,414 | 66,733,407 | 70,403,744 | 74,275,950 | 78,361,127 | |
| 166,894 | 199,144 | 231,394 | 231,394 | 263,644 | 295,894 | 312,168 | 329,337 | 347,451 | 366,560 | 386,721 | 407,991 | 430,430 | 454,104 | 479,080 | 505,429 | GROSS |
| 45,269 | 54,016 | 62,764 | 62,764 | 71,511 | 80,259 | 84,673 | 89,330 | 94,243 | 99,427 | 104,895 | 110,664 | 116,751 | 123,172 | 129,947 | 137,094 | 6,622,250 |
| 20,651 | 24,641 | 28,632 | 28,632 | 32,622 | 36,613 | 38,627 | 40,751 | 42,992 | 45,357 | 47,852 | 50,483 | 53,260 | 56,189 | 59,280 | 62,540 | 1,796,232 |
| 424,350 | 506,350 | 588,350 | 588,350 | 670,350 | 752,350 | 793,729 | 837,384 | 883,440 | 932,030 | 983,291 | 1,037,372 | 1,094,428 | 1,154,621 | 1,218,126 | 1,285,122 | 819,414 |
| 657,163 | 784,151 | 911,139 | 911,139 | 1,038,127 | 1,165,115 | 1,229,197 | 1,296,803 | 1,368,127 | 1,443,374 | 1,522,759 | 1,606,511 | 1,694,869 | 1,788,087 | 1,886,432 | 1,990,185 | 16,837,970 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 26,075,865 |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 100% |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 166,894 | 199,144 | 231,394 | 231,394 | 263,644 | 295,894 | 312,168 | 329,337 | 347,451 | 366,560 | 386,721 | 407,991 | 430,430 | 454,104 | 479,080 | 505,429 | GROSS |
| 45,269 | 54,016 | 62,764 | 62,764 | 71,511 | 80,259 | 84,673 | 89,330 | 94,243 | 99,427 | 104,895 | 110,664 | 116,751 | 123,172 | 129,947 | 137,094 | 6,622,250 |
| 20,651 | 24,641 | 28,632 | 28,632 | 32,622 | 36,613 | 38,627 | 40,751 | 42,992 | 45,357 | 47,852 | 50,483 | 53,260 | 56,189 | 59,280 | 62,540 | 1,796,232 |
| 424,350 | 506,350 | 588,350 | 588,350 | 670,350 | 752,350 | 793,729 | 837,384 | 883,440 | 932,030 | 983,291 | 1,037,372 | 1,094,428 | 1,154,621 | 1,218,126 | 1,285,122 | 819,414 |
| 657,163 | 784,151 | 911,139 | 911,139 | 1,038,127 | 1,165,115 | 1,229,197 | 1,296,803 | 1,368,127 | 1,443,374 | 1,522,759 | 1,606,511 | 1,694,869 | 1,788,087 | 1,886,432 | 1,990,185 | 16,837,970 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 26,075,865 |
| 25,875,000 | 30,875,000 | 35,875,000 | 35,875,000 | 40,875,000 | 45,875,000 | 48,398,125 | 51,060,022 | 53,868,323 | 56,831,081 | 59,956,790 | 63,254,414 | 66,733,407 | 70,403,744 | 74,275,950 | 78,361,127 | |
| 166,894 | 199,144 | 231,394 | 231,394 | 263,644 | 295,894 | 312,168 | 329,337 | 347,451 | 366,560 | 386,721 | 407,991 | 430,430 | 454,104 | 479,080 | 505,429 | GROSS |
| 22,634 | 27,008 | 31,382 | 31,382 | 35,756 | 40,129 | 42,337 | 44,665 | 47,122 | 49,713 | 52,448 | 55,332 | 58,375 | 61,586 | 64,973 | 68,547 | 6,622,250 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 898,116 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 189,528 | 226,152 | 262,776 | 262,776 | 299,399 | 336,023 | 354,504 | 374,002 | 394,572 | 416,274 | 439,169 | 463,323 | 488,806 | 515,690 | 544,053 | 573,976 | 7,520,366 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 166,894 | 199,144 | 231,394 | 231,394 | 263,644 | 295,894 | 312,168 | 329,337 | 347,451 | 366,560 | 386,721 | 407,991 | 430,430 | 454,104 | 479,080 | 505,429 | GROSS |
| 22,634 | 27,008 | 31,382 | 31,382 | 35,756 | 40,129 | 42,337 | 44,665 | 47,122 | 49,713 | 52,448 | 55,332 | 58,375 | 61,586 | 64,973 | 68,547 | 6,622,250 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 898,116 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 189,528 | 226,152 | 262,776 | 262,776 | 299,399 | 336,023 | 354,504 | 374,002 | 394,572 | 416,274 | 439,169 | 463,323 | 488,806 | 515,690 | 544,053 | 573,976 | 7,520,366 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| 22,634 | 27,008 | 31,382 | 31,382 | 35,756 | 40,129 | 42,337 | 44,665 | 47,122 | 49,713 | 52,448 | 55,332 | 58,375 | 61,586 | 64,973 | 68,547 | 898,116 |
| 20,651 | 24,641 | 28,632 | 28,632 | 32,622 | 36,613 | 38,627 | 40,751 | 42,992 | 45,357 | 47,852 | 50,483 | 53,260 | 56,189 | 59,280 | 62,540 | 819,414 |
| 424,350 | 506,350 | 588,350 | 588,350 | 670,350 | 752,350 | 793,729 | 837,384 | 883,440 | 932,030 | 983,291 | 1,037,372 | 1,094,428 | 1,154,621 | 1,218,126 | 1,285,122 | 16,837,970 |
| 467,635 | 557,999 | 648,364 | 648,364 | 738,728 | 829,092 | 874,692 | 922,800 | 973,554 | 1,027,100 | 1,083,590 | 1,143,188 | 1,206,063 | 1,272,397 | 1,342,378 | 1,416,209 | 18,555,499 |

31 YEAR - RETAIL : INPUT & OUTPUT

INPUT

| | |
|----------------|-------|
| INFLATION RATE | 5.50% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 100% | 0.6450000 |
| Collin County | 0.17495100 | 50% | 0.0874755 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| | 2.53976100 | | 0.7324755 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 0% | 0.0000000 |
| Collin County | 0.17495100 | 0% | 0.0000000 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| | 2.53976100 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Retail | | Year | AREA SF | REAL PROPERTY \$ / SF TAX VALUE | | PERSONAL PROPERTY \$ / SF TAX VALUE | | SALES \$ / SF TAX VALUE | |
|--------|-------------------|------|------------|---|--------------|---|------------|---------------------------------|--------------|
| 1 | Retail Commercial | 2019 | 2,500 | \$ 225.00 | \$ 562,500 | \$ 15.00 | \$ 37,500 | \$ 350.00 | \$ 875,000 |
| 2 | Retail Commercial | 2020 | 5,000 | \$ 225.00 | \$ 1,125,000 | \$ 15.00 | \$ 75,000 | \$ 350.00 | \$ 1,750,000 |
| 3 | Retail Commercial | 2024 | 2,500 | \$ 225.00 | \$ 562,500 | \$ 15.00 | \$ 37,500 | \$ 350.00 | \$ 875,000 |
| 4 | Retail Commercial | 2027 | 5,000 | \$ 225.00 | \$ 1,125,000 | \$ 15.00 | \$ 75,000 | \$ 350.00 | \$ 1,750,000 |
| 5 | Retail Commercial | 2031 | 10,000 | \$ 225.00 | \$ 2,250,000 | \$ 15.00 | \$ 150,000 | \$ 350.00 | \$ 3,500,000 |
| 6 | Retail Commercial | 2034 | 20,000 | \$ 225.00 | \$ 4,500,000 | \$ 15.00 | \$ 300,000 | \$ 350.00 | \$ 7,000,000 |
| 7 | Retail Commercial | 2036 | 10,000 | \$ 225.00 | \$ 2,250,000 | \$ 15.00 | \$ 150,000 | \$ 350.00 | \$ 3,500,000 |
| TOTAL | | | 55,000 | | 12,375,000 | | 825,000 | | 19,250,000 |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|-------------------|--------|---------------|---------------|--------------|-------------------|------------|-------|--------------|
| City of Celina | 65.3% | \$ 11,054,905 | = | \$ 1,876,864 | + | \$ 125,124 | + | \$ 9,052,917 |
| Collin County | 3.2% | \$ 543,023 | = | \$ 509,084 | + | \$ 33,939 | + | |
| Collin College | 1.5% | \$ 247,719 | = | \$ 232,236 | + | \$ 15,482 | + | |
| Celina ISD | 30.1% | \$ 5,090,326 | = | \$ 4,772,181 | + | \$ 318,145 | + | |
| | 100.0% | 16,935,973 | | \$ 7,390,365 | | \$ 492,691 | | \$ 9,052,917 |
| | | 100.0% | | 43.6% | | 2.9% | | 53.5% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|---------------------|--------|--------------|---------------|--------------|-------------------|------|-------|--------------|
| City of Celina | 100.0% | \$ 4,140,093 | = | \$ 1,876,864 | + | \$ - | + | \$ 2,263,229 |
| Collin County | 100.0% | \$ 254,050 | = | \$ 254,050 | + | \$ - | + | \$ - |
| Collin College | 100.0% | \$ - | = | \$ - | + | \$ - | + | \$ - |
| Celina ISD | 100.0% | \$ - | = | \$ - | + | \$ - | + | \$ - |
| | 100.0% | \$ 4,394,143 | | \$ 2,130,914 | | \$ - | | \$ 2,263,229 |
| | | 100.0% | | 48.5% | | 0.0% | | 51.5% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|----------------|--------|---------------|---------------|--------------|-------------------|------------|-------|--------------|
| City of Celina | 55.1% | \$ 6,914,812 | = | \$ - | + | \$ 125,124 | + | \$ 6,789,688 |
| Collin County | 2.3% | \$ 288,973 | = | \$ 255,034 | + | \$ 33,939 | + | \$ - |
| Collin College | 2.0% | \$ 247,719 | = | \$ 232,236 | + | \$ 15,482 | + | \$ - |
| Celina ISD | 40.6% | \$ 5,090,326 | = | \$ 4,772,181 | + | \$ 318,145 | + | \$ - |
| | 100.0% | \$ 12,541,830 | | \$ 5,259,451 | | \$ 492,691 | | \$ 6,789,688 |
| | | 100.0% | | 41.9% | | 3.9% | | 54.1% |

Financial Feasibility Analysis - Retail

| Calendar Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|--------------------------|------|------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | | - | - | 562,500 | 1,687,500 | 1,687,500 | 1,687,500 | 1,687,500 | 2,250,000 | 2,250,000 | 2,250,000 | 3,375,000 | 3,375,000 | 3,375,000 | 3,375,000 | 5,625,000 | 5,625,000 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | 3,628 | 10,884 | 10,884 | 10,884 | 10,884 | 14,513 | 14,513 | 14,513 | 21,769 | 21,769 | 21,769 | 21,769 | 36,281 | 36,281 |
| Collin County | | - | - | 984 | 2,952 | 2,952 | 2,952 | 2,952 | 3,936 | 3,936 | 3,936 | 5,905 | 5,905 | 5,905 | 5,905 | 9,841 | 9,841 |
| Collin College | | - | - | 449 | 1,347 | 1,347 | 1,347 | 1,347 | 1,796 | 1,796 | 1,796 | 2,694 | 2,694 | 2,694 | 2,694 | 4,489 | 4,489 |
| Celina ISD | | - | - | 9,225 | 27,675 | 27,675 | 27,675 | 27,675 | 36,900 | 36,900 | 36,900 | 55,350 | 55,350 | 55,350 | 55,350 | 92,250 | 92,250 |
| Total | | - | - | 14,286 | 42,858 | 42,858 | 42,858 | 42,858 | 57,145 | 57,145 | 57,145 | 85,717 | 85,717 | 85,717 | 85,717 | 142,862 | 142,862 |
| | | | | | | | | | | | | | | | | | |
| PERSONAL PROPERTY | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | | - | - | 37,500 | 112,500 | 112,500 | 112,500 | 112,500 | 150,000 | 150,000 | 150,000 | 225,000 | 225,000 | 225,000 | 225,000 | 375,000 | 375,000 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | 242 | 726 | 726 | 726 | 726 | 968 | 968 | 968 | 1,451 | 1,451 | 1,451 | 1,451 | 2,419 | 2,419 |
| Collin County | | - | - | 66 | 197 | 197 | 197 | 197 | 262 | 262 | 262 | 394 | 394 | 394 | 394 | 656 | 656 |
| Collin College | | - | - | 30 | 90 | 90 | 90 | 90 | 120 | 120 | 120 | 180 | 180 | 180 | 180 | 299 | 299 |
| Celina ISD | | - | - | 615 | 1,845 | 1,845 | 1,845 | 1,845 | 2,460 | 2,460 | 2,460 | 3,690 | 3,690 | 3,690 | 3,690 | 6,150 | 6,150 |
| Total | | - | - | 952 | 2,857 | 2,857 | 2,857 | 2,857 | 3,810 | 3,810 | 3,810 | 5,714 | 5,714 | 5,714 | 5,714 | 9,524 | 9,524 |
| | | | | | | | | | | | | | | | | | |
| SALES TAX | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | | - | - | 875,000 | 2,625,000 | 2,625,000 | 2,625,000 | 2,625,000 | 3,500,000 | 3,500,000 | 3,500,000 | 5,250,000 | 5,250,000 | 5,250,000 | 5,250,000 | 8,750,000 | 8,750,000 |
| | PV | | | | | | | | | | | | | | | | |
| Total | | - | - | 17,500 | 52,500 | 52,500 | 52,500 | 52,500 | 70,000 | 70,000 | 70,000 | 105,000 | 105,000 | 105,000 | 105,000 | 175,000 | 175,000 |
| | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | 21,370 | 64,110 | 64,110 | 64,110 | 64,110 | 85,480 | 85,480 | 85,480 | 128,220 | 128,220 | 128,220 | 128,220 | 213,700 | 213,700 |
| Collin County | | - | - | 1,050 | 3,149 | 3,149 | 3,149 | 3,149 | 4,199 | 4,199 | 4,199 | 6,298 | 6,298 | 6,298 | 6,298 | 10,497 | 10,497 |
| Collin College | | - | - | 479 | 1,437 | 1,437 | 1,437 | 1,437 | 1,915 | 1,915 | 1,915 | 2,873 | 2,873 | 2,873 | 2,873 | 4,789 | 4,789 |
| Celina ISD | | - | - | 9,840 | 29,520 | 29,520 | 29,520 | 29,520 | 39,360 | 39,360 | 39,360 | 59,040 | 59,040 | 59,040 | 59,040 | 98,400 | 98,400 |
| Total | | - | - | 32,739 | 98,216 | 98,216 | 98,216 | 98,216 | 130,954 | 130,954 | 130,954 | 196,431 | 196,431 | 196,431 | 196,431 | 327,386 | 327,386 |
| | | | | | | | | | | | | | | | | | |
| PARTICIPATION | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | | | | | | | | | | | | | | | | | |
| | Taxable Value | - | - | 562,500 | 1,687,500 | 1,687,500 | 1,687,500 | 1,687,500 | 2,250,000 | 2,250,000 | 2,250,000 | 3,375,000 | 3,375,000 | 3,375,000 | 3,375,000 | 5,625,000 | 5,625,000 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | 3,628 | 10,884 | 10,884 | 10,884 | 10,884 | 14,513 | 14,513 | 14,513 | 21,769 | 21,769 | 21,769 | 21,769 | 36,281 | 36,281 |
| Collin County | | - | - | - | 1,476 | 1,476 | 1,476 | 1,476 | 1,968 | 1,968 | 1,968 | 2,952 | 2,952 | 2,952 | 2,952 | 4,920 | 4,920 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | 3,628 | 12,361 | 12,361 | 12,361 | 12,361 | 16,481 | 16,481 | 16,481 | 24,721 | 24,721 | 24,721 | 24,721 | 41,202 | 41,202 |
| | | | | | | | | | | | | | | | | | |
| PERSONAL PROPERTY | | | | | | | | | | | | | | | | | |
| | Taxable Value | - | - | 37,500 | 112,500 | 112,500 | 112,500 | 112,500 | 150,000 | 150,000 | 150,000 | 225,000 | 225,000 | 225,000 | 225,000 | 375,000 | 375,000 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | | |
| SALES TAX | | | | | | | | | | | | | | | | | |
| | Taxable Value | - | - | 875,000 | 2,625,000 | 2,625,000 | 2,625,000 | 2,625,000 | 3,500,000 | 3,500,000 | 3,500,000 | 5,250,000 | 5,250,000 | 5,250,000 | 5,250,000 | 8,750,000 | 8,750,000 |
| | PV | | | | | | | | | | | | | | | | |
| Total | 608,394 | - | - | 4,375 | 13,125 | 13,125 | 13,125 | 13,125 | 17,500 | 17,500 | 17,500 | 26,250 | 26,250 | 26,250 | 26,250 | 43,750 | 43,750 |
| | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | 8,003 | 24,009 | 24,009 | 24,009 | 24,009 | 32,013 | 32,013 | 32,013 | 48,019 | 48,019 | 48,019 | 48,019 | 80,031 | 80,031 |
| Collin County | | - | - | - | 1,476 | 1,476 | 1,476 | 1,476 | 1,968 | 1,968 | 1,968 | 2,952 | 2,952 | 2,952 | 2,952 | 4,920 | 4,920 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | 8,003 | 25,486 | 25,486 | 25,486 | 25,486 | 33,981 | 33,981 | 33,981 | 50,971 | 50,971 | 50,971 | 50,971 | 84,952 | 84,952 |
| | | | | | | | | | | | | | | | | | |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | 13,367 | 40,101 | 40,101 | 40,101 | 40,101 | 53,468 | 53,468 | 53,468 | 80,201 | 80,201 | 80,201 | 80,201 | 133,669 | 133,669 |
| Collin County | | - | - | 1,050 | 1,673 | 1,673 | 1,673 | 1,673 | 2,231 | 2,231 | 2,231 | 3,346 | 3,346 | 3,346 | 3,346 | 5,577 | 5,577 |
| Collin College | | - | - | 479 | 1,437 | 1,437 | 1,437 | 1,437 | 1,915 | 1,915 | 1,915 | 2,873 | 2,873 | 2,873 | 2,873 | 4,789 | 4,789 |
| Celina ISD | | - | - | 9,840 | 29,520 | 29,520 | 29,520 | 29,520 | 39,360 | 39,360 | 39,360 | 59,040 | 59,040 | 59,040 | 59,040 | 98,400 | 98,400 |
| Total | | - | - | 24,735 | 72,730 | 72,730 | 72,730 | 72,730 | 96,974 | 96,974 | 96,974 | 145,460 | 145,460 | 145,460 | 145,460 | 242,434 | 242,434 |

Financial Feasibility Analysis - Retail

| | | | | | | | | | | | | | | | | |
|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
| | | | | | | | | | | | | | | | | |
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| 5,625,000 | 10,125,000 | 10,125,000 | 12,375,000 | 13,055,625 | 13,773,684 | 14,531,237 | 15,330,455 | 16,173,630 | 17,063,180 | 18,001,655 | 18,991,746 | 20,036,292 | 21,138,288 | 22,300,893 | 23,527,443 | |
| | | | | | | | | | | | | | | | | GROSS |
| 36,281 | 65,306 | 65,306 | 79,819 | 84,209 | 88,840 | 93,726 | 98,881 | 104,320 | 110,058 | 116,111 | 122,497 | 129,234 | 136,342 | 143,841 | 151,752 | 1,876,864 |
| 9,841 | 17,714 | 17,714 | 21,850 | 22,841 | 24,097 | 25,423 | 26,821 | 28,296 | 29,852 | 31,494 | 33,226 | 35,054 | 36,982 | 39,016 | 41,161 | 509,084 |
| 4,489 | 8,081 | 8,081 | 9,876 | 10,420 | 10,993 | 11,597 | 12,235 | 12,908 | 13,618 | 14,367 | 15,157 | 15,991 | 16,870 | 17,798 | 18,777 | 232,236 |
| 92,250 | 166,050 | 166,050 | 202,950 | 214,112 | 225,888 | 238,312 | 251,419 | 265,248 | 279,836 | 295,227 | 311,465 | 328,595 | 346,668 | 365,735 | 385,850 | 4,772,181 |
| 142,862 | 257,151 | 257,151 | 314,295 | 331,582 | 349,819 | 369,059 | 389,357 | 410,772 | 433,364 | 457,199 | 482,345 | 508,874 | 536,862 | 566,389 | 597,541 | 7,390,365 |
| | | | | | | | | | | | | | | | | |
| 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 1100% | 100% |
| 375,000 | 675,000 | 675,000 | 825,000 | 870,375 | 918,246 | 968,749 | 1,022,030 | 1,078,242 | 1,137,545 | 1,200,110 | 1,266,116 | 1,335,753 | 1,409,219 | 1,486,726 | 1,568,496 | |
| | | | | | | | | | | | | | | | | GROSS |
| 2,419 | 4,354 | 4,354 | 5,321 | 5,614 | 5,923 | 6,248 | 6,592 | 6,955 | 7,337 | 7,741 | 8,166 | 8,616 | 9,089 | 9,589 | 10,117 | 125,124 |
| 656 | 1,181 | 1,181 | 1,443 | 1,523 | 1,606 | 1,695 | 1,788 | 1,886 | 1,990 | 2,100 | 2,215 | 2,337 | 2,465 | 2,601 | 2,744 | 33,939 |
| 299 | 539 | 539 | 658 | 695 | 733 | 773 | 816 | 861 | 908 | 958 | 1,010 | 1,066 | 1,125 | 1,187 | 1,252 | 15,482 |
| 6,150 | 11,070 | 11,070 | 13,530 | 14,274 | 15,059 | 15,887 | 16,761 | 17,683 | 18,656 | 19,682 | 20,764 | 21,906 | 23,111 | 24,382 | 25,723 | 318,145 |
| 9,524 | 17,143 | 17,143 | 20,953 | 22,105 | 23,321 | 24,604 | 25,957 | 27,385 | 28,891 | 30,480 | 32,156 | 33,925 | 35,791 | 37,759 | 39,836 | 492,691 |
| | | | | | | | | | | | | | | | | |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| 8,750,000 | 15,750,000 | 15,750,000 | 19,250,000 | 20,308,750 | 21,425,731 | 22,604,146 | 23,847,375 | 25,158,980 | 26,542,724 | 28,002,574 | 29,542,715 | 31,167,565 | 32,881,781 | 34,690,279 | 36,598,244 | |
| | | | | | | | | | | | | | | | | GROSS |
| 175,000 | 315,000 | 315,000 | 385,000 | 406,175 | 428,515 | 452,083 | 476,947 | 503,180 | 530,854 | 560,051 | 590,854 | 623,351 | 657,636 | 693,806 | 731,965 | 9,052,917 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | GROSS |
| 213,700 | 384,660 | 384,660 | 470,140 | 495,998 | 523,278 | 552,058 | 582,421 | 614,454 | 648,249 | 683,903 | 721,518 | 761,201 | 803,067 | 847,236 | 893,834 | 11,054,905 |
| 10,497 | 18,895 | 18,895 | 23,094 | 24,364 | 25,704 | 27,117 | 28,609 | 30,182 | 31,842 | 33,594 | 35,441 | 37,391 | 39,447 | 41,617 | 43,906 | 543,023 |
| 4,789 | 8,619 | 8,619 | 10,535 | 11,114 | 11,726 | 12,371 | 13,051 | 13,769 | 14,526 | 15,325 | 16,168 | 17,057 | 17,995 | 18,985 | 20,029 | 247,719 |
| 98,400 | 177,120 | 177,120 | 216,480 | 228,386 | 240,948 | 254,200 | 268,181 | 282,931 | 298,492 | 314,909 | 332,229 | 350,502 | 369,779 | 390,117 | 411,573 | 5,090,326 |
| 327,386 | 589,294 | 589,294 | 720,248 | 759,862 | 801,655 | 845,746 | 892,262 | 941,336 | 993,109 | 1,047,730 | 1,105,356 | 1,166,150 | 1,230,288 | 1,297,954 | 1,369,342 | 16,935,973 |
| | | | | | | | | | | | | | | | | |
| 5,625,000 | 10,125,000 | 10,125,000 | 12,375,000 | 13,055,625 | 13,773,684 | 14,531,237 | 15,330,455 | 16,173,630 | 17,063,180 | 18,001,655 | 18,991,746 | 20,036,292 | 21,138,288 | 22,300,893 | 23,527,443 | |
| | | | | | | | | | | | | | | | | GROSS |
| 36,281 | 65,306 | 65,306 | 79,819 | 84,209 | 88,840 | 93,726 | 98,881 | 104,320 | 110,058 | 116,111 | 122,497 | 129,234 | 136,342 | 143,841 | 151,752 | 1,876,864 |
| 4,920 | 8,857 | 8,857 | 10,825 | 11,420 | 12,049 | 12,711 | 13,410 | 14,148 | 14,926 | 15,747 | 16,613 | 17,527 | 18,491 | 19,508 | 20,581 | 254,050 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 41,202 | 74,163 | 74,163 | 90,644 | 95,629 | 100,889 | 106,438 | 112,292 | 118,468 | 124,984 | 131,858 | 139,110 | 146,761 | 154,833 | 163,349 | 172,333 | 2,130,914 |
| | | | | | | | | | | | | | | | | |
| 375,000 | 675,000 | 675,000 | 825,000 | 870,375 | 918,246 | 968,749 | 1,022,030 | 1,078,242 | 1,137,545 | 1,200,110 | 1,266,116 | 1,335,753 | 1,409,219 | 1,486,726 | 1,568,496 | |
| | | | | | | | | | | | | | | | | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | |
| 8,750,000 | 15,750,000 | 15,750,000 | 19,250,000 | 20,308,750 | 21,425,731 | 22,604,146 | 23,847,375 | 25,158,980 | 26,542,724 | 28,002,574 | 29,542,715 | 31,167,565 | 32,881,781 | 34,690,279 | 36,598,244 | |
| | | | | | | | | | | | | | | | | GROSS |
| 43,750 | 78,750 | 78,750 | 96,250 | 101,544 | 107,129 | 113,021 | 119,237 | 125,795 | 132,714 | 140,013 | 147,714 | 155,838 | 164,409 | 173,451 | 182,991 | 2,263,229 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | GROSS |
| 80,031 | 144,056 | 144,056 | 176,069 | 185,753 | 195,969 | 206,747 | 218,118 | 230,115 | 242,771 | 256,124 | 270,210 | 285,072 | 300,751 | 317,292 | 334,743 | 4,140,093 |
| 4,920 | 8,857 | 8,857 | 10,825 | 11,420 | 12,049 | 12,711 | 13,410 | 14,148 | 14,926 | 15,747 | 16,613 | 17,527 | 18,491 | 19,508 | 20,581 | 254,050 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 84,952 | 152,913 | 152,913 | 186,894 | 197,173 | 208,018 | 219,458 | 231,529 | 244,263 | 257,697 | 271,871 | 286,823 | 302,599 | 319,242 | 336,800 | 355,324 | 4,394,143 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | GROSS |
| 133,669 | 240,604 | 240,604 | 294,071 | 310,245 | 327,309 | 345,311 | 364,303 | 384,339 | 405,478 | 427,779 | 451,307 | 476,129 | 502,316 | 529,944 | 559,090 | 6,914,812 |
| 5,577 | 10,038 | 10,038 | 12,268 | 12,943 | 13,655 | 14,406 | 15,198 | 16,034 | 16,916 | 17,847 | 18,828 | 19,864 | 20,956 | 22,109 | 23,325 | 288,973 |
| 4,789 | 8,619 | 8,619 | 10,535 | 11,114 | 11,726 | 12,371 | 13,051 | 13,769 | 14,526 | 15,325 | 16,168 | 17,057 | 17,995 | 18,985 | 20,029 | 247,719 |
| 98,400 | 177,120 | 177,120 | 216,480 | 228,386 | 240,948 | 254,200 | 268,181 | 282,931 | 298,492 | 314,909 | 332,229 | 350,502 | 369,779 | 390,117 | 411,573 | 5,090,326 |
| 242,434 | 436,381 | 436,381 | 533,355 | 562,689 | 593,637 | 626,287 | 660,733 | 697,073 | 735,412 | 775,860 | 818,532 | 863,551 | 911,047 | 961,154 | 1,014,018 | 12,541,830 |

31 YEAR - OFFICE : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 5.50% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|------------|
| City of Celina | 0.64500000 | 100% | 0.64500000 |
| Collin County | 0.17495100 | 50% | 0.0874755 |
| Collin College | 0.07981000 | 0% | 0.00000000 |
| Celina ISD | 1.64000000 | 0% | 0.00000000 |
| | 2.53976100 | | 0.7324755 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|------------|
| City of Celina | 0.64500000 | 0% | 0.00000000 |
| Collin County | 0.17495100 | 0% | 0.00000000 |
| Collin College | 0.07981000 | 0% | 0.00000000 |
| Celina ISD | 1.64000000 | 0% | 0.00000000 |
| | 2.53976100 | | 0.00000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Office | | AREA | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|--------|-------------|--------|---------------|--------------|-------------------|------------|---------|-----------|
| | Year | SF | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| | Office 2020 | 7,500 | \$ 175.00 | \$ 1,312,500 | \$ 5.00 | \$ 37,500 | \$ - | \$ - |
| | Office 2024 | 7,500 | \$ 175.00 | \$ 1,312,500 | \$ 5.00 | \$ 37,500 | | |
| | Office 2025 | 10,000 | \$ 175.00 | \$ 1,750,000 | \$ 5.00 | \$ 50,000 | | |
| | Office 2031 | 10,000 | \$ 175.00 | \$ 1,750,000 | \$ 5.00 | \$ 50,000 | | |
| | Office 2032 | 7,500 | \$ 175.00 | \$ 1,312,500 | \$ 5.00 | \$ 37,500 | | |
| | Office 2035 | 10,000 | \$ 175.00 | \$ 1,750,000 | \$ 10.00 | \$ 100,000 | \$ - | \$ - |
| TOTAL | | 52,500 | | 9,187,500 | | 312,500 | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|-------------------|--------|--------------|---------------|--------------|-------------------|------------|-------|------|
| City of Celina | 25.4% | \$ 1,658,485 | = | \$ 1,606,053 | + | \$ 52,432 | + | \$ - |
| Collin County | 6.9% | \$ 449,851 | = | \$ 435,629 | + | \$ 14,222 | + | \$ - |
| Collin College | 3.1% | \$ 205,215 | = | \$ 198,727 | + | \$ 6,488 | + | \$ - |
| Celina ISD | 64.6% | \$ 4,216,923 | = | \$ 4,083,608 | + | \$ 133,314 | + | \$ - |
| | 100.0% | \$ 6,530,473 | | \$ 6,324,018 | | \$ 206,455 | | \$ - |
| | | 100.0% | | 96.8% | | 3.2% | | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|---------------------|--------|--------------|---------------|--------------|-------------------|------|-------|------|
| City of Celina | 88.1% | \$ 1,606,053 | = | \$ 1,606,053 | + | \$ - | + | \$ - |
| Collin County | 11.9% | \$ 217,814 | = | \$ 217,814 | + | \$ - | + | \$ - |
| Collin College | 0.0% | \$ - | = | \$ - | + | \$ - | + | \$ - |
| Celina ISD | 0.0% | \$ - | = | \$ - | + | \$ - | + | \$ - |
| | 100.0% | \$ 1,823,868 | | \$ 1,823,868 | | \$ - | | \$ - |
| | | 100.0% | | 100.0% | | 0.0% | | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|----------------|--------|--------------|---------------|--------------|-------------------|------------|-------|------|
| City of Celina | 1.1% | \$ 52,432 | = | \$ - | + | \$ 52,432 | + | \$ - |
| Collin County | 4.9% | \$ 232,036 | = | \$ 217,814 | + | \$ 14,222 | + | \$ - |
| Collin College | 4.4% | \$ 205,215 | = | \$ 198,727 | + | \$ 6,488 | + | \$ - |
| Celina ISD | 89.6% | \$ 4,216,923 | = | \$ 4,083,608 | + | \$ 133,314 | + | \$ - |
| | 100.0% | \$ 4,706,605 | | \$ 4,500,150 | | \$ 206,455 | | \$ - |
| | | 100.0% | | 95.6% | | 4.4% | | 0.0% |

| Calendar Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---------------|------|------|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | | - | - | - | 1,312,500 | 1,312,500 | 1,312,500 | 1,312,500 | 2,625,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 6,125,000 | 7,437,500 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,466 | 8,466 | 8,466 | 8,466 | 16,931 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 39,506 | 47,972 |
| Collin County | | - | - | - | 2,296 | 2,296 | 2,296 | 2,296 | 4,592 | 7,654 | 7,654 | 7,654 | 7,654 | 7,654 | 7,654 | 10,716 | 13,012 |
| Collin College | | - | - | - | 1,048 | 1,048 | 1,048 | 1,048 | 2,095 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 4,888 | 5,936 |
| Celina ISD | | - | - | - | 21,525 | 21,525 | 21,525 | 21,525 | 43,050 | 71,750 | 71,750 | 71,750 | 71,750 | 71,750 | 71,750 | 100,450 | 121,975 |
| Total | | - | - | - | 33,334 | 33,334 | 33,334 | 33,334 | 66,669 | 111,115 | 111,115 | 111,115 | 111,115 | 111,115 | 111,115 | 155,560 | 188,895 |
| PERSONAL PROPERTY | % OCCUPIED | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | | - | - | - | 37,500 | 37,500 | 37,500 | 37,500 | 75,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 175,000 | 212,500 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 242 | 242 | 242 | 242 | 484 | 806 | 806 | 806 | 806 | 806 | 806 | 1,129 | 1,371 |
| Collin County | | - | - | - | 66 | 66 | 66 | 66 | 131 | 219 | 219 | 219 | 219 | 219 | 219 | 306 | 372 |
| Collin College | | - | - | - | 30 | 30 | 30 | 30 | 60 | 100 | 100 | 100 | 100 | 100 | 100 | 140 | 170 |
| Celina ISD | | - | - | - | 615 | 615 | 615 | 615 | 1,230 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,050 | 2,870 | 3,485 |
| Total | | - | - | - | 952 | 952 | 952 | 952 | 1,905 | 3,175 | 3,175 | 3,175 | 3,175 | 3,175 | 3,175 | 4,445 | 5,397 |
| SALES TAX | % OCCUPIED | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| | Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | | | | | | | | | | | | | | | | |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,708 | 8,708 | 8,708 | 8,708 | 17,415 | 29,025 | 29,025 | 29,025 | 29,025 | 29,025 | 29,025 | 40,635 | 49,343 |
| Collin County | | - | - | - | 2,362 | 2,362 | 2,362 | 2,362 | 4,724 | 7,873 | 7,873 | 7,873 | 7,873 | 7,873 | 7,873 | 11,022 | 13,384 |
| Collin College | | - | - | - | 1,077 | 1,077 | 1,077 | 1,077 | 2,155 | 3,591 | 3,591 | 3,591 | 3,591 | 3,591 | 3,591 | 5,028 | 6,105 |
| Celina ISD | | - | - | - | 22,140 | 22,140 | 22,140 | 22,140 | 44,280 | 73,800 | 73,800 | 73,800 | 73,800 | 73,800 | 73,800 | 103,320 | 125,460 |
| Total | | - | - | - | 34,287 | 34,287 | 34,287 | 34,287 | 68,574 | 114,289 | 114,289 | 114,289 | 114,289 | 114,289 | 114,289 | 160,005 | 194,292 |
| PARTICIPATION | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | 1,312,500 | 1,312,500 | 1,312,500 | 1,312,500 | 2,625,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 6,125,000 | 7,437,500 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,466 | 8,466 | 8,466 | 8,466 | 16,931 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 39,506 | 47,972 |
| Collin County | | - | - | - | 1,148 | 1,148 | 1,148 | 1,148 | 2,296 | 3,827 | 3,827 | 3,827 | 3,827 | 3,827 | 3,827 | 5,358 | 6,506 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | 9,614 | 9,614 | 9,614 | 9,614 | 19,227 | 32,046 | 32,046 | 32,046 | 32,046 | 32,046 | 32,046 | 44,864 | 54,478 |
| PERSONAL PROPERTY | Taxable Value | - | - | - | 37,500 | 37,500 | 37,500 | 37,500 | 75,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 175,000 | 212,500 |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | | | | | | | | | | | | | | | | |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 8,466 | 8,466 | 8,466 | 8,466 | 16,931 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 39,506 | 47,972 |
| Collin County | | - | - | - | 1,148 | 1,148 | 1,148 | 1,148 | 2,296 | 3,827 | 3,827 | 3,827 | 3,827 | 3,827 | 3,827 | 5,358 | 6,506 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | 9,614 | 9,614 | 9,614 | 9,614 | 19,227 | 32,046 | 32,046 | 32,046 | 32,046 | 32,046 | 32,046 | 44,864 | 54,478 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | |
| City of Celina | | - | - | - | 242 | 242 | 242 | 242 | 484 | 806 | 806 | 806 | 806 | 806 | 806 | 1,129 | 1,371 |
| Collin County | | - | - | - | 1,214 | 1,214 | 1,214 | 1,214 | 2,427 | 4,046 | 4,046 | 4,046 | 4,046 | 4,046 | 4,046 | 5,664 | 6,878 |
| Collin College | | - | - | - | 1,077 | 1,077 | 1,077 | 1,077 | 2,155 | 3,591 | 3,591 | 3,591 | 3,591 | 3,591 | 3,591 | 5,028 | 6,105 |
| Celina ISD | | - | - | - | 22,140 | 22,140 | 22,140 | 22,140 | 44,280 | 73,800 | 73,800 | 73,800 | 73,800 | 73,800 | 73,800 | 103,320 | 125,460 |
| Total | | - | - | - | 24,673 | 24,673 | 24,673 | 24,673 | 49,346 | 82,243 | 82,243 | 82,243 | 82,243 | 82,243 | 82,243 | 115,141 | 139,814 |

Financial Feasibility Analysis - Office

| | | | | | | | | | | | | | | | | |
|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|
| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
| | | | | | | | | | | | | | | | | |
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| 7,437,500 | 7,437,500 | 9,187,500 | 9,692,813 | 10,225,917 | 10,788,343 | 11,381,701 | 12,007,695 | 12,668,118 | 13,364,865 | 14,099,932 | 14,875,429 | 15,693,577 | 16,556,724 | 17,467,344 | 18,428,048 | |
| | | | | | | | | | | | | | | | | |
| 47,972 | 47,972 | 59,259 | 62,519 | 65,957 | 69,585 | 73,412 | 77,450 | 81,709 | 86,203 | 90,945 | 95,947 | 101,224 | 106,791 | 112,664 | 118,861 | GROSS |
| 13,012 | 13,012 | 16,074 | 16,958 | 17,890 | 18,874 | 19,912 | 21,008 | 22,163 | 23,382 | 24,668 | 26,025 | 27,456 | 28,966 | 30,559 | 32,240 | 1,606,053 |
| 5,936 | 5,936 | 7,333 | 7,736 | 8,161 | 8,610 | 9,084 | 9,583 | 10,110 | 10,666 | 11,253 | 11,872 | 12,525 | 13,214 | 13,941 | 14,707 | 435,629 |
| 121,975 | 121,975 | 150,675 | 158,962 | 167,705 | 176,929 | 186,660 | 196,926 | 207,757 | 219,184 | 231,239 | 243,957 | 257,375 | 271,530 | 286,464 | 302,220 | 198,727 |
| 188,895 | 188,895 | 233,341 | 246,174 | 259,714 | 273,998 | 289,068 | 304,967 | 321,740 | 339,436 | 358,105 | 377,800 | 398,579 | 420,501 | 443,629 | 468,028 | 4,083,608 |
| | | | | | | | | | | | | | | | | |
| 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 1100% | 100% |
| 212,500 | 212,500 | 312,500 | 329,688 | 347,820 | 366,950 | 387,133 | 408,425 | 430,888 | 454,587 | 479,590 | 505,967 | 533,795 | 563,154 | 594,127 | 626,804 | |
| | | | | | | | | | | | | | | | | |
| 1,371 | 1,371 | 2,016 | 2,126 | 2,243 | 2,367 | 2,497 | 2,634 | 2,779 | 2,932 | 3,093 | 3,263 | 3,443 | 3,632 | 3,832 | 4,043 | GROSS |
| 372 | 372 | 547 | 577 | 609 | 642 | 677 | 715 | 754 | 795 | 839 | 885 | 934 | 985 | 1,039 | 1,097 | 52,432 |
| 170 | 170 | 249 | 263 | 278 | 293 | 309 | 326 | 344 | 363 | 383 | 404 | 426 | 449 | 474 | 500 | 14,222 |
| 3,485 | 3,485 | 5,125 | 5,407 | 5,704 | 6,018 | 6,349 | 6,698 | 7,067 | 7,455 | 7,865 | 8,298 | 8,754 | 9,236 | 9,744 | 10,280 | 6,488 |
| 5,397 | 5,397 | 7,937 | 8,373 | 8,834 | 9,320 | 9,832 | 10,373 | 10,944 | 11,545 | 12,180 | 12,850 | 13,557 | 14,303 | 15,089 | 15,919 | 133,314 |
| | | | | | | | | | | | | | | | | |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | | | | | | | | | | | | | | | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | | | | | | | | | | | | | | | | - |
| | | | | | | | | | | | | | | | | |
| 49,343 | 49,343 | 61,275 | 64,645 | 68,201 | 71,952 | 75,909 | 80,084 | 84,489 | 89,135 | 94,038 | 99,210 | 104,667 | 110,423 | 116,496 | 122,904 | GROSS |
| 13,384 | 13,384 | 16,620 | 17,534 | 18,499 | 19,516 | 20,590 | 21,722 | 22,917 | 24,177 | 25,507 | 26,910 | 28,390 | 29,951 | 31,599 | 33,337 | 1,658,485 |
| 6,105 | 6,105 | 7,582 | 7,999 | 8,439 | 8,903 | 9,393 | 9,909 | 10,454 | 11,029 | 11,636 | 12,276 | 12,951 | 13,663 | 14,415 | 15,208 | 449,851 |
| 125,460 | 125,460 | 155,800 | 164,369 | 173,409 | 182,947 | 193,009 | 203,624 | 214,824 | 226,639 | 239,104 | 252,255 | 266,129 | 280,766 | 296,208 | 312,500 | 205,215 |
| 194,292 | 194,292 | 241,277 | 254,548 | 268,548 | 283,318 | 298,900 | 315,340 | 332,683 | 350,981 | 370,285 | 390,651 | 412,136 | 434,804 | 458,718 | 483,948 | 4,216,923 |
| | | | | | | | | | | | | | | | | |
| 7,437,500 | 7,437,500 | 9,187,500 | 9,692,813 | 10,225,917 | 10,788,343 | 11,381,701 | 12,007,695 | 12,668,118 | 13,364,865 | 14,099,932 | 14,875,429 | 15,693,577 | 16,556,724 | 17,467,344 | 18,428,048 | |
| | | | | | | | | | | | | | | | | |
| 47,972 | 47,972 | 59,259 | 62,519 | 65,957 | 69,585 | 73,412 | 77,450 | 81,709 | 86,203 | 90,945 | 95,947 | 101,224 | 106,791 | 112,664 | 118,861 | GROSS |
| 6,506 | 6,506 | 8,037 | 8,479 | 8,945 | 9,437 | 9,956 | 10,504 | 11,081 | 11,691 | 12,334 | 13,012 | 13,728 | 14,483 | 15,280 | 16,120 | 1,606,053 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 217,814 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 54,478 | 54,478 | 67,296 | 70,997 | 74,902 | 79,022 | 83,368 | 87,953 | 92,791 | 97,894 | 103,279 | 108,959 | 114,952 | 121,274 | 127,944 | 134,981 | 1,823,868 |
| | | | | | | | | | | | | | | | | |
| 212,500 | 212,500 | 312,500 | 329,688 | 347,820 | 366,950 | 387,133 | 408,425 | 430,888 | 454,587 | 479,590 | 505,967 | 533,795 | 563,154 | 594,127 | 626,804 | |
| | | | | | | | | | | | | | | | | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | | | | | | | | | | | | | | | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | | | | | | | | | | | | | | | | - |
| | | | | | | | | | | | | | | | | |
| 47,972 | 47,972 | 59,259 | 62,519 | 65,957 | 69,585 | 73,412 | 77,450 | 81,709 | 86,203 | 90,945 | 95,947 | 101,224 | 106,791 | 112,664 | 118,861 | GROSS |
| 6,506 | 6,506 | 8,037 | 8,479 | 8,945 | 9,437 | 9,956 | 10,504 | 11,081 | 11,691 | 12,334 | 13,012 | 13,728 | 14,483 | 15,280 | 16,120 | 1,606,053 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 217,814 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 54,478 | 54,478 | 67,296 | 70,997 | 74,902 | 79,022 | 83,368 | 87,953 | 92,791 | 97,894 | 103,279 | 108,959 | 114,952 | 121,274 | 127,944 | 134,981 | 1,823,868 |
| | | | | | | | | | | | | | | | | |
| 1,371 | 1,371 | 2,016 | 2,126 | 2,243 | 2,367 | 2,497 | 2,634 | 2,779 | 2,932 | 3,093 | 3,263 | 3,443 | 3,632 | 3,832 | 4,043 | GROSS |
| 6,878 | 6,878 | 8,584 | 9,056 | 9,554 | 10,079 | 10,633 | 11,218 | 11,835 | 12,486 | 13,173 | 13,898 | 14,662 | 15,468 | 16,319 | 17,217 | 52,432 |
| 6,105 | 6,105 | 7,582 | 7,999 | 8,439 | 8,903 | 9,393 | 9,909 | 10,454 | 11,029 | 11,636 | 12,276 | 12,951 | 13,663 | 14,415 | 15,208 | 232,036 |
| 125,460 | 125,460 | 155,800 | 164,369 | 173,409 | 182,947 | 193,009 | 203,624 | 214,824 | 226,639 | 239,104 | 252,255 | 266,129 | 280,766 | 296,208 | 312,500 | 205,215 |
| 139,814 | 139,814 | 173,981 | 183,550 | 193,645 | 204,296 | 215,532 | 227,386 | 239,893 | 253,087 | 267,006 | 281,692 | 297,185 | 313,530 | 330,774 | 348,967 | 4,706,605 |

31 YEAR - MULTIFAMILY : INPUT & OUTPUT

INPUT

| | |
|----------------|-------|
| INFLATION RATE | 5.50% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 100% | 0.6450000 |
| Collin County | 0.17495100 | 50% | 0.0874755 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| | 2.53976100 | | 0.7324755 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.64500000 | 0% | 0.0000000 |
| Collin County | 0.17495100 | 0% | 0.0000000 |
| Collin College | 0.07981000 | 0% | 0.0000000 |
| Celina ISD | 1.64000000 | 0% | 0.0000000 |
| | 2.53976100 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Multifamily | | Year | AREA SF/UNITS | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|-------------|-------------|------|------------------|---------------|---------------|-------------------|-----------|---------|-----------|
| | | | | \$ / UNIT | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| | Multifamily | 2022 | 150 | \$ 120,000.00 | \$ 18,000,000 | \$ - | \$ - | \$ - | \$ - |
| | Multifamily | 2024 | 200 | \$ 120,000.00 | \$ 24,000,000 | | | | |
| | Multifamily | 2026 | 350 | \$ 120,000.00 | \$ 42,000,000 | | | | |
| | Multifamily | 2031 | 300 | \$ 120,000.00 | \$ 36,000,000 | | | | |
| | Multifamily | 2036 | 300 | \$ 120,000.00 | \$ 36,000,000 | | | | |
| TOTAL | | | 1,300 | | 156,000,000 | | - | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|-------------------|--------|----------------|---------------|----------------|-------------------|------|-------|------|
| City of Celina | 25.4% | \$ 25,753,177 | = | \$ 25,753,176 | + | \$ - | + | \$ 1 |
| Collin County | 6.9% | \$ 6,985,339 | = | \$ 6,985,339 | + | \$ - | + | |
| Collin College | 3.1% | \$ 3,186,606 | = | \$ 3,186,606 | + | \$ - | + | |
| Celina ISD | 64.6% | \$ 65,480,944 | = | \$ 65,480,944 | + | \$ - | + | |
| | 100.0% | \$ 101,406,067 | | \$ 101,406,066 | | \$ - | | \$ 1 |
| | | 100.0% | | 100.0% | | 0.0% | | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|---------------------|--------|---------------|---------------|---------------|-------------------|------|-------|------|
| City of Celina | 88.1% | \$ 25,753,177 | = | \$ 25,753,176 | + | \$ - | + | \$ 0 |
| Collin County | 11.9% | \$ 3,492,670 | = | \$ 3,492,670 | + | \$ - | + | |
| Collin College | 0.0% | \$ - | = | \$ - | + | \$ - | + | |
| Celina ISD | 0.0% | \$ - | = | \$ - | + | \$ - | + | |
| | 100.0% | \$ 29,245,846 | | \$ 29,245,846 | | \$ - | | \$ 0 |
| | | 100.0% | | 100.0% | | 0.0% | | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|----------------|--------|---------------|---------------|---------------|-------------------|------|-------|------|
| City of Celina | 0.0% | \$ 1 | = | \$ - | + | \$ - | + | \$ 1 |
| Collin County | 4.8% | \$ 3,492,670 | = | \$ 3,492,670 | + | \$ - | + | \$ - |
| Collin College | 4.4% | \$ 3,186,606 | = | \$ 3,186,606 | + | \$ - | + | \$ - |
| Celina ISD | 90.7% | \$ 65,480,944 | = | \$ 65,480,944 | + | \$ - | + | \$ - |
| | 100.0% | \$ 72,160,221 | | \$ 72,160,220 | | \$ - | | \$ 1 |
| | | 100.0% | | 100.0% | | 0.0% | | 0.0% |

Financial Feasibility Analysis - Multifamily

Calendar Year0123456789101112131415

| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | |
|---|--------------------------|------|------|------|------|------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|--|
| | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | | - | - | - | - | - | 18,000,000 | 18,000,000 | 42,000,000 | 42,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 120,000,000 | 120,000,000 | |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | - | - | - | - | - | 116,100 | 116,100 | 270,900 | 270,900 | 541,800 | 541,800 | 541,800 | 541,800 | 541,800 | 774,000 | 774,000 | |
| | Collin County | - | - | - | - | - | 31,491 | 31,491 | 73,479 | 73,479 | 146,959 | 146,959 | 146,959 | 146,959 | 146,959 | 209,941 | 209,941 | |
| | Collin College | - | - | - | - | - | 14,366 | 14,366 | 33,520 | 33,520 | 67,040 | 67,040 | 67,040 | 67,040 | 67,040 | 95,772 | 95,772 | |
| SALES TAX | Celina ISD | - | - | - | - | - | 295,200 | 295,200 | 688,800 | 688,800 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,968,000 | 1,968,000 | |
| | Total | - | - | - | - | - | 457,157 | 457,157 | 1,066,700 | 1,066,700 | 2,133,399 | 2,133,399 | 2,133,399 | 2,133,399 | 2,133,399 | 3,047,713 | 3,047,713 | |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Collin County | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Collin College | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| SUMMARY | Celina ISD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Total | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | PV | | | | | | | | | | | | | | | | | |
| | Total | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| SUMMARY | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | - | - | - | - | - | 116,100 | 116,100 | 270,900 | 270,900 | 541,800 | 541,800 | 541,800 | 541,800 | 541,800 | 774,000 | 774,000 | |
| | Collin County | - | - | - | - | - | 31,491 | 31,491 | 73,479 | 73,479 | 146,959 | 146,959 | 146,959 | 146,959 | 146,959 | 209,941 | 209,941 | |
| | Collin College | - | - | - | - | - | 14,366 | 14,366 | 33,520 | 33,520 | 67,040 | 67,040 | 67,040 | 67,040 | 67,040 | 95,772 | 95,772 | |
| | Celina ISD | - | - | - | - | - | 295,200 | 295,200 | 688,800 | 688,800 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,968,000 | 1,968,000 | |
| | Total | - | - | - | - | - | 457,157 | 457,157 | 1,066,700 | 1,066,700 | 2,133,399 | 2,133,399 | 2,133,399 | 2,133,399 | 2,133,399 | 3,047,713 | 3,047,713 | |
| PARTICIPATION | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | - | - | 18,000,000 | 18,000,000 | 42,000,000 | 42,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 120,000,000 | 120,000,000 | |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | - | - | - | - | - | 116,100 | 116,100 | 270,900 | 270,900 | 541,800 | 541,800 | 541,800 | 541,800 | 541,800 | 774,000 | 774,000 | |
| | Collin County | - | - | - | - | - | 15,746 | 15,746 | 36,740 | 36,740 | 73,479 | 73,479 | 73,479 | 73,479 | 73,479 | 104,971 | 104,971 | |
| | Collin College | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Celina ISD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| PERSONAL PROPERTY | Total | - | - | - | - | - | 131,846 | 131,846 | 307,640 | 307,640 | 615,279 | 615,279 | 615,279 | 615,279 | 615,279 | 878,971 | 878,971 | |
| | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Collin County | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Collin College | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| SALES TAX | Celina ISD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Total | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| SUMMARY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | - | - | - | - | - | 116,100 | 116,100 | 270,900 | 270,900 | 541,800 | 541,800 | 541,800 | 541,800 | 541,800 | 774,000 | 774,000 | |
| | Collin County | - | - | - | - | - | 15,746 | 15,746 | 36,740 | 36,740 | 73,479 | 73,479 | 73,479 | 73,479 | 73,479 | 104,971 | 104,971 | |
| | Collin College | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Celina ISD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Collin County | - | - | - | - | - | 15,746 | 15,746 | 36,740 | 36,740 | 73,479 | 73,479 | 73,479 | 73,479 | 73,479 | 104,971 | 104,971 | |
| | Collin College | - | - | - | - | - | 14,366 | 14,366 | 33,520 | 33,520 | 67,040 | 67,040 | 67,040 | 67,040 | 67,040 | 95,772 | 95,772 | |
| | Celina ISD | - | - | - | - | - | 295,200 | 295,200 | 688,800 | 688,800 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,968,000 | 1,968,000 | |
| | Total | - | - | - | - | - | 325,311 | 325,311 | 759,060 | 759,060 | 1,518,120 | 1,518,120 | 1,518,120 | 1,518,120 | 1,518,120 | 2,168,743 | 2,168,743 | |

Financial Feasibility Analysis - Multifamily

| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| 120,000,000 | 120,000,000 | 120,000,000 | 156,000,000 | 164,580,000 | 173,631,900 | 183,181,655 | 193,256,645 | 203,885,761 | 215,099,478 | 226,929,949 | 239,411,096 | 252,578,707 | 266,470,536 | 281,126,415 | 296,588,368 | |
| 774,000 | 774,000 | 774,000 | 1,006,200 | 1,061,541 | 1,119,926 | 1,181,522 | 1,246,505 | 1,315,063 | 1,387,392 | 1,463,698 | 1,544,202 | 1,629,133 | 1,718,735 | 1,813,265 | 1,912,995 | GROSS 25,753,176 |
| 209,941 | 209,941 | 209,941 | 272,924 | 287,934 | 303,771 | 320,478 | 338,104 | 356,700 | 376,319 | 397,016 | 418,852 | 441,889 | 466,193 | 491,833 | 518,884 | 6,985,339 |
| 95,772 | 95,772 | 95,772 | 124,504 | 131,351 | 138,576 | 146,197 | 154,238 | 162,721 | 171,671 | 181,113 | 191,074 | 201,583 | 212,670 | 224,367 | 236,707 | 3,186,606 |
| 1,968,000 | 1,968,000 | 1,968,000 | 2,558,400 | 2,699,112 | 2,847,563 | 3,004,179 | 3,169,409 | 3,343,726 | 3,527,631 | 3,721,651 | 3,926,342 | 4,142,291 | 4,370,117 | 4,610,473 | 4,864,049 | 65,480,944 |
| 3,047,713 | 3,047,713 | 3,047,713 | 3,962,027 | 4,179,939 | 4,409,835 | 4,652,376 | 4,908,257 | 5,178,211 | 5,463,013 | 5,763,478 | 6,080,470 | 6,414,895 | 6,767,715 | 7,139,939 | 7,532,636 | 101,406,066 |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 100% |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| - | - | - | - | - | - | - | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | GROSS |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 774,000 | 774,000 | 774,000 | 1,006,200 | 1,061,541 | 1,119,926 | 1,181,522 | 1,246,505 | 1,315,063 | 1,387,392 | 1,463,698 | 1,544,202 | 1,629,133 | 1,718,735 | 1,813,266 | 1,912,995 | GROSS |
| 209,941 | 209,941 | 209,941 | 272,924 | 287,934 | 303,771 | 320,478 | 338,104 | 356,700 | 376,319 | 397,016 | 418,852 | 441,889 | 466,193 | 491,833 | 518,884 | 25,753,177 |
| 95,772 | 95,772 | 95,772 | 124,504 | 131,351 | 138,576 | 146,197 | 154,238 | 162,721 | 171,671 | 181,113 | 191,074 | 201,583 | 212,670 | 224,367 | 236,707 | 6,985,339 |
| 1,968,000 | 1,968,000 | 1,968,000 | 2,558,400 | 2,699,112 | 2,847,563 | 3,004,179 | 3,169,409 | 3,343,726 | 3,527,631 | 3,721,651 | 3,926,342 | 4,142,291 | 4,370,117 | 4,610,473 | 4,864,049 | 3,186,606 |
| 3,047,713 | 3,047,713 | 3,047,713 | 3,962,027 | 4,179,939 | 4,409,835 | 4,652,376 | 4,908,257 | 5,178,211 | 5,463,013 | 5,763,478 | 6,080,470 | 6,414,896 | 6,767,715 | 7,139,939 | 7,532,636 | 65,480,944 |
| 101,406,067 | | | | | | | | | | | | | | | | |
| 120,000,000 | 120,000,000 | 120,000,000 | 156,000,000 | 164,580,000 | 173,631,900 | 183,181,655 | 193,256,645 | 203,885,761 | 215,099,478 | 226,929,949 | 239,411,096 | 252,578,707 | 266,470,536 | 281,126,415 | 296,588,368 | |
| 774,000 | 774,000 | 774,000 | 1,006,200 | 1,061,541 | 1,119,926 | 1,181,522 | 1,246,505 | 1,315,063 | 1,387,392 | 1,463,698 | 1,544,202 | 1,629,133 | 1,718,735 | 1,813,265 | 1,912,995 | GROSS |
| 104,971 | 104,971 | 104,971 | 136,462 | 143,967 | 151,885 | 160,239 | 169,052 | 178,350 | 188,159 | 198,508 | 209,426 | 220,944 | 233,096 | 245,917 | 259,442 | 25,753,176 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3,492,670 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 878,971 | 878,971 | 878,971 | 1,142,662 | 1,205,508 | 1,271,811 | 1,341,761 | 1,415,558 | 1,493,413 | 1,575,551 | 1,662,206 | 1,753,628 | 1,850,077 | 1,951,831 | 2,059,182 | 2,172,437 | 29,245,846 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | GROSS |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 774,000 | 774,000 | 774,000 | 1,006,200 | 1,061,541 | 1,119,926 | 1,181,522 | 1,246,505 | 1,315,063 | 1,387,392 | 1,463,698 | 1,544,202 | 1,629,133 | 1,718,735 | 1,813,265 | 1,912,995 | GROSS |
| 104,971 | 104,971 | 104,971 | 136,462 | 143,967 | 151,885 | 160,239 | 169,052 | 178,350 | 188,159 | 198,508 | 209,426 | 220,944 | 233,096 | 245,917 | 259,442 | 25,753,177 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3,492,670 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 878,971 | 878,971 | 878,971 | 1,142,662 | 1,205,508 | 1,271,811 | 1,341,761 | 1,415,558 | 1,493,413 | 1,575,551 | 1,662,206 | 1,753,628 | 1,850,077 | 1,951,831 | 2,059,182 | 2,172,437 | 29,245,846 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 104,971 | 104,971 | 104,971 | 136,462 | 143,967 | 151,885 | 160,239 | 169,052 | 178,350 | 188,159 | 198,508 | 209,426 | 220,944 | 233,096 | 245,917 | 259,442 | 3,492,670 |
| 95,772 | 95,772 | 95,772 | 124,504 | 131,351 | 138,576 | 146,197 | 154,238 | 162,721 | 171,671 | 181,113 | 191,074 | 201,583 | 212,670 | 224,367 | 236,707 | 3,186,606 |
| 1,968,000 | 1,968,000 | 1,968,000 | 2,558,400 | 2,699,112 | 2,847,563 | 3,004,179 | 3,169,409 | 3,343,726 | 3,527,631 | 3,721,651 | 3,926,342 | 4,142,291 | 4,370,117 | 4,610,473 | 4,864,049 | 65,480,944 |
| 2,168,743 | 2,168,743 | 2,168,743 | 2,819,365 | 2,974,430 | 3,138,024 | 3,310,615 | 3,492,699 | 3,684,798 | 3,887,462 | 4,101,272 | 4,326,842 | 4,564,818 | 4,815,883 | 5,080,757 | 5,360,199 | 72,160,221 |

31 YEAR - HOTEL : INPUT & OUTPUT

INPUT

| | |
|----------------|-------|
| INFLATION RATE | 5.50% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|------------|
| City of Celina | 0.64500000 | 100% | 0.64500000 |
| Collin County | 0.17495100 | 50% | 0.0874755 |
| Collin College | 0.07981000 | 0% | 0.00000000 |
| Celina ISD | 1.64000000 | 0% | 0.00000000 |
| | 2.53976100 | | 0.7324755 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|------------|
| City of Celina | 0.64500000 | 0% | 0.00000000 |
| Collin County | 0.17495100 | 0% | 0.00000000 |
| Collin College | 0.07981000 | 0% | 0.00000000 |
| Celina ISD | 1.64000000 | 0% | 0.00000000 |
| | 2.53976100 | | 0.00000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Hotel | Year | AREA UNITS | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|-------|------|---------------|---------------|---------------|-------------------|-----------|---------|-----------|
| | | | \$ / UNIT | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| Hotel | 2034 | 120 | \$ 120,000.00 | \$ 14,400,000 | | | | |
| TOTAL | | 120 | | 14,400,000 | | - | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|-------------------|--------|--------------|----------------|-------------------|--------|
| City of Celina | 25.4% | \$ 1,698,478 | = \$ 1,698,478 | + \$ - | + \$ - |
| Collin County | 6.9% | \$ 460,698 | = \$ 460,698 | + \$ - | + \$ - |
| Collin College | 3.1% | \$ 210,164 | = \$ 210,164 | + \$ - | + \$ - |
| Celina ISD | 64.6% | \$ 4,318,610 | = \$ 4,318,610 | + \$ - | + \$ - |
| | 100.0% | \$ 6,687,950 | \$ 6,687,950 | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------|--------|--------------|----------------|-------------------|--------|
| City of Celina | 88.1% | \$ 1,698,478 | = \$ 1,698,478 | + \$ - | + \$ - |
| Collin County | 11.9% | \$ 230,349 | = \$ 230,349 | + \$ - | + \$ - |
| Collin College | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| Celina ISD | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| | 100.0% | \$ 1,928,827 | \$ 1,928,827 | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|----------------|--------|--------------|----------------|-------------------|--------|
| City of Celina | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| Collin County | 4.8% | \$ 230,349 | = \$ 230,349 | + \$ - | + \$ - |
| Collin College | 4.4% | \$ 210,164 | = \$ 210,164 | + \$ - | + \$ - |
| Celina ISD | 90.7% | \$ 4,318,610 | = \$ 4,318,610 | + \$ - | + \$ - |
| | 100.0% | \$ 4,759,123 | \$ 4,759,123 | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

Financial Feasibility Analysis - Hotel

| Calendar Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | |
|-------------------|---|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | | | | | | | | | | | | | | | | | |
| | Collin County | | | | | | | | | | | | | | | | | |
| | Collin College | | | | | | | | | | | | | | | | | |
| | Celina ISD | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | | | | | | | | | | | | | | | | | |
| | Collin County | | | | | | | | | | | | | | | | | |
| | Collin College | | | | | | | | | | | | | | | | | |
| | Celina ISD | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | | | | | | | | | | | | | | | | | |
| | Collin County | | | | | | | | | | | | | | | | | |
| | Collin College | | | | | | | | | | | | | | | | | |
| | Celina ISD | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |
| | PARTICIPATION | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | | | | | | | | | | | | | | | | | |
| | Collin County | | | | | | | | | | | | | | | | | |
| | Collin College | | | | | | | | | | | | | | | | | |
| | Celina ISD | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |
| PERSONAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | | | | | | | | | | | | | | | | | |
| | Collin County | | | | | | | | | | | | | | | | | |
| | Collin College | | | | | | | | | | | | | | | | | |
| | Celina ISD | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |
| SALES TAX | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | | | | | | | | | | | | | | | | | |
| | Total | 608,394 | | | | | | | | | | | | | | | | |
| SUMMARY | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | | | | | | | | | | | | | | | | | |
| | Collin County | | | | | | | | | | | | | | | | | |
| | Collin College | | | | | | | | | | | | | | | | | |
| | Celina ISD | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |
| | TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | | | | | | | | | | | | | | | | | |
| | City of Celina | | | | | | | | | | | | | | | | | |
| | Collin County | | | | | | | | | | | | | | | | | |
| | Collin College | | | | | | | | | | | | | | | | | |
| | Celina ISD | | | | | | | | | | | | | | | | | |
| | Total | | | | | | | | | | | | | | | | | |

Financial Feasibility Analysis - Hotel

[illegible]

Financial Feasibility Analysis - Proposed Participation

| DISCOUNT RATE 6.00% | | | | | | | | | | | | | | | | | | |
|----------------------------|----------------|-------------------|------------|------------|------------|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| | | REAL PROPERTY TAX | | | | BUSINESS PERSONAL PROPERTY TAX | | | | SALES TAX | | | | | | | | |
| | | City of Celina | 0.6450000 | 100% | 0.6450000 | City of Celina | 0.6450000 | 0% | 0.0000000 | 0.0200000 | | 25.00% | 0.0050000 | | | | | |
| | | Collin County | 0.1749510 | 50% | 0.0874755 | Collin County | 0.1749510 | 0% | 0.0000000 | | | | | | | | | |
| | | Collin College | 0.0798100 | 0% | 0.0000000 | Collin College | 0.0798100 | 0% | 0.0000000 | | | | | | | | | |
| | | Celina ISD | 1.6400000 | 0% | 0.0000000 | Celina ISD | 1.6400000 | 0% | 0.0000000 | | | | | | | | | |
| | | 2.5397610 | | | 0.7324755 | 2.5397610 | | | 0.0000000 | | | | | | | | | |
| REVENUE YEAR | BASE YEAR | 2017 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| BASE YEAR | | | | | | | | | | | | | | | | | | |
| | City of Celina | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| | Collin County | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| | Collin College | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| | Celina ISD | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| TAXABLE VALUE | | | | | | | | | | | | | | | | | | |
| | City of Celina | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 | |
| | Collin County | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 | |
| | Collin College | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 | |
| | Celina ISD | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 | |
| TAXABLE VALUE INCREMENT | | | | | | | | | | | | | | | | | | |
| | City of Celina | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 | |
| | Collin County | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 | |
| | Collin College | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 | |
| | Celina ISD | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 | |
| REVENUE A | | | | | | | | | | | | | | | | | | |
| TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | |
| | City of Celina | 0 | 30,084 | 61,823 | 95,307 | 130,833 | 167,901 | 207,220 | 248,701 | 292,463 | 338,633 | 387,342 | 438,729 | 492,943 | 550,139 | 610,481 | 674,141 | |
| | Collin County | 0 | 0 | 0 | 12,926 | 17,717 | 22,771 | 28,103 | 33,729 | 39,664 | 45,926 | 52,532 | 59,501 | 66,853 | 74,610 | 82,794 | 91,428 | |
| | Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 0 | 30,084 | 61,823 | 108,232 | 148,349 | 190,672 | 235,323 | 282,430 | 332,128 | 384,559 | 439,873 | 498,230 | 559,797 | 624,750 | 693,275 | 765,569 | |
| REVENUE #1 - RETAIL | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | | 0 | 0 | 562,500 | 1,687,500 | 1,687,500 | 1,687,500 | 1,687,500 | 2,250,000 | 2,250,000 | 2,250,000 | 3,375,000 | 3,375,000 | 3,375,000 | 3,375,000 | 5,625,000 | 5,625,000 | |
| BUSINESS PERSONAL PROPERTY | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | City of Celina | 0 | 0 | 3,628 | 10,884 | 10,884 | 10,884 | 10,884 | 14,513 | 14,513 | 14,513 | 21,769 | 21,769 | 21,769 | 21,769 | 36,281 | 36,281 | |
| | Collin County | 0 | 0 | 0 | 1,476 | 1,476 | 1,476 | 1,476 | 1,968 | 1,968 | 1,968 | 2,952 | 2,952 | 2,952 | 2,952 | 4,920 | 4,920 | |
| | Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 0 | 0 | 3,628 | 12,361 | 12,361 | 12,361 | 12,361 | 16,481 | 16,481 | 16,481 | 24,721 | 24,721 | 24,721 | 24,721 | 41,202 | 41,202 | |
| REVENUE #2 - SALES TAX | | | | | | | | | | | | | | | | | | |
| Sales | | 0 | 0 | 875,000 | 2,625,000 | 2,625,000 | 2,625,000 | 2,625,000 | 3,500,000 | 3,500,000 | 3,500,000 | 5,250,000 | 5,250,000 | 5,250,000 | 5,250,000 | 8,750,000 | 8,750,000 | |
| | City of Celina | 0 | 0 | 17,500 | 52,500 | 52,500 | 52,500 | 52,500 | 70,000 | 70,000 | 70,000 | 105,000 | 105,000 | 105,000 | 105,000 | 175,000 | 175,000 | |
| REVENUE #3 - OFFICE | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | | 0 | 0 | 0 | 1,312,500 | 1,312,500 | 1,312,500 | 1,312,500 | 2,625,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 6,125,000 | 7,437,500 | |
| BUSINESS PERSONAL PROPERTY | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | City of Celina | 0 | 0 | 0 | 8,466 | 8,466 | 8,466 | 8,466 | 16,931 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 28,219 | 39,506 | 47,972 | |
| | Collin County | 0 | 0 | 0 | 1,148 | 1,148 | 1,148 | 1,148 | 2,296 | 3,827 | 3,827 | 3,827 | 3,827 | 3,827 | 3,827 | 5,358 | 6,506 | |
| | Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 0 | 0 | 0 | 9,614 | 9,614 | 9,614 | 9,614 | 19,227 | 32,046 | 32,046 | 32,046 | 32,046 | 32,046 | 32,046 | 44,864 | 54,478 | |
| REVENUE #4 - RESIDENTIAL | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | | 0 | 0 | 0 | 1,312,500 | 2,625,000 | 4,125,000 | 5,625,000 | 10,125,000 | 14,625,000 | 14,625,000 | 19,875,000 | 19,875,000 | 21,875,000 | 21,875,000 | 25,875,000 | 25,875,000 | |
| BUSINESS PERSONAL PROPERTY | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | City of Celina | 0 | 0 | 0 | 8,466 | 16,931 | 26,606 | 36,281 | 65,306 | 94,331 | 94,331 | 128,194 | 128,194 | 141,094 | 141,094 | 166,894 | 166,894 | |
| | Collin County | 0 | 0 | 0 | 1,148 | 2,296 | 3,608 | 4,920 | 8,857 | 12,793 | 12,793 | 17,386 | 17,386 | 19,135 | 19,135 | 22,634 | 22,634 | |
| | Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | npv @ 6% | 0 | 0 | 0 | 9,614 | 19,227 | 30,215 | 41,202 | 74,163 | 107,125 | 107,125 | 145,580 | 145,580 | 160,229 | 160,229 | 189,528 | 189,528 | |
| REVENUE #5 - HOTEL | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| BUSINESS PERSONAL PROPERTY | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| REVENUE #6 - MULTIFAMILY | | | | | | | | | | | | | | | | | | |

Financial Feasibility Analysis - Proposed Participation

| 16 2033 | 17 2034 | 18 2035 | 19 2036 | 20 2037 | 21 2038 | 22 2039 | 23 2040 | 24 2041 | 25 2042 | 26 2043 | 27 2044 | 28 2045 | 29 2046 | 30 2047 | 31 2048 | TOTALS |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | 84,803,260 84,803,260 84,803,260 84,803,260 | |
| 199,733,955 199,733,955 199,733,955 199,733,955 | 210,719,323 210,719,323 210,719,323 210,719,323 | 222,308,885 222,308,885 222,308,885 222,308,885 | 234,535,874 234,535,874 234,535,874 234,535,874 | 247,435,347 247,435,347 247,435,347 247,435,347 | 261,044,291 261,044,291 261,044,291 261,044,291 | 275,401,727 275,401,727 275,401,727 275,401,727 | 290,548,822 290,548,822 290,548,822 290,548,822 | 306,529,007 306,529,007 306,529,007 306,529,007 | 323,388,103 323,388,103 323,388,103 323,388,103 | 341,174,448 341,174,448 341,174,448 341,174,448 | 359,939,043 359,939,043 359,939,043 359,939,043 | 379,735,691 379,735,691 379,735,691 379,735,691 | 400,621,153 400,621,153 400,621,153 400,621,153 | 422,655,317 422,655,317 422,655,317 422,655,317 | 445,901,359 445,901,359 445,901,359 445,901,359 | |
| 114,930,695 114,930,695 114,930,695 114,930,695 | 125,916,063 125,916,063 125,916,063 125,916,063 | 137,505,625 137,505,625 137,505,625 137,505,625 | 149,732,614 149,732,614 149,732,614 149,732,614 | 162,632,087 162,632,087 162,632,087 162,632,087 | 176,241,031 176,241,031 176,241,031 176,241,031 | 190,598,467 190,598,467 190,598,467 190,598,467 | 205,745,562 205,745,562 205,745,562 205,745,562 | 221,725,747 221,725,747 221,725,747 221,725,747 | 238,584,843 238,584,843 238,584,843 238,584,843 | 256,371,188 256,371,188 256,371,188 256,371,188 | 275,135,783 275,135,783 275,135,783 275,135,783 | 294,932,431 294,932,431 294,932,431 294,932,431 | 315,817,893 315,817,893 315,817,893 315,817,893 | 337,852,057 337,852,057 337,852,057 337,852,057 | 361,098,099 361,098,099 361,098,099 361,098,099 | |
| 741,303 100,536 0 0 | 812,159 110,146 0 0 | 886,911 120,284 0 0 | 965,775 130,979 0 0 | 1,048,977 142,263 0 0 | 1,136,755 154,168 0 0 | 1,229,360 166,727 0 0 | 1,327,059 179,977 0 0 | 1,430,131 193,956 0 0 | 1,538,872 208,703 0 0 | 1,653,594 224,262 0 0 | 1,774,626 240,676 0 0 | 1,902,314 257,994 0 0 | 2,037,025 276,263 0 0 | 2,179,146 295,538 0 0 | 2,329,083 315,872 0 0 | 27,719,630 3,746,898 0 0 City of Celina Collin County Collin College Celina ISD |
| 841,839 | 922,304 | 1,007,195 | 1,096,755 | 1,191,240 | 1,290,922 | 1,396,087 | 1,507,036 | 1,624,087 | 1,747,576 | 1,877,856 | 2,015,302 | 2,160,308 | 2,313,289 | 2,474,684 | 2,644,955 | 31,466,527 |
| 5,625,000 0 | 10,125,000 0 | 10,125,000 0 | 12,375,000 0 | 13,055,625 0 | 13,773,684 0 | 14,531,237 0 | 15,330,455 0 | 16,173,630 0 | 17,063,180 0 | 18,001,655 0 | 18,991,746 0 | 20,036,292 0 | 21,138,288 0 | 22,300,893 0 | 23,527,443 0 | 1,876,864 254,050 0 0 City of Celina Collin County Collin College Celina ISD |
| 36,281 4,920 0 0 | 65,306 8,857 0 0 | 65,306 8,857 0 0 | 79,819 10,825 0 0 | 84,209 11,420 0 0 | 88,840 12,049 0 0 | 93,726 12,711 0 0 | 98,881 13,410 0 0 | 104,320 14,148 0 0 | 110,058 14,926 0 0 | 116,111 15,747 0 0 | 122,497 16,613 0 0 | 129,234 17,627 0 0 | 136,342 18,491 0 0 | 143,841 19,508 0 0 | 151,752 20,581 0 0 | 2,130,914 |
| 41,202 | 74,163 | 74,163 | 90,644 | 95,629 | 100,889 | 106,438 | 112,292 | 118,468 | 124,984 | 131,858 | 139,110 | 146,761 | 154,833 | 163,349 | 172,333 | |
| 8,750,000 | 15,750,000 | 15,750,000 | 19,250,000 | 20,308,750 | 21,425,731 | 22,604,146 | 23,847,375 | 25,158,980 | 26,542,724 | 28,002,574 | 29,542,715 | 31,167,565 | 32,881,781 | 34,690,279 | 36,598,244 | |
| 175,000 | 315,000 | 315,000 | 385,000 | 406,175 | 428,515 | 452,083 | 476,947 | 503,180 | 530,854 | 560,051 | 590,854 | 623,351 | 657,636 | 693,806 | 731,965 | 9,052,917 City of Celina |
| 7,437,500 0 | 7,437,500 0 | 9,187,500 0 | 9,692,813 0 | 10,225,917 0 | 10,788,343 0 | 11,381,701 0 | 12,007,695 0 | 12,668,118 0 | 13,364,865 0 | 14,099,932 0 | 14,875,429 0 | 15,693,577 0 | 16,556,724 0 | 17,467,344 0 | 18,428,048 0 | 1,606,053 217,814 0 0 City of Celina Collin County Collin College Celina ISD |
| 47,972 6,596 0 0 | 47,972 6,506 0 0 | 59,259 8,037 0 0 | 62,519 8,479 0 0 | 65,957 8,945 0 0 | 69,585 9,437 0 0 | 73,412 9,956 0 0 | 77,450 10,504 0 0 | 81,709 11,061 0 0 | 86,203 11,691 0 0 | 90,945 12,334 0 0 | 95,947 13,012 0 0 | 101,224 13,728 0 0 | 106,791 14,463 0 0 | 112,664 15,280 0 0 | 118,861 16,120 0 0 | 1,823,868 |
| 54,478 | 54,478 | 67,296 | 70,997 | 74,902 | 79,022 | 83,368 | 87,953 | 92,791 | 97,894 | 103,279 | 108,959 | 114,952 | 121,274 | 127,944 | 134,981 | |
| 25,875,000 0 | 30,875,000 0 | 35,875,000 0 | 35,875,000 0 | 40,875,000 0 | 45,875,000 0 | 48,398,125 0 | 51,060,022 0 | 53,868,323 0 | 56,831,081 0 | 59,956,790 0 | 63,254,414 0 | 66,733,407 0 | 70,403,744 0 | 74,275,950 0 | 78,361,127 0 | 6,622,250 898,116 0 0 City of Celina Collin County Collin College Celina ISD |
| 166,894 22,634 0 0 | 199,144 27,008 0 0 | 231,394 31,382 0 0 | 231,394 31,382 0 0 | 263,644 35,756 0 0 | 295,894 40,129 0 0 | 312,168 42,337 0 0 | 329,337 44,665 0 0 | 347,451 47,122 0 0 | 366,560 49,713 0 0 | 386,721 52,448 0 0 | 407,991 55,332 0 0 | 430,430 58,375 0 0 | 454,104 61,586 0 0 | 479,080 64,973 0 0 | 505,429 68,547 0 0 | 7,520,366 |
| 0 0 0 0 | 0 0 0 0 | 0 0 0 0 | 14,400,000 0 | 15,192,000 0 | 16,027,560 0 | 16,909,076 0 | 17,839,075 0 | 18,820,224 0 | 19,855,336 0 | 20,947,380 0 | 22,099,486 0 | 23,314,958 0 | 24,597,280 0 | 25,950,131 0 | 27,377,388 0 | 1,696,478 230,349 0 0 City of Celina Collin County Collin College Celina ISD |
| 0 0 0 0 | 0 0 0 0 | 0 0 0 0 | 92,880 13,289 0 0 | 97,988 14,020 0 0 | 103,378 14,791 0 0 | 109,064 15,605 0 0 | 115,062 16,463 0 0 | 121,390 17,369 0 0 | 128,067 18,324 0 0 | 135,111 19,332 0 0 | 142,542 20,395 0 0 | 150,381 21,517 0 0 | 158,652 22,700 0 0 | 167,378 23,949 0 0 | 176,584 25,442 0 0 | 1,928,827 |
| 120,000,000 0 | 120,000,000 0 | 120,000,000 0 | 156,000,000 0 | 164,580,000 0 | 173,631,900 0 | 183,181,655 0 | 193,256,645 0 | 203,885,761 0 | 215,099,478 0 | 226,929,949 0 | 239,411,096 0 | 252,578,707 0 | 266,470,536 0 | 281,126,415 0 | 296,588,368 0 | 0 3,492,670 0 0 City of Celina Collin County Collin College Celina ISD |
| 0 104,971 0 0 | 0 104,971 0 0 | 0 104,971 0 0 | 0 136,462 0 0 | 0 143,967 0 0 | 0 151,885 0 0 | 0 160,239 0 0 | 0 169,052 0 0 | 0 178,350 0 0 | 0 188,159 0 0 | 0 198,508 0 0 | 0 209,426 0 0 | 0 220,944 0 0 | 0 233,096 0 0 | 0 245,917 0 0 | 0 259,442 0 0 | 3,492,670 |
| 1,407,017 | 1,697,068 | 1,831,401 | 2,148,110 | 2,322,591 | 2,504,654 | 2,676,574 | 2,857,950 | 3,049,301 | 3,251,177 | 3,464,155 | 3,688,848 | 3,925,898 | 4,175,987 | 4,439,830 | 4,718,185 | 57,416,089 |
| 10,664,361 | 12,361,429 | 14,192,830 | 16,340,940 | 18,663,531 | 21,168,185 | 23,844,759 | 26,702,709 | 29,752,010 | 33,003,186 | 36,467,342 | 40,156,189 | 44,082,088 | 48,258,074 | 52,697,904 | 57,416,089 | |
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| 1,167,450 239,568 0 0 | 1,439,580 257,487 0 0 | 1,557,871 273,530 0 0 | 1,817,387 330,723 0 0 | 1,966,950 355,641 0 0 | 2,122,966 381,688 0 0 | 2,269,813 406,761 0 0 | 2,424,737 433,213 0 0 | 2,588,181 461,120 0 0 | 2,760,615 490,562 0 0 | 2,942,533 521,622 0 0 | 3,134,456 554,392 0 0 | 3,336,935 588,963 0 0 | 3,550,550 625,436 0 0 | 3,775,915 663,915 0 0 | 4,013,674 704,511 0 0 | 48,576,192 8,839,897 0 0 City of Celina Collin County Collin College Celina ISD |
| 1,407,017 | 1,697,068 | 1,831,401 | 2,148,110 | 2,322,591 | 2,504,654 | 2,676,574 | 2,857,950 | 3,049,301 | 3,251,177 | 3,464,155 | 3,688,848 | 3,925,898 | 4,175,987 | 4,439,830 | 4,718,185 | 57,416,089 |

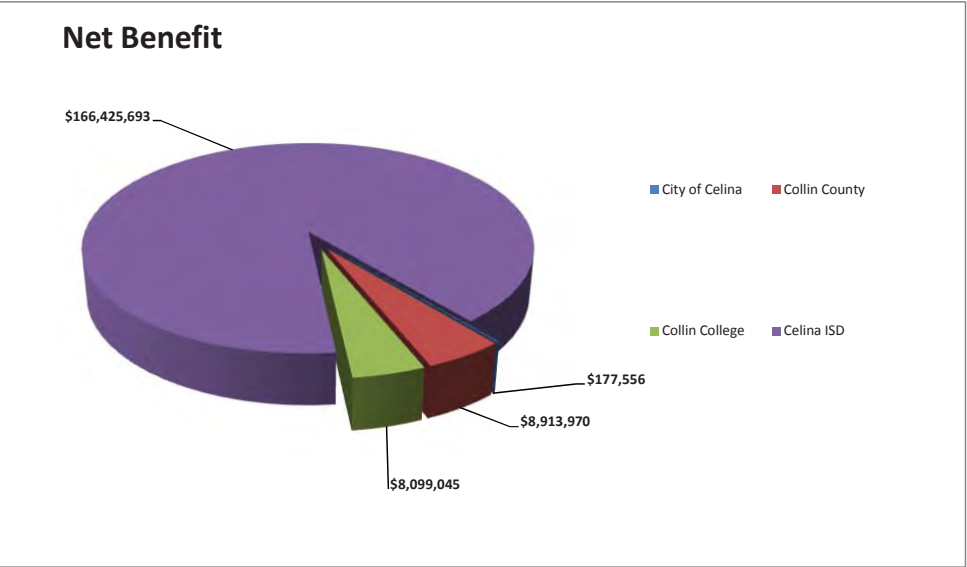
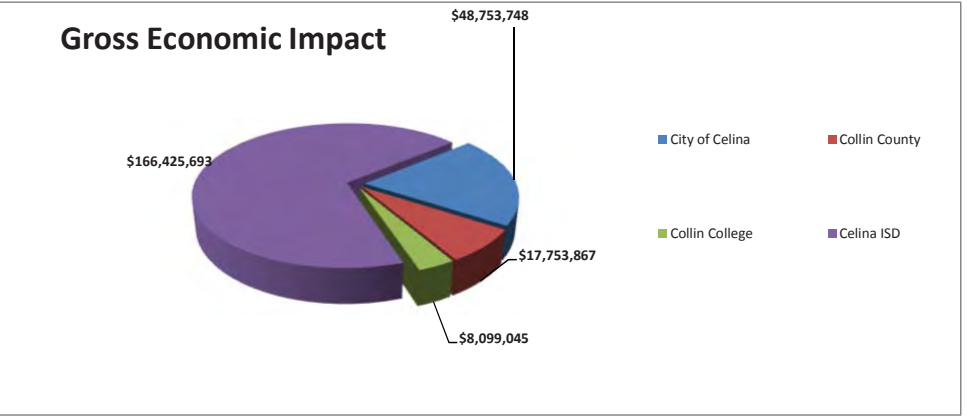
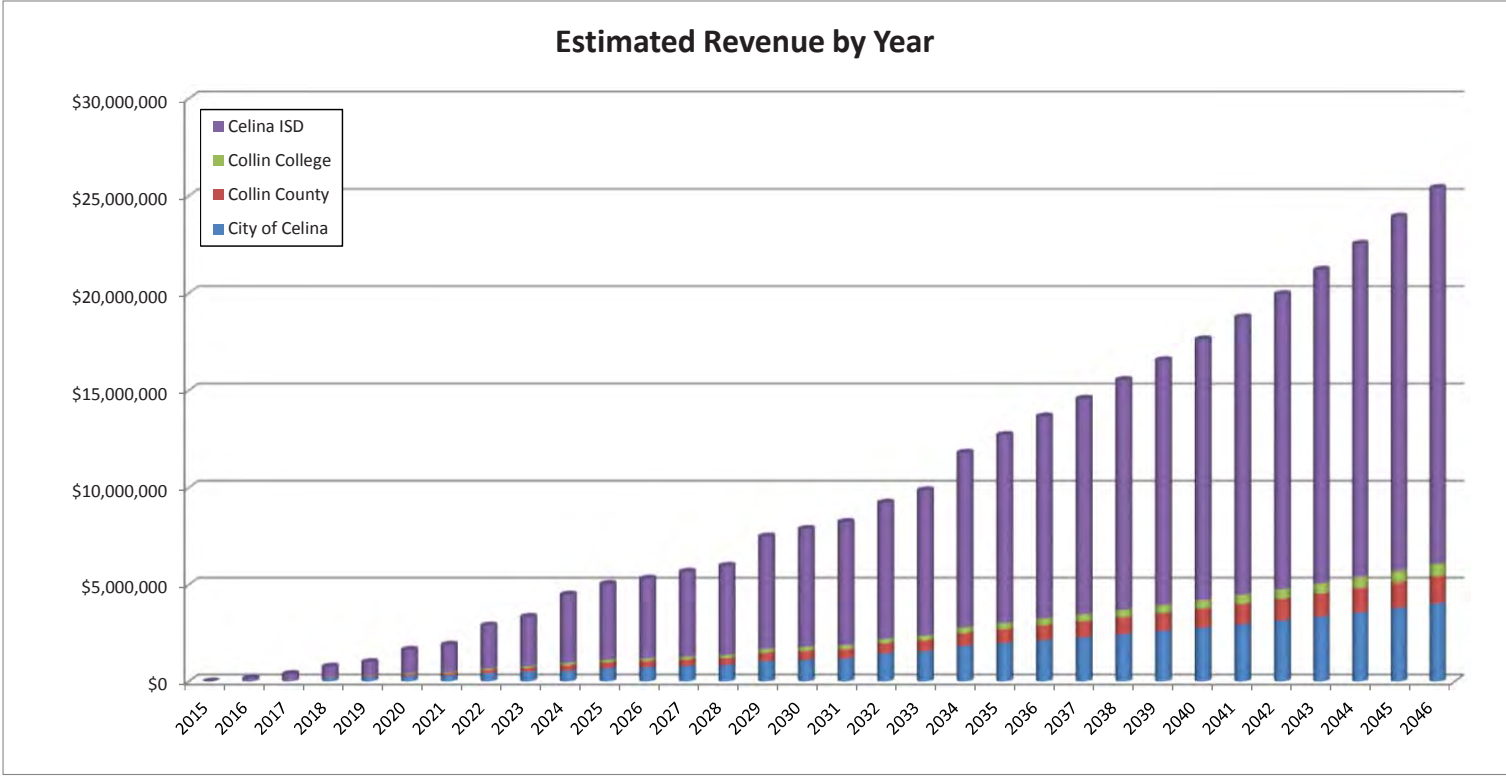
Financial Feasibility Analysis - 100% of Revenue

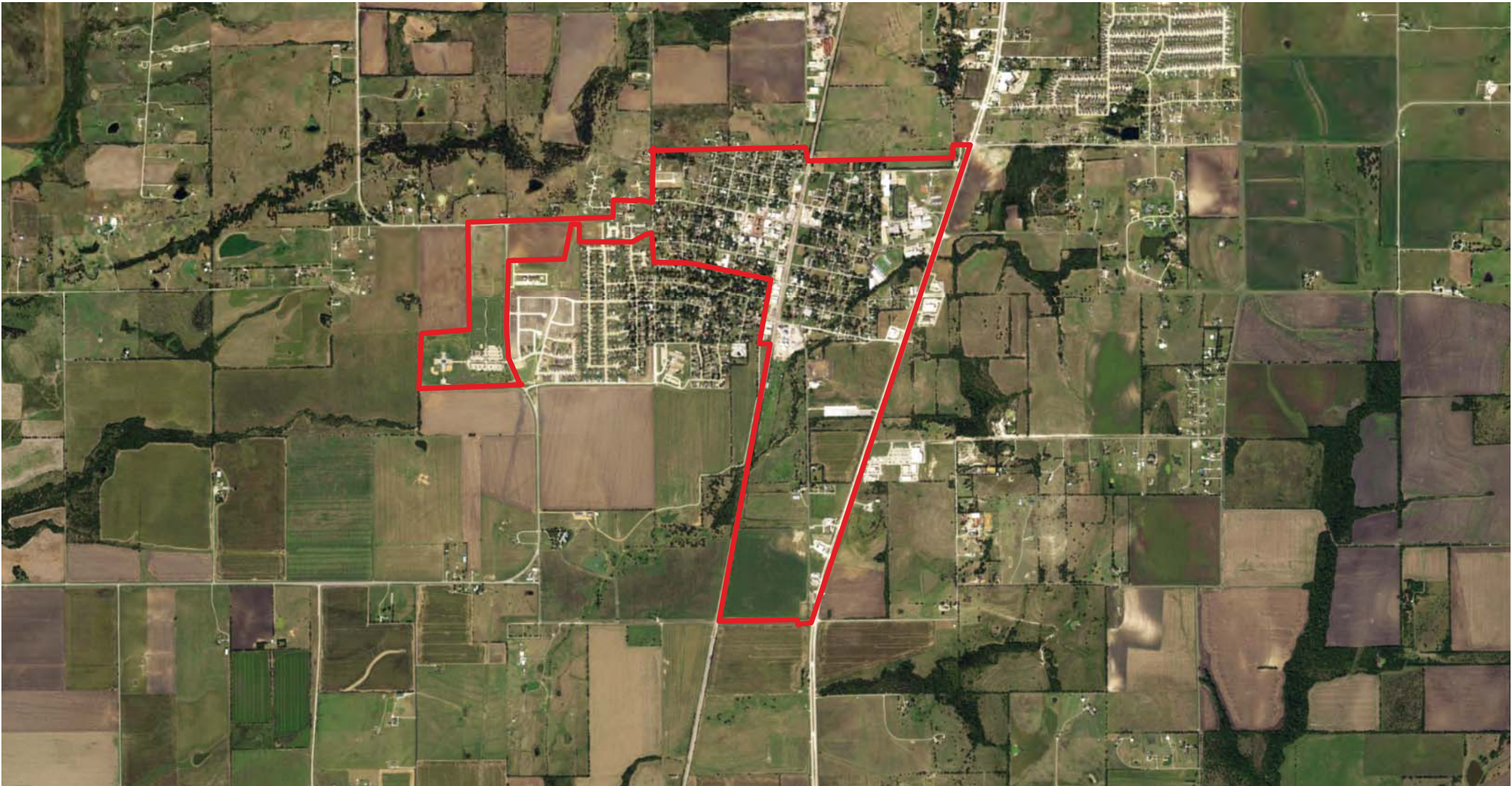
| TAXABLE BASE YEAR GROWTH 5.50% | | DISCOUNT RATE 6.00% | | | | | | | | | | | | | | | |
|--------------------------------|----------------|---------------------|------------|------------|----------------|--------------------------------|-------------|-------------|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | | REAL PROPERTY TAX | | | | BUSINESS PERSONAL PROPERTY TAX | | | | SALES TAX | | | | | | | |
| | | 0.6450000 | 100% | 0.6450000 | City of Celina | 0.6450000 | 100% | 0.6450000 | City of Celina | 0.1749510 | 100% | 0.1749510 | 0.0200000 | 100.00% | 0.0200000 | | |
| | | 0.1749510 | 100% | 0.1749510 | Collin County | 0.0798100 | 100% | 0.0798100 | Collin County | 0.0798100 | 100% | 0.0798100 | | | | | |
| | | 0.0798100 | 100% | 0.0798100 | Collin College | 1.6400000 | 100% | 1.6400000 | Collin College | 1.6400000 | 100% | 1.6400000 | | | | | |
| | | 1.6400000 | 100% | 1.6400000 | Celina ISD | 2.5397610 | | 2.5397610 | Celina ISD | 2.5397610 | | 2.5397610 | | | | | |
| | | 2.5397610 | | 2.5397610 | | | | | | | | | | | | | |
| REVENUE YEAR | BASE YEAR | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| BASE YEAR | 2015 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| | City of Celina | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| | Collin County | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| | Collin College | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| | Celina ISD | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 |
| TAXABLE VALUE | City of Celina | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 |
| | Collin County | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 |
| | Collin College | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 |
| | Celina ISD | 84,803,260 | 89,467,439 | 94,388,148 | 99,579,497 | 105,056,369 | 110,834,469 | 116,930,365 | 123,361,535 | 130,146,420 | 137,304,473 | 144,856,219 | 152,823,311 | 161,228,593 | 170,096,165 | 179,451,454 | 189,321,284 |
| TAXABLE VALUE INCREMENT | City of Celina | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 |
| | Collin County | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 |
| | Collin College | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 |
| | Celina ISD | 0 | 4,664,179 | 9,584,888 | 14,776,237 | 20,253,109 | 26,031,209 | 32,127,105 | 38,558,275 | 45,343,160 | 52,501,213 | 60,052,959 | 68,020,051 | 76,425,333 | 85,292,905 | 94,648,194 | 104,518,024 |
| REVENUE A | | | | | | | | | | | | | | | | | |
| TAXABLE VALUE GROWTH | City of Celina | 0 | 30,084 | 61,823 | 95,307 | 130,633 | 167,901 | 207,220 | 248,701 | 292,463 | 338,633 | 387,342 | 438,729 | 492,943 | 550,139 | 610,481 | 674,141 |
| | Collin County | 0 | 8,160 | 16,769 | 25,851 | 35,433 | 45,542 | 56,207 | 67,458 | 79,328 | 91,851 | 105,063 | 119,002 | 133,707 | 149,221 | 165,588 | 182,855 |
| | Collin College | 0 | 3,722 | 7,650 | 11,793 | 16,164 | 20,776 | 25,641 | 30,773 | 36,168 | 41,901 | 47,928 | 54,287 | 60,995 | 68,072 | 75,539 | 83,416 |
| | Celina ISD | 0 | 76,493 | 157,192 | 242,330 | 332,151 | 426,912 | 526,885 | 632,356 | 743,628 | 861,020 | 984,869 | 1,115,529 | 1,253,375 | 1,398,804 | 1,552,230 | 1,714,096 |
| | | 0 | 118,459 | 243,433 | 375,281 | 514,381 | 661,130 | 815,952 | 979,288 | 1,151,608 | 1,333,405 | 1,525,202 | 1,727,547 | 1,941,021 | 2,166,236 | 2,403,838 | 2,654,508 |
| REVENUE #1 - RETAIL | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | City of Celina | 0 | 0 | 562,500 | 1,687,500 | 1,687,500 | 1,687,500 | 1,687,500 | 2,250,000 | 2,250,000 | 2,250,000 | 3,375,000 | 3,375,000 | 3,375,000 | 3,375,000 | 5,625,000 | 5,625,000 |
| BUSINESS PERSONAL PROPERTY | Collin County | 0 | 0 | 37,500 | 112,500 | 112,500 | 112,500 | 112,500 | 150,000 | 150,000 | 150,000 | 225,000 | 225,000 | 225,000 | 225,000 | 375,000 | 375,000 |
| | City of Celina | 0 | 0 | 3,870 | 11,610 | 11,610 | 11,610 | 11,610 | 15,480 | 15,480 | 15,480 | 23,220 | 23,220 | 23,220 | 23,220 | 38,700 | 38,700 |
| | Collin County | 0 | 0 | 1,050 | 3,149 | 3,149 | 3,149 | 3,149 | 4,199 | 4,199 | 4,199 | 6,298 | 6,298 | 6,298 | 6,298 | 10,497 | 10,497 |
| | Collin College | 0 | 0 | 479 | 1,437 | 1,437 | 1,437 | 1,437 | 1,915 | 1,915 | 1,915 | 2,873 | 2,873 | 2,873 | 4,789 | 4,789 | 4,789 |
| | Celina ISD | 0 | 0 | 9,840 | 29,520 | 29,520 | 29,520 | 29,520 | 39,360 | 39,360 | 39,360 | 59,040 | 59,040 | 59,040 | 59,040 | 98,400 | 98,400 |
| | | 0 | 0 | 15,239 | 45,716 | 45,716 | 45,716 | 45,716 | 60,954 | 60,954 | 60,954 | 91,431 | 91,431 | 91,431 | 91,431 | 152,386 | 152,386 |
| REVENUE #2 - SALES TAX | | | | | | | | | | | | | | | | | |
| Sales | City of Celina | 0 | 0 | 875,000 | 2,625,000 | 2,625,000 | 2,625,000 | 2,625,000 | 3,500,000 | 3,500,000 | 3,500,000 | 5,250,000 | 5,250,000 | 5,250,000 | 5,250,000 | 8,750,000 | 8,750,000 |
| | | 0 | 0 | 17,500 | 52,500 | 52,500 | 52,500 | 52,500 | 70,000 | 70,000 | 70,000 | 105,000 | 105,000 | 105,000 | 105,000 | 175,000 | 175,000 |
| REVENUE #3 - OFFICE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | City of Celina | 0 | 0 | 0 | 1,312,500 | 1,312,500 | 1,312,500 | 1,312,500 | 2,625,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 4,375,000 | 6,125,000 | 7,437,500 |
| BUSINESS PERSONAL PROPERTY | Collin County | 0 | 0 | 0 | 37,500 | 37,500 | 37,500 | 37,500 | 75,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 175,000 | 212,500 |
| | City of Celina | 0 | 0 | 0 | 8,708 | 8,708 | 8,708 | 8,708 | 17,415 | 29,025 | 29,025 | 29,025 | 29,025 | 29,025 | 29,025 | 40,635 | 49,343 |
| | Collin County | 0 | 0 | 0 | 2,362 | 2,362 | 2,362 | 2,362 | 4,724 | 7,873 | 7,873 | 7,873 | 7,873 | 7,873 | 7,873 | 11,022 | 13,384 |
| | Collin College | 0 | 0 | 0 | 1,077 | 1,077 | 1,077 | 1,077 | 2,155 | 3,591 | 3,591 | 3,591 | 3,591 | 3,591 | 3,591 | 5,028 | 6,105 |
| | Celina ISD | 0 | 0 | 0 | 22,140 | 22,140 | 22,140 | 22,140 | 44,280 | 73,800 | 73,800 | 73,800 | 73,800 | 73,800 | 73,800 | 103,320 | 125,460 |
| | | 0 | 0 | 0 | 34,287 | 34,287 | 34,287 | 34,287 | 68,574 | 114,289 | 114,289 | 114,289 | 114,289 | 114,289 | 114,289 | 160,005 | 194,292 |
| REVENUE #4 - TOWNHOMES | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | City of Celina | 0 | 0 | 0 | 1,312,500 | 2,625,000 | 4,125,000 | 5,625,000 | 10,125,000 | 14,625,000 | 14,625,000 | 19,875,000 | 19,875,000 | 21,875,000 | 21,875,000 | 25,875,000 | 25,875,000 |
| BUSINESS PERSONAL PROPERTY | Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | City of Celina | 0 | 0 | 0 | 8,466 | 16,931 | 26,606 | 36,281 | 65,306 | 94,331 | 94,331 | 128,194 | 128,194 | 141,094 | 141,094 | 166,894 | 166,894 |
| | Collin County | 0 | 0 | 0 | 2,296 | 4,592 | 7,217 | 9,841 | 17,714 | 25,587 | 25,587 | 34,772 | 34,772 | 38,271 | 38,271 | 45,269 | 45,269 |
| | Collin College | 0 | 0 | 0 | 1,048 | 2,095 | 3,292 | 4,489 | 8,081 | 11,672 | 11,672 | 15,862 | 15,862 | 17,458 | 17,458 | 20,651 | 20,651 |
| | Celina ISD | 0 | 0 | 0 | 21,525 | 43,050 | 67,650 | 92,250 | 166,050 | 239,850 | 239,850 | 325,950 | 325,950 | 358,750 | 358,750 | 424,350 | 424,350 |
| | | 0 | 0 | 0 | 33,334 | 66,669 | 104,765 | 142,862 | 257,151 | 371,440 | 371,440 | 504,777 | 504,777 | 555,573 | 555,573 | 657,163 | 657,163 |
| REVENUE #5 - HOTEL | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BUSINESS PERSONAL PROPERTY | Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| REVENUE #6 - MULTIFAMILY | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | City of Celina | 0 | 0 | 0 | 0 | 0 | 18,000,000 | 18,000,000 | 42,000,000 | 42,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 84,000,000 | 120,000,000 | 120,000,000 |
| BUSINESS PERSONAL PROPERTY | Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Collin County | 0 | 0 | 0 | 0 | 0 | 31,491 | 31,491 | 73,479 | 73,479 | 146,959 | 146,959 | 146,959 | 146,959 | 146,959 | 209,941 | 209,941 |
| | Collin College | 0 | 0 | 0 | 0 | 0 | 14,366 | 14,366 | 33,520 | 33,520 | 67,040 | 67,040 | 67,040 | 67,040 | 67,040 | 95,772 | 95,772 |
| | Celina ISD | 0 | 0 | 0 | 0 | 0 | 295,200 | 295,200 | 688,800 | 688,800 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,377,600 | 1,968,000 | 1,968,000 |
| | | 0 | 0 | 0 | 0 | 0 | 341,057 | 341,057 | 795,800 | 795,800 | 1,591,599 | 1,591,599 | 1,591,599 | 1,591,599 | 1,591,599 | 2,273,713 | 2,273,713 |
| REVENUE A, 1, 2, 3, 4, 5, 6 | | 0 | 118,459 | 276,172 | 541,118 | 713,552 | 1,239,455 | 1,432,373 | 2,231,766 | 2,564,091 | 3,541,688 | 3,932,299 | 4,134,644 | 4,398,913 | 4,624,129 | 5,822,105 | 6,107,062 |
| Running Total | | 0 | 118,459 | 394,631 | 935,749 | 1,649,301 | 2,888,756 | 4,321,128 | 6,552,895 | 9,116,986 | 12,658,674 | 16,590,973 | 20,726,617 | 25,124,530 | 29,748,659 | 35,570,764 | 41,677,825 |
| GROSS | 241,032,353 | | | | | | | | | | | | | | | | |
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | |
| | City of Celina | 0 | 30,084 | 83,193 | 176,590 | 220,381 | 267,325 | 316,319 | 416,902 | 501, | | | | | | | |

Financial Feasibility Analysis - 100% of Revenue

| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | TOTALS |
| 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | |
| 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | |
| 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | |
| 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | 84,803,260 | |
| 199,733,955 | 210,719,323 | 222,308,885 | 234,535,874 | 247,435,347 | 261,044,291 | 275,401,727 | 290,548,822 | 306,529,007 | 323,388,103 | 341,174,448 | 359,939,043 | 379,735,691 | 400,621,153 | 422,655,317 | 445,901,359 | |
| 199,733,955 | 210,719,323 | 222,308,885 | 234,535,874 | 247,435,347 | 261,044,291 | 275,401,727 | 290,548,822 | 306,529,007 | 323,388,103 | 341,174,448 | 359,939,043 | 379,735,691 | 400,621,153 | 422,655,317 | 445,901,359 | |
| 199,733,955 | 210,719,323 | 222,308,885 | 234,535,874 | 247,435,347 | 261,044,291 | 275,401,727 | 290,548,822 | 306,529,007 | 323,388,103 | 341,174,448 | 359,939,043 | 379,735,691 | 400,621,153 | 422,655,317 | 445,901,359 | |
| 199,733,955 | 210,719,323 | 222,308,885 | 234,535,874 | 247,435,347 | 261,044,291 | 275,401,727 | 290,548,822 | 306,529,007 | 323,388,103 | 341,174,448 | 359,939,043 | 379,735,691 | 400,621,153 | 422,655,317 | 445,901,359 | |
| 114,930,695 | 125,916,063 | 137,505,625 | 149,732,614 | 162,632,087 | 176,241,031 | 190,598,467 | 205,745,562 | 221,725,747 | 238,584,843 | 256,371,188 | 275,135,783 | 294,932,431 | 315,817,893 | 337,852,057 | 361,098,099 | |
| 114,930,695 | 125,916,063 | 137,505,625 | 149,732,614 | 162,632,087 | 176,241,031 | 190,598,467 | 205,745,562 | 221,725,747 | 238,584,843 | 256,371,188 | 275,135,783 | 294,932,431 | 315,817,893 | 337,852,057 | 361,098,099 | |
| 114,930,695 | 125,916,063 | 137,505,625 | 149,732,614 | 162,632,087 | 176,241,031 | 190,598,467 | 205,745,562 | 221,725,747 | 238,584,843 | 256,371,188 | 275,135,783 | 294,932,431 | 315,817,893 | 337,852,057 | 361,098,099 | |
| 114,930,695 | 125,916,063 | 137,505,625 | 149,732,614 | 162,632,087 | 176,241,031 | 190,598,467 | 205,745,562 | 221,725,747 | 238,584,843 | 256,371,188 | 275,135,783 | 294,932,431 | 315,817,893 | 337,852,057 | 361,098,099 | |
| 741,303 | 812,159 | 886,911 | 965,775 | 1,048,977 | 1,136,755 | 1,229,360 | 1,327,059 | 1,430,131 | 1,538,872 | 1,653,594 | 1,774,626 | 1,902,314 | 2,037,025 | 2,179,146 | 2,329,083 | 27,719,630 |
| 100,536 | 110,146 | 120,284 | 130,979 | 142,263 | 154,168 | 166,727 | 179,977 | 193,956 | 208,703 | 224,262 | 240,676 | 257,994 | 276,263 | 295,538 | 315,872 | 3,746,898 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 841,839 | 922,304 | 1,007,195 | 1,096,755 | 1,191,240 | 1,290,922 | 1,396,087 | 1,507,036 | 1,624,087 | 1,747,576 | 1,877,856 | 2,015,302 | 2,160,308 | 2,313,289 | 2,474,684 | 2,644,955 | 31,466,527 |
| 5,625,000 | 10,125,000 | 10,125,000 | 12,375,000 | 13,055,625 | 13,773,684 | 14,531,237 | 15,330,455 | 16,173,630 | 17,063,180 | 18,001,655 | 18,991,746 | 20,036,292 | 21,138,288 | 22,300,893 | 23,527,443 | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 36,281 | 65,306 | 65,306 | 79,819 | 84,209 | 88,840 | 93,726 | 98,881 | 104,320 | 110,058 | 116,111 | 122,497 | 129,234 | 136,342 | 143,841 | 151,752 | 1,876,864 |
| 4,920 | 8,857 | 8,857 | 10,825 | 11,420 | 12,049 | 12,711 | 13,410 | 14,148 | 14,926 | 15,747 | 16,613 | 17,527 | 18,491 | 19,508 | 20,581 | 254,050 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41,202 | 74,163 | 74,163 | 90,644 | 95,629 | 100,889 | 106,438 | 112,292 | 118,468 | 124,984 | 131,858 | 139,110 | 146,761 | 154,833 | 163,349 | 172,333 | 2,130,914 |
| 8,750,000 | 15,750,000 | 15,750,000 | 19,250,000 | 20,308,750 | 21,425,731 | 22,604,146 | 23,847,375 | 25,158,980 | 26,542,724 | 28,002,574 | 29,542,715 | 31,167,565 | 32,881,781 | 34,690,279 | 36,598,244 | |
| 175,000 | 315,000 | 315,000 | 385,000 | 406,175 | 428,515 | 452,083 | 476,947 | 503,180 | 530,854 | 560,051 | 590,854 | 623,351 | 657,636 | 693,806 | 731,965 | 9,052,917 |
| 7,437,500 | 7,437,500 | 9,187,500 | 9,692,813 | 10,225,917 | 10,788,343 | 11,381,701 | 12,007,695 | 12,668,118 | 13,364,865 | 14,099,932 | 14,875,429 | 15,693,577 | 16,556,724 | 17,467,344 | 18,428,048 | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 47,972 | 47,972 | 59,259 | 62,519 | 65,957 | 69,585 | 73,412 | 77,450 | 81,709 | 86,203 | 90,945 | 95,947 | 101,224 | 106,791 | 112,664 | 118,861 | 1,606,053 |
| 6,506 | 6,506 | 8,037 | 8,479 | 8,945 | 9,437 | 9,956 | 10,504 | 11,081 | 11,691 | 12,334 | 13,012 | 13,728 | 14,483 | 15,280 | 16,120 | 217,814 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54,478 | 54,478 | 67,296 | 70,997 | 74,902 | 79,022 | 83,368 | 87,953 | 92,791 | 97,894 | 103,279 | 108,959 | 114,952 | 121,274 | 127,944 | 134,981 | 1,823,868 |
| 25,875,000 | 30,875,000 | 35,875,000 | 35,875,000 | 40,875,000 | 45,875,000 | 48,398,125 | 51,060,022 | 53,868,323 | 56,831,081 | 59,956,790 | 63,254,414 | 66,733,407 | 70,403,744 | 74,275,950 | 78,361,127 | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 166,894 | 199,144 | 231,394 | 231,394 | 263,644 | 295,894 | 312,168 | 329,337 | 347,451 | 366,560 | 386,721 | 407,991 | 430,430 | 454,104 | 479,080 | 505,429 | 6,622,250 |
| 22,634 | 27,008 | 31,382 | 31,382 | 35,756 | 40,129 | 42,337 | 44,665 | 47,122 | 49,713 | 52,448 | 55,332 | 58,375 | 61,586 | 64,973 | 68,547 | 898,116 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 189,528 | 226,152 | 262,776 | 262,776 | 299,399 | 336,023 | 354,504 | 374,002 | 394,572 | 416,274 | 439,169 | 463,323 | 488,806 | 515,690 | 544,053 | 573,976 | 7,520,366 |
| 0 | 0 | 0 | 14,400,000 | 15,192,000 | 16,027,560 | 16,909,076 | 17,839,075 | 18,820,224 | 19,855,336 | 20,947,380 | 22,099,486 | 23,314,958 | 24,597,280 | 25,950,131 | 27,377,388 | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 0 | 0 | 0 | 92,880 | 97,988 | 103,378 | 109,064 | 115,062 | 121,390 | 128,067 | 135,111 | 142,542 | 150,381 | 158,652 | 167,378 | 176,584 | 1,698,478 |
| 0 | 0 | 0 | 12,596 | 13,289 | 14,020 | 14,791 | 15,605 | 16,463 | 17,369 | 18,324 | 19,332 | 20,395 | 21,517 | 22,700 | 23,949 | 230,349 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 105,476 | 111,278 | 117,398 | 123,855 | 130,667 | 137,854 | 145,435 | 153,434 | 161,873 | 170,776 | 180,169 | 190,078 | 200,533 | 1,928,827 |
| 120,000,000 | 120,000,000 | 120,000,000 | 156,000,000 | 164,580,000 | 173,631,900 | 183,181,655 | 193,256,645 | 203,885,761 | 215,099,478 | 226,929,949 | 239,411,096 | 252,578,707 | 266,470,536 | 281,126,415 | 296,588,368 | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 104,971 | 104,971 | 104,971 | 136,462 | 143,967 | 151,885 | 160,239 | 169,052 | 178,350 | 188,159 | 198,508 | 209,426 | 220,944 | 233,096 | 245,917 | 259,442 | 3,492,670 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 104,971 | 104,971 | 104,971 | 136,462 | 143,967 | 151,885 | 160,239 | 169,052 | 178,350 | 188,159 | 198,508 | 209,426 | 220,944 | 233,096 | 245,917 | 259,442 | 3,492,670 |
| 1,407,017 | 1,697,068 | 1,831,401 | 2,148,110 | 2,322,591 | 2,504,654 | 2,676,574 | 2,857,950 | 3,049,301 | 3,251,177 | 3,464,155 | 3,688,848 | 3,925,898 | 4,175,987 | 4,439,830 | 4,718,185 | 57,416,089 |
| 10,664,361 | 12,361,429 | 14,192,830 | 16,340,940 | 18,663,531 | 21,168,185 | 23,844,759 | 26,702,709 | 29,752,010 | 33,003,186 | 36,467,342 | 40,156,189 | 44,082,088 | 48,258,074 | 52,697,904 | 57,416,089 | |
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| 1,167,450 | 1,439,580 | 1,557,871 | 1,817,387 | 1,966,950 | 2,122,966 | 2,269,813 | 2,424,737 | 2,588,181 | 2,760,615 | 2,942,533 | 3,134,456 | 3,336,935 | 3,550,550 | 3,775,915 | 4,013,674 | 48,576,192 |
| 239,568 | 257,487 | 273,530 | 330,723 | 355,641 | 381,688 | 406,761 | 433,213 | 461,120 | 490,562 | 521,622 | 554,392 | 588,963 | 625,436 | 663,915 | 704,511 | 8,839,897 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,407,017 | 1,697,068 | 1,831,401 | 2,148,110 | 2,322,591 | 2,504,654 | 2,676,574 | 2,857,950 | 3,049,301 | 3,251,177 | 3,464,155 | 3,688,848 | 3,925,898 | 4,175,987 | 4,439,830 | 4,718,185 | 57,416,089 |

| Taxing Jurisdictions | Total Taxes Generated | Participation | Net Benefit |
|----------------------|-----------------------|---------------|---------------|
| City of Celina | \$48,753,748 | \$48,576,192 | \$177,556 |
| Collin County | \$17,753,867 | \$8,839,897 | \$8,913,970 |
| Collin College | \$8,099,045 | \$0 | \$8,099,045 |
| Celina ISD | \$166,425,693 | \$0 | \$166,425,693 |
| Total | \$241,032,353 | \$57,416,089 | \$183,616,264 |





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #11 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code subject to City Council approval. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain;
- or
- give final approval to the Zone’s project and financing plan.

EXHIBIT A - Ownership

| ID | OWNER | LEGAL | SITUS | EX | ACRES | SQFT | ASSESSED | TAXABLE |
|---------|--|---|-------------------------------------|--------|-------|------------|------------|------------|
| 2615014 | SULLIVAN RANDALL | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 11 | 206 E MAIN ST #ELINA, TX 75009 | | - | 7,252.74 | \$ 183,664 | \$ 183,664 |
| 1011354 | COLLINS CINA | ABS A0767 J K RICE SURVEY, TRACT 10, .155 ACRES | 212 S TENNESSEE DR #ELINA, TX 75009 | | 0.16 | 6,752.00 | \$ 15,000 | \$ 15,000 |
| 1011416 | MACK THOMAS JEROME | ABS A0767 J K RICE SURVEY, TRACT 16, .155 ACRES | 612 W ELM ST #ELINA, TX 75009 | | 0.16 | 6,752.00 | \$ 15,000 | \$ 15,000 |
| 2526775 | HERRIN REAL ESTATE LLC | HERRIN ADDITION (CCL), BLK A, LOT 5 | STATE HWY 289#ELINA, TX 75009 | | 0.66 | 28,849.79 | \$ 129,824 | \$ 129,824 |
| 1011443 | BANKS JUNE S | ABS A0767 J K RICE SURVEY, TRACT 19, .155 ACRES | VIRGINIA ST #ELINA, TX 75009 | | 0.16 | 6,752.00 | \$ 15,000 | \$ 15,000 |
| 2526958 | IDGAF INVESTMENTS INC | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 8R-2; REPLAT | 409 W MAPLE ST #ELINA, TX 75009 | | - | 6,111.47 | \$ 146,343 | \$ 146,343 |
| 2615015 | SULLIVAN RANDALL | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 12 | 208 E MAIN ST #ELINA, TX 75009 | | - | 7,248.38 | \$ 165,661 | \$ 165,661 |
| 981557 | D'AMICO DONALD P & SUZANNE | CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 7A 8A 9A 10A 11A & 12A | 208 S OKLAHOMA DR #ELINA, TX 75009 | | - | - | \$ 46,000 | \$ 46,000 |
| 2526772 | HERRIN REAL ESTATE LLC | HERRIN ADDITION (CCL), BLK A, LOT 2 | 1341 S PRESTON RD #ELINA, TX 75009 | | 0.66 | 28,884.64 | \$ 778,688 | \$ 778,688 |
| 1055636 | HEPTIG JAMES & | ABS A1055 JOHN WILLOCK SURVEY, TRACT 2, 5.0 ACRES | 310 N FLORIDA DR #ELINA, TX 75009 | | 5.00 | 217,800.00 | \$ 40,097 | \$ 40,097 |
| 1011372 | PEAVY ELLEN | ABS A0767 J K RICE SURVEY, TRACT 12, .155 ACRES | TENNESSEE ST #ELINA, TX 75009 | | 0.16 | 6,752.00 | \$ 32,252 | \$ 32,252 |
| 981496 | BOYD RORY RHODES | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 7 8 9 | 202 E MAIN ST #ELINA, TX 75009 | HS | - | - | \$ 255,940 | \$ 255,940 |
| 999815 | STK PROPERTIES LTD | CELINA ORIGINAL DONATION (CCL), BLK 89, LOT 89B | 408 N ILLINOIS ST #ELINA, TX 75009 | | 1.28 | 55,713.00 | \$ 51,160 | \$ 51,160 |
| 1011363 | COLLINS CINA | ABS A0767 J K RICE SURVEY, TRACT 11, .156 ACRES | 210 S TENNESSEE DR #ELINA, TX 75009 | HS | 0.16 | 6,795.36 | \$ 113,872 | \$ 113,872 |
| 988738 | CELINA CITY OF ETAL | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2C | 204 S ARKANSAS ST #ELINA, TX 75009 | EX-XV | - | - | \$ 15,000 | |
| 2526776 | CELINA CITY OF | HERRIN ADDITION (CCL), BLK A, LOT R001; ROW | STATE HWY 289#X | EX-XV | 0.35 | 15,241.64 | \$ 99,071 | |
| 1011434 | BANKS JUNE S | ABS A0767 J K RICE SURVEY, TRACT 18, .155 ACRES | VIRGINIA ST #ELINA, TX 75009 | | 0.16 | 6,752.00 | \$ 15,000 | \$ 15,000 |
| 2526957 | MARTGAN TIMOTHY M & ANN K | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 8R-1; REPLAT | 405 N ARIZONA ST #ELINA, TX 75009 | | - | 6,891.19 | \$ 150,882 | \$ 150,882 |
| 2017629 | GUAPO JOSE L & LAURA | CELINA ORIGINAL DONATION (CCL), BLK 89, LOT 89C | 408 N ILLINOIS ST #ELINA, TX 75009 | | 0.40 | 17,337.00 | \$ 98,095 | \$ 98,095 |
| 2531574 | CELINA CITY OF | GOODELL ADDITION (CCL), LOT R001; ROW | ASH ST #ELINA, TX 75009 | EX-XV | 0.10 | 4,486.68 | \$ 1,000 | |
| 1011425 | FIELDS WALTER & BETTY L | ABS A0767 J K RICE SURVEY, TRACT 17, .155 ACRES | 205 S VIRGINIA ST #ELINA, TX 75009 | HS | 0.16 | 6,752.00 | \$ 71,213 | \$ 71,213 |
| 2556815 | CELINA CITY OF | ABS A0975 JNO WILLOCK SURVEY, TRACT 18, .178 ACRES | PECAN ST #X | EX-XV | 0.18 | 7,753.68 | \$ 5,815 | |
| 2531573 | CELINA BUSINESS CENTER LTD | GOODELL ADDITION (CCL), LOT 1 | 508 S LOUISIANA ST #ELINA, TX 75009 | | 0.80 | 34,891.56 | \$ 287,847 | \$ 287,847 |
| 980923 | CKM LEASING LLC | CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 1 | 104 E ELM ST #ELINA, TX 75009 | | - | 39,875.00 | \$ 218,726 | \$ 218,726 |
| 2760376 | MARTINEK FARMING LLC | ABS A0132 B B B & C RY CO SURVEY, TRACT 13, 13.52 ACRES; SN1: TXFLW12A79936FD11, HUD1: RAD1059732 | OKLAHOMA ST #X | | 13.52 | 588,931.12 | \$ - | \$ - |
| 978776 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 6A | 312 W WALNUT ST #ELINA, TX 75009 | | - | 3,258.00 | \$ 172,193 | \$ 172,193 |
| 1716780 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 3B | 306 W WALNUT ST #ELINA, TX 75009 | | - | 3,097.12 | \$ 112,176 | \$ 112,176 |
| 1586082 | SMITH STEVEN B | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 14B-15B | 307 W MAIN ST #ELINA, TX 75009 | | - | - | \$ 110,098 | \$ 110,098 |
| 2608102 | MOVEMENT CHURCH OF CELINA | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 5R; REPLAT | 310 W WALNUT ST #ELINA, TX 75009 | | 0.11 | 4,922.28 | \$ 246,232 | \$ 246,232 |
| 978856 | WADE NANCY | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 16 & 17 | 305 W MAIN ST #ELINA, TX 75009 | | - | - | \$ 129,467 | \$ 129,467 |
| 1622462 | BRADDOCK MATTHEW | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 13B-14C | 311 W MAIN ST #ELINA, TX 75009 | HS | - | - | \$ 107,074 | \$ 107,074 |
| 978874 | ALLARD SCOTT & ALMA L | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 17C & 18A | 111 S OHIO ST #ELINA, TX 75009 | HS | - | - | \$ 238,163 | \$ 238,163 |
| 978847 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 13A 14A 15A | COLORADO ST #ELINA, TX 75009 | | - | - | \$ 30,000 | \$ 30,000 |
| 978749 | CELINA CITY OF | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 1 | 300 W WALNUT ST #ELINA, TX 75009 | EX-XV | - | 3,429.00 | \$ 267,738 | |
| 2042405 | CELINA CHURCH OF GOD | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 10B 11 & 12 | 324 W WALNUT ST #ELINA, TX 75009 | EX-XV | - | 9,135.00 | \$ 309,032 | |
| 2556814 | CELINA CITY OF | ABS A0975 JNO WILLOCK SURVEY, TRACT 17, .0892 ACRES | WALNUT ST #ELINA, TX 75009 | EX-XV | 0.09 | 3,885.55 | \$ 2,914 | |
| 978865 | FARAHANI ERIN & ABDI SOHAIL | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 17B & 18B | 109 S OHIO ST #ELINA, TX 75009 | | - | 4,800.00 | \$ 81,837 | \$ 81,837 |
| 978785 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 7 8 9 & 10A | 322 W WALNUT ST #ELINA, TX 75009 | | - | 12,615.00 | \$ 282,151 | \$ 282,151 |
| 978758 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 2 | 304 W WALNUT ST #ELINA, TX 75009 | | - | 3,429.00 | \$ 121,961 | \$ 121,961 |
| 978302 | FIRST BAPTIST CHURCH OF CELINA THE | CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 6 | 211 W POPLAR ST #ELINA, TX 75009 | EX-XV | - | - | \$ 10,000 | |
| 978240 | VICTORINO ARMANDO | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 11B & 12B | 406 N LOUISIANA ST #ELINA, TX 75009 | HS | - | - | \$ 74,506 | \$ 74,506 |
| 1846934 | GRANT LARRY | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2F | ARKANSAS ST S #ELINA, TX 75009 | | - | - | \$ 26,000 | \$ 26,000 |
| 1921585 | PIRANIO DENNIS & BETH | CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 2C | 610 W BEECH ST #ELINA, TX 75009 | | - | - | \$ 100,000 | \$ 100,000 |
| 978080 | UNIFIED PENTECOSTAL LOCAL CHURCHES INC d/b/a IGLESIA BUENAS NUEVAS | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 4 5B | 206 W MAPLE ST #ELINA, TX 75009 | | - | - | \$ 30,000 | \$ 30,000 |
| 2088953 | MARKS E L JR & TEENA | CELINA ORIGINAL DONATION (CCL), BLK 48, LOT 1C | 302 N OKLAHOMA DR #ELINA, TX 75009 | | - | 34,412.00 | \$ 170,400 | \$ 170,400 |
| 981209 | GALICIA ROMAN | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 4 & 5B | 305 E MAPLE ST #ELINA, TX 75009 | | - | - | \$ 115,376 | \$ 115,376 |
| 978204 | UNRUH RANDALL L & | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 6A | 503 N OHIO ST #ELINA, TX 75009 | | - | - | \$ 58,662 | \$ 58,662 |
| 978614 | WILLARD PROPERTIES LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 12B 13 | W PECAN ST #ELINA, TX 75009 | | - | 5,248.98 | \$ 62,988 | \$ 62,988 |
| 999469 | MALONE MARK ANDREW | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 2 3 | 407 E BEECH ST #ELINA, TX 75009 | | - | - | \$ 87,640 | \$ 87,640 |
| 1586224 | D' AMICO DONALD & | CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 4B 5B 6B | 204 S OKLAHOMA DR #ELINA, TX 75009 | | - | 13,950.00 | \$ 34,875 | \$ 34,875 |
| 988550 | BOYCE LINDA K | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 3 | 405 E MAPLE ST #ELINA, TX 75009 | | - | - | \$ 237,043 | \$ 237,043 |
| 978286 | VARGAS KARINA S | CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 4 | 207 W POPLAR ST #ELINA, TX 75009 | | - | - | \$ 53,417 | \$ 53,417 |
| 977946 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 7A & 7B | PECAN ST #ELINA, TX 75009 | | - | 3,750.00 | \$ 110,446 | \$ 110,446 |
| 978053 | SIERRA JOSE | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 1A 2A & 3A | 312 N LOUISIANA ST #ELINA, TX 75009 | | - | - | \$ 73,394 | \$ 73,394 |
| 977937 | STARK BILLIE JOYCE | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 6B | 211 N OHIO ST #ELINA, TX 75009 | DP, HS | - | - | \$ 76,294 | \$ 76,294 |
| 979677 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 8B & 9 | 407 W PECAN ST #ELINA, TX 75009 | | 0.21 | 8,973.36 | \$ 26,000 | \$ 26,000 |
| 981423 | MATEHUALA DAVID | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 10 | 308 E WALNUT ST #ELINA, TX 75009 | | - | - | \$ 24,000 | \$ 24,000 |
| 999708 | SOURCING EXPERTS LLC THE | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 3A | 613 W WALNUT ST #ELINA, TX 75009 | | - | - | \$ 40,035 | \$ 40,035 |
| 1696980 | LEDESMA MONICA C | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 9B | 409 N ARIZONA ST #ELINA, TX 75009 | | - | - | \$ 158,393 | \$ 158,393 |
| 981361 | D'AMICO DON & SUZANNE | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 3 & 4 | 305 E PECAN ST #ELINA, TX 75009 | | - | 14,966.41 | \$ 109,864 | \$ 109,864 |
| 978598 | WILLARD PROPERTIES LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 7 8 9 10 | 333 W PECAN ST #ELINA, TX 75009 | | - | 14,375.00 | \$ 172,500 | \$ 172,500 |
| 2019350 | WILLARD ANGELA | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 1B | 601 W WALNUT ST #ELINA, TX 75009 | HS | - | - | \$ 246,557 | \$ 246,557 |
| 999334 | MATEHUALA JESUS G & MARIA V | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 9 | 306 E MAIN ST #ELINA, TX 75009 | HS | - | - | \$ 29,952 | \$ 29,952 |
| 1000035 | TORRE TOMAS RODRIGUEZ DE LA | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 6 | 406 S TEXAS ST #ELINA, TX 75009 | | - | - | \$ 24,000 | \$ 24,000 |
| 982422 | GENTRY RONALD J & JULIE A | PERKINS ADDITION (CCL), LOT 4A | 103 N FLORIDA DR #ELINA, TX 75009 | | - | - | \$ 112,000 | \$ 112,000 |
| 980380 | FARQUHAR MARGARET JOYCE | CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 9B 10A 11A 11B 12A 12B | 107 S ARIZONA ST #ELINA, TX 75009 | DP, HS | - | - | \$ 144,650 | \$ 144,650 |
| 999432 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 11A 12A | 106 N ARKANSAS ST #ELINA, TX 75009 | | - | - | \$ 62,288 | \$ 62,288 |
| 999236 | DAVIS URSALENE Y | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 6 | 301 E MAIN ST #ELINA, TX 75009 | HS | - | - | \$ 77,000 | \$ 77,000 |
| 982529 | DE BOER CARLA R & JAN | PERKINS ADDITION (CCL), LOT 7C | 105 S KENTUCKY ST #ELINA, TX 75009 | HS | - | - | \$ 80,329 | \$ 80,329 |
| 977919 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 4A & 5 | 208 W BEECH ST #ELINA, TX 75009 | | 0.23 | 10,018.80 | \$ 103,433 | \$ 103,433 |
| 981227 | LOOPER TIM & LAHOMA | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 7 | 302 E BEECH ST #ELINA, TX 75009 | | - | - | \$ 173,625 | \$ 173,625 |
| 977606 | SIMPSON JANE LACLEDE KAYSER- | CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 10A 11 & 12 | S LOUISIANA ST #ELINA, TX 75009 | | - | - | \$ 57,335 | \$ 57,335 |
| 999780 | HUDDLESTON BILLIE RAY | CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 2B & 2D | 613 W PECAN ST #ELINA, TX 75009 | HS | - | - | \$ 123,101 | \$ 123,101 |

EXHIBIT A - Ownership

| | | | | | | | | | | |
|---------|--|--|--|-------|------|-----------|----|---------|----|---------|
| 1520009 | SIERRA JOSE A & CATALINA | PERKINS ADDITION (CCL), LOT 24D | 715 W PECAN ST #ELINA, TX 75009 | HS | - | - | \$ | 130,963 | \$ | 130,963 |
| 980950 | MATEHUALA RICARDO | CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 4A & 4B | 205 S OKLAHOMA DR #ELINA, TX 75009 | | - | 9,570.00 | \$ | 118,944 | \$ | 118,944 |
| 978491 | VARGAS JUAN MANUEL | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 7A & 8A | 309 W BEECH ST #ELINA, TX 75009 | | - | - | \$ | 166,756 | \$ | 166,756 |
| 979622 | BURRIS KATHLEEN | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 3 | 406 W BEECH ST #ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 999646 | KELLY MARJORIE - LE | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 3A | 609 W MAIN ST #ELINA, TX 75009 | HS | - | - | \$ | 67,196 | \$ | 67,196 |
| 982556 | RIOS ADOLFO FABGA & | PERKINS ADDITION (CCL), LOT 8C | 714 W WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 97,444 | \$ | 97,444 |
| 999735 | TILLER BARBARA ANN | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 5A | 606 W PECAN ST #ELINA, TX 75009 | | - | - | \$ | 164,270 | \$ | 164,270 |
| 980433 | PIKE JACKIE | CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 7B 8A | 208 S ILLINOIS ST #ELINA, TX 75009 | | 0.07 | 3,005.64 | \$ | 5,000 | \$ | 5,000 |
| 981575 | TOM KEETON FAMILY LIMITED PARTNERSHIP | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 1A, 2A, 3A & 4B | ELM ST #ELINA, TX 75009 | | - | 12,014.00 | \$ | 34,504 | \$ | 34,504 |
| 978918 | O2 INVESTMENTS LP | CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 7 8A | 311 W ELM ST #ELINA, TX 75009 | | - | - | \$ | 168,500 | \$ | 168,500 |
| 999227 | DAVIS URSALENE Y | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 5 | 301 E MAIN ST #ELINA, TX 75009 | HS | - | 7,250.00 | \$ | 24,000 | \$ | 24,000 |
| 978507 | RODRIGUEZ VICTOR & DESY | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 7B & 8B; SN1: KBTXSN944334, SN2: KBTXSNB944334, HUD1: TEX0078628, HUD2: TEX0078629 | 305 N COLORADO ST #ELINA, TX 75009 | | - | - | \$ | 40,001 | \$ | 40,001 |
| 979775 | CARRION PATRICIA | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 5B 6B | 410 W MAPLE ST #ELINA, TX 75009 | | - | - | \$ | 73,700 | \$ | 73,700 |
| 980193 | CHANDLER DOROTHY | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 9 10 | BEECH ST W #ELINA, TX 75009 | | - | - | \$ | 38,000 | \$ | 38,000 |
| 980086 | FREEMAN MARTIN E & MARTHA J | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1A | N ARIZONA ST #ELINA, TX 75009 | HS | - | - | \$ | 13,200 | \$ | 13,200 |
| 1901936 | WINGFIELD RAYMOND D | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 8 | 304 E BEECH ST #ELINA, TX 75009 | HS | - | - | \$ | 94,540 | \$ | 94,540 |
| 978936 | MAURER CHARLES & | CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 10A 11A 12A | 211 S OHIO ST #ELINA, TX 75009 | | - | - | \$ | 162,337 | \$ | 162,337 |
| 1696926 | TINGLE SCOTT | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 5C 6B | 307/309 N OHIO ST #ELINA, TX 75009 | | - | - | \$ | 148,455 | \$ | 148,455 |
| 978277 | GUADALUPE TORRES J | CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 3 | 205 W POPLAR ST #ELINA, TX 75009 | HS | - | - | \$ | 23,845 | \$ | 23,845 |
| 980228 | PETERS RYAN TOBY & CHLOE DANIELLE | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 1B 2B 3B 1C 2C 3C | 208 N ARIZONA ST #ELINA, TX 75009 | | 0.18 | 7,927.92 | \$ | 90,794 | \$ | 90,794 |
| 988514 | LOPEZ JUDITH | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1A & 2B | 409 E MAPLE ST #ELINA, TX 75009 | HS | - | 10,467.00 | \$ | 145,721 | \$ | 145,721 |
| 977991 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 11 & 12 | 229 W PECAN ST #ELINA, TX 75009 | | - | 7,248.38 | \$ | 185,177 | \$ | 185,177 |
| 988578 | MARTINEZ ANDREW & | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 5 | 402 E BEECH ST #ELINA, TX 75009 | | - | 15,500.00 | \$ | 157,200 | \$ | 157,200 |
| 1960595 | TURRENTINE-JACKSON-MORROW INC | CENTRAL BUSINESS PARK (CCL), LOT 1F | E MAIN ST #ELINA, TX 75009 | | - | 7,501.03 | \$ | 16,877 | \$ | 16,877 |
| 1056680 | GUTIERREZ FRANCISCO MARTINEZ & | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 7 | NEW MEXICO ST S #ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 979837 | BURTON KAREN L | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 1 | 510 N COLORADO ST #ELINA, TX 75009 | | 0.16 | 6,751.80 | \$ | 120,411 | \$ | 120,411 |
| 982574 | WALSH TIM J & TERRY E | PERKINS ADDITION (CCL), LOT 8E | 716 W WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 64,313 | \$ | 64,313 |
| 1517326 | DCH HOLDINGS LP - SITE 1 | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 1B-2B | 208 N COLORADO ST #ELINA, TX 75009 | | - | - | \$ | 257,900 | \$ | 257,900 |
| 982592 | TINGLE SCOTT | PERKINS ADDITION (CCL), LOT 10A | 111-113 KENTUCKY ST S #ELINA, TX 75009 | | - | - | \$ | 165,818 | \$ | 165,818 |
| 977893 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 1 & 2 | 212 N LOUISIANA ST #ELINA, TX 75009 | | - | - | \$ | 71,113 | \$ | 71,113 |
| 978632 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 14 & 15 | 313 W PECAN ST #ELINA, TX 75009 | | - | 7,248.38 | \$ | 159,799 | \$ | 159,799 |
| 981307 | VISION AND STRUCTURE LLC - SERIES 4 | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 7A 8A | 302 E PECAN ST #ELINA, TX 75009 | | - | 9,500.00 | \$ | 104,975 | \$ | 104,975 |
| 2609408 | CELINA CITY OF | FOUNDERS STATION PARK ADDITION (CCL), BLK 0, LOT 0 | LOUISIANA ST #EX | EX-XV | 0.89 | 38,855.52 | \$ | 388,555 | | |
| 978525 | BARNWELL JAMES J | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 11 | 303 W BEECH ST #ELINA, TX 75009 | HS | - | - | \$ | 26,962 | \$ | 26,962 |
| 981218 | HOLMAN BRECK | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 5A 6 | 301 E MAPLE ST #ELINA, TX 75009 | | - | - | \$ | 145,000 | \$ | 145,000 |
| 979631 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 4 | 408 W BEECH ST #ELINA, TX 75009 | | - | - | \$ | 51,271 | \$ | 51,271 |
| 980424 | PIKE JACKIE V JR | CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 7A 8B | 501 W ELM ST #ELINA, TX 75009 | HS | - | - | \$ | 111,223 | \$ | 111,223 |
| 981094 | OB RESOURCES, LLC | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 8 | 211 E PECAN ST #ELINA, TX 75009 | | - | 2,252.05 | \$ | 22,521 | \$ | 22,521 |
| 981469 | MATEHUALA DAVID | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 2 | 309 E WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 75,391 | \$ | 75,391 |
| 21410 | SCOTT DELORES | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 4 | 403 E ASH ST #ELINA, TX 75009 | | - | 4,691.41 | \$ | 40,643 | \$ | 40,643 |
| 988300 | GREEN WILLIE | CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 2A | 503 S ARKANSAS ST #ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 999281 | RHODES FLORINEA | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 12 | 312 E ELM ST #ELINA, TX 75009 | | - | - | \$ | 49,040 | \$ | 49,040 |
| 999272 | ANDREWS JESSIE & LAURA MAE | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 11 | 310 E ELM ST #ELINA, TX 75009 | HS | - | - | \$ | 29,957 | \$ | 29,957 |
| 988701 | STEIN ARLENE | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 1B | 202 S ARKANSAS ST #ELINA, TX 75009 | | 0.32 | 13,895.64 | \$ | 57,000 | \$ | 57,000 |
| 978605 | WILLARD PROPERTIES LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 11 12A | W PECAN ST #ELINA, TX 75009 | | - | 5,248.98 | \$ | 62,988 | \$ | 62,988 |
| 977964 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 8 | 241 W PECAN ST #ELINA, TX 75009 | | - | 3,625.00 | \$ | 196,016 | \$ | 196,016 |
| 981441 | MATEHUALA DAVID | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 12 | 312 E WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 80,614 | \$ | 80,614 |
| 977982 | GADEL DEVELOPMENT INC | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 10 | 235 W PECAN ST #ELINA, TX 75009 | | - | 3,625.00 | \$ | 129,385 | \$ | 129,385 |
| 977624 | ERI-CELINA LLC | CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 5 & 6 | W WALNUT ST #ELINA, TX 75009 | | - | 7,248.38 | \$ | 86,981 | \$ | 86,981 |
| 1369833 | SERIES TWO OF MOTORHEAD PROPERTIES LLC | PERKINS ADDITION (CCL), LOT 12B | 201 S KENTUCKY ST #ELINA, TX 75009 | | - | - | \$ | 116,802 | \$ | 116,802 |
| 981478 | MATEHAULA DAVID G | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 3 | 307 E WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 73,004 | \$ | 73,004 |
| 977599 | BURROW PAUL JUSTIN | CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 9 & 10B | 207 S LOUISIANA ST #ELINA, TX 75009 | HS | - | - | \$ | 85,619 | \$ | 85,619 |
| 1000026 | CELINA CITY OF ETAL | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 5B | S TEXAS ST #ELINA, TX 75009 | EX-XV | - | - | \$ | 2,500 | | |
| 977553 | SIMPSON JANE LACLEDE KAYSER- | CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 1 2 3A | 202 S OHIO ST #ELINA, TX 75009 | HS | - | - | \$ | 152,203 | \$ | 152,203 |
| 988275 | CARPIO MYNOR ROLANDO & GLORIA PATRICIA | CELINA ORIGINAL DONATION (CCL), BLK 56, LOT 2B | S OKLAHOMA DR #ELINA, TX 75009 | | 0.04 | 1,568.16 | \$ | 2,520 | \$ | 2,520 |
| 988257 | SOUTH SIDE OF ASH LLC | CELINA ORIGINAL DONATION (CCL), BLK 56, LOT 1 | S OKLAHOMA DR #ELINA, TX 75009 | | - | 17,998.99 | \$ | 19,799 | \$ | 19,799 |
| 978767 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 3A-4A | 308 W WALNUT ST #ELINA, TX 75009 | | - | 3,698.24 | \$ | 117,518 | \$ | 117,518 |
| 999888 | PRADO JUAN ANTONIO | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1B | 306 S TEXAS ST #ELINA, TX 75009 | HS | - | - | \$ | 140,335 | \$ | 140,335 |
| 962710 | CARPIO MYNOR ROLANDO & GLORIA PATRICIA | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 31, .841 ACRES | 514 S OKLAHOMA DR #ELINA, TX 75009 | HS | 0.84 | 36,634.00 | \$ | 53,948 | \$ | 53,948 |
| 1011489 | STEVENSON LAWRENCE & CAROLYN | ABS A0767 J K RICE SURVEY, TRACT 23, .212 ACRES | 508 E ELM ST #ELINA, TX 75009 | | 0.21 | 9,235.00 | \$ | 57,977 | \$ | 57,977 |
| 999879 | PRADO JUAN & | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1A | 505 E ELM ST #ELINA, TX 75009 | | - | - | \$ | 44,663 | \$ | 44,663 |
| 2542480 | LYNN JEAN FRANCIS | ABS A0767 J K RICE SURVEY, TRACT 21, .3298 ACRES | 504 E ELM ST #ELINA, TX 75009 | | 0.33 | 14,366.00 | \$ | 38,000 | \$ | 38,000 |
| 981682 | NEPTUNE INVESTMENTS LP | MALONE ADDITION (CCL), BLK 1, LOT 4 | MALONE ST E #ELINA, TX 75009 | | - | 9,500.00 | \$ | 26,000 | \$ | 26,000 |
| 981673 | NEPTUNE INVESTMENTS LP | MALONE ADDITION (CCL), BLK 1, LOT 3 | MALONE ST E #ELINA, TX 75009 | | 0.25 | 10,846.44 | \$ | 26,000 | \$ | 26,000 |
| 980111 | STEVENSON NATASHA | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 3 | 501 W MAPLE ST #ELINA, TX 75009 | HS | - | - | \$ | 135,257 | \$ | 135,257 |
| 999655 | FULKER JANE ESTATE OF | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 3B; UDI | 104 S KENTUCKY ST #ELINA, TX 75009 | | - | - | \$ | 32,310 | \$ | 32,310 |
| 980200 | CHANDLER DOROTHY | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 11 12 | 302 N ARIZONA ST #ELINA, TX 75009 | HS | - | - | \$ | 94,599 | \$ | 94,599 |
| 1586073 | RICO TERESA & | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 1B & 2B | 308 N OHIO ST #ELINA, TX 75009 | | - | - | \$ | 117,744 | \$ | 117,744 |
| 980219 | ROUNTREE TONYA | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 1A 2A 3A | 212 N ARIZONA ST #ELINA, TX 75009 | HS | - | - | \$ | 104,568 | \$ | 104,568 |
| 982752 | STONE MICHAEL | PERKINS ADDITION (CCL), LOT 24A | PECAN ST W #ELINA, TX 75009 | | - | - | \$ | 16,875 | \$ | 16,875 |
| 980362 | D'AMICO DONALD & SUZANNE | CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 7 8B | 511 W MAIN ST #ELINA, TX 75009 | | - | - | \$ | 144,323 | \$ | 144,323 |
| 1748817 | WILLOCK HILL 27 PARTNERS | WILLOCK HILL ADDITION (CCL), LOT 27A | #ELINA, TX | | 1.96 | 85,439.00 | \$ | 90,000 | \$ | 90,000 |
| 979864 | RODRIGUEZ JOSE L & VERONICA | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 4 | 504 N COLORADO ST #ELINA, TX 75009 | | - | - | \$ | 124,734 | \$ | 124,734 |

EXHIBIT A - Ownership

| | | | | | | | | | | | |
|---------|--|--|-----------------------|------------------|---------|-----------|-----------|---------|---------|---------|---------|
| 981370 | VISION AND STRUCTURE LLC - SERIES 4 | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 5A 6A | 111 N OKLAHOMA DR | CELINA, TX 75009 | - | 10,500.00 | \$ | 89,985 | \$ | 89,985 | |
| 979711 | CAMACHO RUTH & MARIA NINFA MARTINEZ | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 1A | 308 N COLORADO ST | CELINA, TX 75009 | - | - | \$ | 47,227 | \$ | 47,227 | |
| 981664 | NEPTUNE INVESTMENTS LP | MALONE ADDITION (CCL), BLK 1, LOT 2 | MALONE ST E | CELINA, TX 75009 | 0.25 | 10,846.44 | \$ | 26,000 | \$ | 26,000 | |
| 978455 | ORDONEZ GUADALUPE | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 3 | 306 W MAPLE ST | CELINA, TX 75009 | HS | - | - | \$ | 50,344 | \$ | 50,344 |
| 978151 | NEH LLC | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 1A 2A 3A | 502 N LOUISIANA ST | CELINA, TX 75009 | - | - | \$ | 106,187 | \$ | 106,187 | |
| 980353 | D'AMICO DONALD & SUZANNE D'AMICO | CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 5A & 6 | 512 W WALNUT ST | CELINA, TX 75009 | - | 10,874.99 | \$ | 145,136 | \$ | 145,136 | |
| 981183 | GUERRERO FERNANDO GASCA & | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 1A 2A 3A | 308 N NEW MEXICO ST | CELINA, TX 75009 | - | - | \$ | 146,986 | \$ | 146,986 | |
| 999726 | JARAL JOSE GUADALUPE | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 4 | 614 W PECAN ST | CELINA, TX 75009 | 0.59 | 25,874.64 | \$ | 116,391 | \$ | 116,391 | |
| 999619 | PEREZ PONFIRIO & | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 1B | 105 S ILLINOIS ST | CELINA, TX 75009 | - | - | \$ | 96,798 | \$ | 96,798 | |
| 981192 | LEDESMA CARISSA & JERRY | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 1B 2B 3B | 312 N NEW MEXICO ST | CELINA, TX 75009 | - | - | \$ | 86,865 | \$ | 86,865 | |
| 979640 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 5 | 410 W BEECH ST | CELINA, TX 75009 | 0.17 | 7,230.96 | \$ | 24,000 | \$ | 24,000 | |
| 979668 | FREEMAN FRANCES S | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 7 8A | 411 W PECAN ST | CELINA, TX 75009 | - | - | \$ | 196,564 | \$ | 196,564 | |
| 981414 | MILLS ANDREA V | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 9 | 306 E WALNUT ST | CELINA, TX 75009 | - | - | \$ | 50,015 | \$ | 50,015 | |
| 999352 | TORRES JORGE A & MARGARITA ARRIAGA | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 11 | 310 E MAIN ST | CELINA, TX 75009 | - | - | \$ | 94,703 | \$ | 94,703 | |
| 1149279 | MORALES CARLOS & | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1D | 413 E MAPLE ST | CELINA, TX 75009 | - | - | \$ | 48,586 | \$ | 48,586 | |
| 979686 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 10 | 405 W PECAN ST | CELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 988532 | DUKE WILLIAM H JR & | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1C 7 & 6B | 410 E BEECH ST | CELINA, TX 75009 | DP, HS | 0.55 | 24,088.68 | \$ | 177,175 | \$ | 177,175 |
| 1514052 | SALGADO RICARDO F & GISELL T | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 2B & 4C | 405 N ILLINOIS ST | CELINA, TX 75009 | - | - | \$ | 68,797 | \$ | 68,797 | |
| 978062 | MENDEZ MANUEL LOREDO | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 1B 2B 3B | 308 N LOUISIANA ST | CELINA, TX 75009 | 0.25 | 10,890.00 | \$ | 30,000 | \$ | 30,000 | |
| 981398 | HAYS MICHAEL W & BEVERLY J | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 7 | 302 E WALNUT ST | CELINA, TX 75009 | - | - | \$ | 127,661 | \$ | 127,661 | |
| 988523 | CANTRELL VELDON | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1B | 412 E BEECH ST | CELINA, TX 75009 | HS | - | - | \$ | 46,176 | \$ | 46,176 |
| 999423 | MATEHUALA DAVID G | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 9 10 | 406 E WALNUT ST | CELINA, TX 75009 | HS | - | - | \$ | 215,999 | \$ | 215,999 |
| 1960593 | TURRENTINE-JACKSON-MORROW INC | CENTRAL BUSINESS PARK (CCL), LOT 1D | MAIN ST E | CELINA, TX 75009 | - | 7,501.03 | \$ | 16,877 | \$ | 16,877 | |
| 988685 | LEIGH G INCORPORATED | CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 1B & 5B | 507 E WALNUT ST | CELINA, TX 75009 | - | - | \$ | 55,512 | \$ | 55,512 | |
| 982510 | CHILDERS RONALD G ET UX | PERKINS ADDITION (CCL), LOT 7B 7D & 8B | 708 W WALNUT ST | CELINA, TX 75009 | HS | - | - | \$ | 150,700 | \$ | 150,700 |
| 982770 | MUNRO JOHN & SANDRA | PERKINS ADDITION (CCL), LOT 24C | 207 N FLORIDA DR | CELINA, TX 75009 | HS | - | - | \$ | 158,514 | \$ | 158,514 |
| 980059 | JARAL ADAN & ANA LILIA | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7A | 408 N TEXAS ST | CELINA, TX 75009 | HS | - | - | \$ | 58,316 | \$ | 58,316 |
| 979873 | CAMPOS GUERRERO JUANA & | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 5 | 502 N COLORADO ST | CELINA, TX 75009 | 0.20 | 8,712.00 | \$ | 81,984 | \$ | 81,984 | |
| 982761 | FLORES ILDEFONSO & | PERKINS ADDITION (CCL), LOT 24B | 711 W PECAN ST | CELINA, TX 75009 | - | - | \$ | 140,805 | \$ | 140,805 | |
| 1878864 | TINGLE SCOTT | PERKINS ADDITION (CCL), LOT 10C | 107-109 KENTUCKY ST S | CELINA, TX 75009 | - | - | \$ | 150,485 | \$ | 150,485 | |
| 979613 | DCH HOLDINGS LP - SITE 1 | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 1A 2A | N COLORADO ST | CELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 980399 | JONES JOHN LLOYD | CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 9C 10B 11C & 12C | 111 S ARIZONA ST | CELINA, TX 75009 | DV3, HS | - | - | \$ | 113,819 | \$ | 113,819 |
| 980344 | SERIES ONE OF MOTORHEAD PROPERTIES LLC | CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 4 5B | 504 W WALNUT ST | CELINA, TX 75009 | - | - | \$ | 142,320 | \$ | 142,320 | |
| 2133277 | HUANG REVOCABLE TRUST THE DATED OCTOBER 8, 2015 | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 7A & 8A | 301 N ARIZONA ST | CELINA, TX 75009 | - | 7,248.38 | \$ | 188,586 | \$ | 188,586 | |
| 977633 | ERI-CELINA LLC | CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 7 8 9 &10 | 218 W WALNUT ST | CELINA, TX 75009 | - | 14,501.12 | \$ | 272,391 | \$ | 272,391 | |
| 978570 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 5A & 6A | 211 N COLORADO ST | CELINA, TX 75009 | - | - | \$ | 40,000 | \$ | 40,000 | |
| 2093032 | MORALES CAROLOS | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 2A | 407 E MAPLE ST | CELINA, TX 75009 | - | 7,527.00 | \$ | 194,849 | \$ | 194,849 | |
| 999398 | KACZOR DONNA SUE | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 4 | PECAN ST E | CELINA, TX 75009 | - | 7,248.38 | \$ | 24,000 | \$ | 24,000 | |
| 980451 | COMPTON SHENANDOAH | CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 10B 11B 12B | 211 S ARIZONA ST | CELINA, TX 75009 | HS | 0.22 | 9,583.20 | \$ | 109,448 | \$ | 109,448 |
| 1696971 | O'DELL BONNIE J | CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 10B 11B 12B | 207 S OHIO ST | CELINA, TX 75009 | HS | - | - | \$ | 103,109 | \$ | 103,109 |
| 977562 | WARREN VALENCIA ANNE | CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 3B & 4 | 206 S OHIO ST | CELINA, TX 75009 | HS | - | - | \$ | 117,417 | \$ | 117,417 |
| 999940 | HAQUE SYEDA | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 5A | 601 W ELM ST | CELINA, TX 75009 | - | - | \$ | 4,000 | \$ | 4,000 | |
| 999496 | D'AMICO DONALD | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 7 & 8 | 402 E PECAN ST | CELINA, TX 75009 | - | - | \$ | 172,268 | \$ | 172,268 | |
| 979800 | SAYE LARRY M | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 9 | 407 W BEECH ST | CELINA, TX 75009 | - | - | \$ | 50,641 | \$ | 50,641 | |
| 980022 | ESPARZA MARIA BRIANO & | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 4 | 404 E MAPLE ST | CELINA, TX 75009 | - | - | \$ | 105,764 | \$ | 105,764 | |
| 978259 | BRINLEE GINGER L | CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 1A 2A | 602 N LOUISIANA ST | CELINA, TX 75009 | - | - | \$ | 124,478 | \$ | 124,478 | |
| 979855 | RODRIGUEZ JOSE L & VERONICA | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 3 | 506 N COLORADO ST | CELINA, TX 75009 | - | - | \$ | 31,250 | \$ | 31,250 | |
| 978446 | MILLER JANIE LYNN | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 1A & 2A CHAMPION; SN1: CW2003837TXA, SN2: CW2003837TXB, HUD1: HWC0249069, HUD2: HWC0249070 | 312 N OHIO ST | CELINA, TX 75009 | HS | - | - | \$ | 21,430 | \$ | 21,430 |
| 999664 | BARRIENTEZ BRITTANY ELINE | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 4A | 601 W MAIN ST | CELINA, TX 75009 | HS | - | - | \$ | 124,046 | \$ | 124,046 |
| 999744 | TULLOUS ALVIN L | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 5B | 602 W PECAN ST | CELINA, TX 75009 | - | - | \$ | 107,641 | \$ | 107,641 | |
| 978268 | MARTINEZ ANDREW L & BRYN R | CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 1B & 2B | 606 N LOUISIANA ST | CELINA, TX 75009 | - | - | \$ | 100,613 | \$ | 100,613 | |
| 999441 | AGUINAGA EDWARD & | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 11B & 12B | 104 N ARKANSAS ST | CELINA, TX 75009 | - | - | \$ | 61,529 | \$ | 61,529 | |
| 988603 | UNRUH RANDALL L & SHELLY W | CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 1 | 212 N TEXAS ST | CELINA, TX 75009 | - | - | \$ | 91,000 | \$ | 91,000 | |
| 980031 | CELINA TX PROPERTIES LLC | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 5 | N NEW MEXICO ST | CELINA, TX 75009 | - | - | \$ | 59,304 | \$ | 59,304 | |
| 978099 | UNIFIED PENTECOSTAL LOCAL CHURCHES INC d/b/a IGLESIA BUENAS NUEVAS | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 5A 6A | 212 W MAPLE ST | CELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 999762 | GROVE ROBERT S & | CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 1 | 210 N ILLINOIS ST | CELINA, TX 75009 | HS | - | - | \$ | 74,549 | \$ | 74,549 |
| 999478 | LOREY PATRICIA A | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 4 & 5 | 405 E BEECH ST | CELINA, TX 75009 | HS | - | - | \$ | 68,136 | \$ | 68,136 |
| 2133278 | LEE MARK C | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 7B & 8B | 305 N ARIZONA ST | CELINA, TX 75009 | - | 7,248.38 | \$ | 181,060 | \$ | 181,060 | |
| 2089352 | CELINA SELF STORAGE LP | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 91, 1.15 ACRES | 787 PRESTON RD S | CELINA, TX 75009 | 1.15 | 50,094.00 | \$ | 633,202 | \$ | 633,202 | |
| 988710 | PRADO JOSE & PRADO AMADOR | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2A | 212 S ARKANSAS ST | CELINA, TX 75009 | - | - | \$ | 66,541 | \$ | 66,541 | |
| 981325 | WISE LYLE E | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 9 & 10 | 306 E PECAN ST | CELINA, TX 75009 | - | 14,501.12 | \$ | 172,281 | \$ | 172,281 | |
| 980246 | SMITH ELLA DEAN | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 7 & 8 | 509 W PECAN ST | CELINA, TX 75009 | HS | - | - | \$ | 47,419 | \$ | 47,419 |
| 1834251 | COUNTRY PLACE JWC LLC | WILLOCK HILL ADDITION (CCL), LOT 27 | 805 W WALNUT ST | CELINA, TX 75009 | 1.00 | 43,560.00 | \$ | 695,000 | \$ | 695,000 | |
| 980442 | MOSELEY SUSAN A | CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 9A 9B 10C 10D | 507 W ELM ST | CELINA, TX 75009 | HS | - | - | \$ | 90,884 | \$ | 90,884 |
| 988907 | PRADO GERARDO & | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 1 | 413 E ASH ST | CELINA, TX 75009 | - | 4,495.39 | \$ | 61,759 | \$ | 61,759 | |
| 980157 | JOHNSTON JAMES S | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 1B & 2B | 312 N ARIZONA ST | CELINA, TX 75009 | - | - | \$ | 85,092 | \$ | 85,092 | |
| 2057200 | OWNER OF RECORD | PERKINS ADDITION (CCL), LOT 9B | 709 W MAIN ST | CELINA, TX 75009 | - | 11,456.00 | \$ | 158,458 | \$ | 158,458 | |
| 979588 | AWTREY THOMAS W & DORIS M & | CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 13 14 15 | 411 W WALNUT ST | CELINA, TX 75009 | HS | - | - | \$ | 148,000 | \$ | 148,000 |
| 978909 | ELLIOT WHITNEY & | CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 4B 5 & 6 | 312 W MAIN ST | CELINA, TX 75009 | HS | - | - | \$ | 361,257 | \$ | 361,257 |
| 1741235 | OLALDE RAYMOND & MARIA & | CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 5C | 503 E WALNUT ST | CELINA, TX 75009 | - | - | \$ | 46,006 | \$ | 46,006 | |
| 999628 | EBBT LLC | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 2A-1C | 608 W WALNUT ST | CELINA, TX 75009 | HS | - | - | \$ | 67,419 | \$ | 67,419 |
| 980987 | TURRENTINE-JACKSON-MORROW INC | CELINA ORIGINAL DONATION (CCL), BLK 45, LOT 1B & 1C | 109 S OKLAHOMA DR | CELINA, TX 75009 | - | 22,498.74 | \$ | 147,810 | \$ | 147,810 | |
| 1586233 | MATEHUALA DAVID & CANDELARIA | CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 10A-11A-12A | 209 S ARIZONA ST | CELINA, TX 75009 | - | 9,570.00 | \$ | 129,922 | \$ | 129,922 | |
| 999343 | READ PAUL JR | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 10 | 308 E MAIN ST | CELINA, TX 75009 | - | - | \$ | 49,565 | \$ | 49,565 | |

EXHIBIT A - Ownership

| | | | | | | | | | | |
|---------|--|--|---------------------------------------|-------|------|-----------|----|---------|----|---------|
| 981432 | HESTER MICHAEL G | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 11 | 310 E WALNUT ST 00ELINA, TX 75009 | HS | - | - | \$ | 50,412 | \$ | 50,412 |
| 999753 | JOHNSON BARTON C LIVING TRUST THE | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 5C | 108 N ILLINOIS ST 00ELINA, TX 75009 | HS | - | - | \$ | 134,693 | \$ | 134,693 |
| 981290 | KENNEMER CHAD & | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 5 & 6 | 301 E BEECH ST 00ELINA, TX 75009 | HS | - | - | \$ | 68,488 | \$ | 68,488 |
| 1960591 | DALAKI MOHAMMAD A | CENTRAL BUSINESS PARK (CCL), LOT 1B | WALNUT ST E 00ELINA, TX 75009 | | - | 7,501.03 | \$ | 16,877 | \$ | 16,877 |
| 999263 | DAVIS OPAL & LAURA ANDREWS | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 10 | 308 E ELM ST 00ELINA, TX 75009 | | - | - | \$ | 47,964 | \$ | 47,964 |
| 1960594 | TURRENTINE-JACKSON-MORROW INC | CENTRAL BUSINESS PARK (CCL), LOT 1E | MAIN ST E 00ELINA, TX 75009 | | - | 7,501.03 | \$ | 16,877 | \$ | 16,877 |
| 981450 | KASNER KYLE | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 1A | S NEW MEXICO ST 00ELINA, TX 75009 | | - | - | \$ | 18,445 | \$ | 18,445 |
| 979846 | SIERRA JOSE ABEL & | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 2 | 508 N COLORADO ST 00ELINA, TX 75009 | | - | - | \$ | 61,282 | \$ | 61,282 |
| 980102 | PEREZ FELIPE | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 2A | 512 W MAPLE ST 00ELINA, TX 75009 | | - | - | \$ | 20,000 | \$ | 20,000 |
| 979926 | HERNANDEZ PAOLA EDAENA LANDEROS & | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 10A | 413 N ARIZONA ST 00ELINA, TX 75009 | | - | 7,230.96 | \$ | 106,926 | \$ | 106,926 |
| 982789 | MARTINEZ JOSE DE JESUS & MARIA G | PERKINS ADDITION (CCL), LOT 25A | 703 W PECAN ST 00ELINA, TX 75009 | | - | - | \$ | 137,680 | \$ | 137,680 |
| 1586091 | FRALEY LOUIE & DORIS J | PERKINS ADDITION (CCL), LOT 24E | 713 W PECAN ST 00ELINA, TX 75009 | HS | - | - | \$ | 138,092 | \$ | 138,092 |
| 982609 | ROMERO JOSE SANTOS | PERKINS ADDITION (CCL), LOT 10B | 707 W MAIN ST 00ELINA, TX 75009 | HS | - | 12,632.00 | \$ | 75,782 | \$ | 75,782 |
| 977973 | PARKER JADE LLC | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 9 | 239 W PECAN ST 00ELINA, TX 75009 | | - | 3,625.00 | \$ | 160,312 | \$ | 160,312 |
| 977688 | MARKS E L | CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 17B 18B 17A & 18A | 111 S LOUISIANA ST 00ELINA, TX 75009 | | - | 14,501.12 | \$ | 201,000 | \$ | 201,000 |
| 999502 | BRADSHAW MARY K | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 9 | 406 E PECAN ST 00ELINA, TX 75009 | HS | - | - | \$ | 138,921 | \$ | 138,921 |
| 980004 | CABERA CARIDAD | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 1A | 406 N TEXAS ST 00ELINA, TX 75009 | HS | - | - | \$ | 35,526 | \$ | 35,526 |
| 981343 | LLAMAS JUAN & | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 1 | 311 E PECAN ST 00ELINA, TX 75009 | | - | - | \$ | 33,402 | \$ | 33,402 |
| 2087887 | CURTIS TRACI L | CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 2C | 501 S ARKANSAS ST 00ELINA, TX 75009 | HS | - | 6,970.00 | \$ | 161,829 | \$ | 161,829 |
| 978295 | FIRST BAPTIST CHURCH OF CELINA | CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 5 | 209 W POPLAR ST 00ELINA, TX 75009 | EX-XV | - | - | \$ | 10,000 | | |
| 981487 | KAMRA FAMILY REVOCABLE TRUST THE | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 4 5 6 | 102 N OKLAHOMA DR 00ELINA, TX 75009 | | - | - | \$ | 320,000 | \$ | 320,000 |
| 981539 | D' AMICO DONALD & | CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 2 & 3 | E MAIN ST 00ELINA, TX 75009 | | - | 14,500.00 | \$ | 43,500 | \$ | 43,500 |
| 981548 | D' AMICO DONALD & | CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 4A 5A 6A | 206 S OKLAHOMA DR 00ELINA, TX 75009 | | - | 7,800.00 | \$ | 15,600 | \$ | 15,600 |
| 999637 | ELLIOTT MARK S & BARBARA L - LE | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 2B | 612 W WALNUT ST 00ELINA, TX 75009 | HS | - | - | \$ | 78,870 | \$ | 78,870 |
| 977900 | RIMES SUZANNE & DUSTIN | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 3 & 4B | 206 W BEECH ST 00ELINA, TX 75009 | | - | 11,680.00 | \$ | 107,513 | \$ | 107,513 |
| 1149288 | SANCHEZ ELIZABETH & FERMIN | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 6A | 406 E BEECH ST 00ELINA, TX 75009 | | - | - | \$ | 40,000 | \$ | 40,000 |
| 978008 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 13 | 221 W PECAN ST 00ELINA, TX 75009 | | - | 3,625.00 | \$ | 132,333 | \$ | 132,333 |
| 980889 | CARRIER JANET | CELINA ORIGINAL DONATION (CCL), BLK 43, LOT 3A | 301 S OKLAHOMA DR 00ELINA, TX 75009 | HS | - | - | \$ | 53,848 | \$ | 53,848 |
| 981316 | C & T CONNECTION LLC | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 7B & 8B | 205 N OKLAHOMA DR 00ELINA, TX 75009 | | 0.12 | 5,009.40 | \$ | 83,389 | \$ | 83,389 |
| 979597 | NELSON BETTY | CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 16 17 18 | 403 W WALNUT ST 00ELINA, TX 75009 | HS | - | - | \$ | 91,906 | \$ | 91,906 |
| 979702 | NICHOLS KATHY | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 12 | 401 W PECAN ST 00ELINA, TX 75009 | | - | - | \$ | 104,000 | \$ | 104,000 |
| 978017 | MCSPADDEN LIVING TRUST | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 14 15A | 219 W PECAN ST 00ELINA, TX 75009 | | - | 5,797.84 | \$ | 178,146 | \$ | 178,146 |
| 978026 | CELINA AREA HERITAGE ASSOCIATION | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 15B & 16 | 211 W PECAN ST 00ELINA, TX 75009 | EX-XV | - | 5,075.00 | \$ | 142,889 | | |
| 2694760 | OLALDE RAYMOND & MARIA & | CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 1A,2,3A,3B,4,5A & 5D | 501 E WALNUT ST 00ELINA, TX 75009 | | - | 56,497.32 | \$ | 115,022 | \$ | 115,022 |
| 1866724 | READ PAUL JR | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 12 | 312 E MAIN ST 00ELINA, TX 75009 | | - | - | \$ | 50,747 | \$ | 50,747 |
| 999218 | SIMS WILLIE LEE JR & LANETTA | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 4 | 305 E MAIN ST 00ELINA, TX 75009 | | - | - | \$ | 22,000 | \$ | 22,000 |
| 999904 | WYATT R ET AL | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 2-3A | 511 E ELM ST 00ELINA, TX 75009 | | - | - | \$ | 50,194 | \$ | 50,194 |
| 978927 | GRUMBLES RANDY REID | CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 8B 9 | 307 W ELM ST 00ELINA, TX 75009 | | - | - | \$ | 141,717 | \$ | 141,717 |
| 1000017 | LUPER TYRONE & MONIQUE | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 5A | 404 S TEXAS ST 00ELINA, TX 75009 | HS | - | - | \$ | 135,115 | \$ | 135,115 |
| 988916 | PRADO GERARDO | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 2 | 409 E ASH ST 00ELINA, TX 75009 | | - | 3,632.90 | \$ | 41,825 | \$ | 41,825 |
| 2055084 | DALAKI MOHAMMAD A | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 90, 1.163 ACRES | 516 S OKLAHOMA DR 00ELINA, TX 75009 | | 1.16 | 50,660.28 | \$ | 151,981 | \$ | 151,981 |
| 21409 | PRADO ARTURO | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 3 | 407 W ASH ST 00ELINA, TX 75009 | | - | 5,289.00 | \$ | 20,000 | \$ | 20,000 |
| 988293 | CARPIO MYNOR ROLANDO & GLORIA PATRICIA | CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 1B | NEW MEXICO ST S 00ELINA, TX 75009 | | 0.02 | 696.96 | \$ | 1,120 | \$ | 1,120 |
| 981691 | CELINA CBD PARTNERS LLC | MALONE ADDITION (CCL), BLK 1, LOT 5 | MALONE ST E 00ELINA, TX 75009 | | 0.44 | 19,131.55 | \$ | 50,000 | \$ | 50,000 |
| 980013 | DOTY MARK A & JULIA L | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 2 3 | 406 E MAPLE ST 00ELINA, TX 75009 | | - | - | \$ | 170,000 | \$ | 170,000 |
| 978589 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 5B 6B | 207 N COLORADO ST 00ELINA, TX 75009 | | - | - | \$ | 90,000 | \$ | 90,000 |
| 977642 | RODARMER NORA JILL | CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 11 & 12 | 222 W WALNUT ST 00ELINA, TX 75009 | | - | 7,248.38 | \$ | 207,608 | \$ | 207,608 |
| 999771 | PIRANO DENNIS C & ELIZABETH | CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 2A | 603 W PECAN ST 00ELINA, TX 75009 | HS | - | 57,616.81 | \$ | 134,637 | \$ | 134,637 |
| 981352 | D'AMICO DONALD & SUZANNE | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 2 | 309 E PECAN ST 00ELINA, TX 75009 | | - | 7,485.58 | \$ | 89,457 | \$ | 89,457 |
| 982798 | NORRIS ANN | PERKINS ADDITION (CCL), LOT 25B | 709 W PECAN ST 00ELINA, TX 75009 | HS | - | - | \$ | 138,026 | \$ | 138,026 |
| 979659 | CALDERON ALBERT & LINDA | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 6 & OL 1 | 412 W BEECH ST 00ELINA, TX 75009 | HS | - | - | \$ | 51,772 | \$ | 51,772 |
| 981165 | ASH BEECH & OKLAHOMA LLC | CELINA ORIGINAL DONATION (CCL), BLK 48, LOT 1A | 300 N OKLAHOMA DR 00ELINA, TX 75009 | | - | 24,454.58 | \$ | 22,046 | \$ | 22,046 |
| 980077 | PRADO ARTURO & MARIA L | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7C | 410 N TEXAS ST 00ELINA, TX 75009 | HS | - | - | \$ | 54,276 | \$ | 54,276 |
| 978534 | EVERLAST INVESTMENTS LLC EI SERIES B | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 12 | 302 N OHIO ST 00ELINA, TX 75009 | | - | - | \$ | 148,895 | \$ | 148,895 |
| 981405 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 8 | 304 E WALNUT ST 00ELINA, TX 75009 | | - | - | \$ | 51,642 | \$ | 51,642 |
| 2614365 | PEREZ EZEQUIEL G & SANDY A | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 1R; REPLAT | 415 N ARIZONA ST 00ELINA, TX 75009 | HS | 0.23 | 9,931.68 | \$ | 291,036 | \$ | 291,036 |
| 2054382 | ROBLES JOSE JORGE | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 3B & 4B | 508 W MAPLE ST 00ELINA, TX 75009 | HS | - | - | \$ | 54,317 | \$ | 54,317 |
| 981389 | STEIN ARLENE | CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 5B 6B | 107 N OKLAHOMA DR 00ELINA, TX 75009 | | - | - | \$ | 18,000 | \$ | 18,000 |
| 999389 | MATEHUALA DAVID | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 3 | 407 E PECAN ST 00ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 978641 | MATTHEWS MARTY L | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 16 | 309 W PECAN ST 00ELINA, TX 75009 | | - | 3,625.00 | \$ | 102,458 | \$ | 102,458 |
| 978035 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 17A & 18A | 203 W PECAN ST 00ELINA, TX 75009 | | - | 3,375.00 | \$ | 78,462 | \$ | 78,462 |
| 981520 | LOPES MELONIE ANN | CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 1 | 201 S NEW MEXICO ST 00ELINA, TX 75009 | HS | - | 7,250.00 | \$ | 105,331 | \$ | 105,331 |
| 978222 | MORRIS JOSEPH RANDALL | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 10 | 205 W MAPLE ST 00ELINA, TX 75009 | | - | - | \$ | 133,707 | \$ | 133,707 |
| 982583 | PEREZ PORFIRIO & MARIA G | PERKINS ADDITION (CCL), LOT 9A | 711 W MAIN ST 00ELINA, TX 75009 | HS | - | 11,456.00 | \$ | 57,776 | \$ | 57,776 |
| 988569 | DICKERSON LEWIS | CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 4 | 401 E MAPLE ST 00ELINA, TX 75009 | | 0.33 | 14,549.04 | \$ | 130,000 | \$ | 130,000 |
| 978197 | VELEZ JAVIER FRANCO | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 4C 5B 6B | 501 N OHIO ST 00ELINA, TX 75009 | HS | 0.15 | 6,490.44 | \$ | 66,920 | \$ | 66,920 |
| 981584 | FLESHER LYNN & TRAE | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 4A 5 6 | 302 S OKLAHOMA DR 00ELINA, TX 75009 | | - | - | \$ | 179,103 | \$ | 179,103 |
| 999511 | D'AMICO DONALD & SUZANNE | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 10 11 | PECAN ST E 00ELINA, TX 75009 | | - | - | \$ | 70,000 | \$ | 70,000 |
| 2619031 | KRUPP HOLDING LLC | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 11R; REPLAT | 200 N NEW MEXICO ST 00ELINA, TX 75009 | | 0.33 | 14,505.48 | \$ | 388,521 | \$ | 388,521 |
| 988694 | SCOTT JOSIE TYLER | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 1A | ARKANSAS ST S 00ELINA, TX 75009 | | - | - | \$ | 38,000 | \$ | 38,000 |
| 988756 | WILLARD R L | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2E | ARKANSAS ST S 00ELINA, TX 75009 | | - | - | \$ | 5,000 | \$ | 5,000 |
| 1902043 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 1B | 402 N TEXAS ST 00ELINA, TX 75009 | | - | - | \$ | 64,691 | \$ | 64,691 |
| 980255 | LENTS CARLA R | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 9 10 11B | 503 W PECAN ST 00ELINA, TX 75009 | | 0.40 | 17,424.00 | \$ | 136,766 | \$ | 136,766 |
| 980371 | D'AMICO DONALD P & SUZANNE | CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 8A 9A | 507 W MAIN ST 00ELINA, TX 75009 | | - | - | \$ | 143,156 | \$ | 143,156 |

EXHIBIT A - Ownership

| | | | | | | | | | | |
|---------|--|---|--------------------------------------|--------|-------|------------|----|---------|----|---------|
| 1586206 | SIMS WILLIE L & LANETTA D | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 3R | 307 E MAIN ST BELINA, TX 75009 | HS | - | 10,150.00 | \$ | 139,755 | \$ | 139,755 |
| 1860597 | PEREZ RAUL JR & | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 7 | 408 S TEXAS ST BELINA, TX 75009 | | - | - | \$ | 161,145 | \$ | 161,145 |
| 980308 | 511 W WALNUT LLC | CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 7 8 & 9A | 511 W WALNUT ST BELINA, TX 75009 | | 0.42 | 18,125.32 | \$ | 190,365 | \$ | 190,365 |
| 977571 | ETTER ANGIE & | CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 5 & 6 | 212 S OHIO ST BELINA, TX 75009 | HS | - | - | \$ | 238,443 | \$ | 238,443 |
| 1000044 | KAMY REAL PROPERTY TRUST | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 8 | 410 S TEXAS ST BELINA, TX 75009 | | - | - | \$ | 24,100 | \$ | 24,100 |
| 979454 | CELINA ISD | CELINA ORIGINAL DONATION (CCL), BLK 24, LOT 1 | S ARIZONA ST BELINA, TX 75009 | EX-XV | - | 90,000.00 | \$ | 873,454 | | |
| 977580 | GARCIA ROGER & MARCELA RODRIGUEZ MONTOYA | CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 7 & 8 | 201 W ELM ST BELINA, TX 75009 | HS | - | - | \$ | 133,100 | \$ | 133,100 |
| 999316 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 6A | 401 E WALNUT ST BELINA, TX 75009 | | - | - | \$ | 82,119 | \$ | 82,119 |
| 21411 | DEL RIO VICTOR & HERMELINDA O | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 5 | 401 E ASH ST BELINA, TX 75009 | | - | 5,087.00 | \$ | 69,670 | \$ | 69,670 |
| 981593 | PIKE JACKIE | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 7A 8A 9A | 310 S OKLAHOMA DR BELINA, TX 75009 | | - | - | \$ | 30,000 | \$ | 30,000 |
| 988202 | TM AVIATION PARTNERS LP | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 4B 5B 6B | 402 S OKLAHOMA DR BELINA, TX 75009 | | - | 16,500.00 | \$ | 121,020 | \$ | 121,020 |
| 999977 | NORMAN MARY JO | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 2 | 310 S TEXAS ST BELINA, TX 75009 | | - | - | \$ | 83,425 | \$ | 83,425 |
| 1960383 | ANDERSON RANDALL & STEPHANIE | CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 4C | 111 E MAIN ST BELINA, TX 75009 | HS | - | 8,555.00 | \$ | 115,058 | \$ | 115,058 |
| 999959 | JACKSON PHYLLIS & | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 5B | 303 S VIRGINIA ST BELINA, TX 75009 | | - | - | \$ | 4,000 | \$ | 4,000 |
| 988319 | WILLIAMS JOHN M & TRACI L | CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 2B | ARKANSAS ST S BELINA, TX 75009 | | - | - | \$ | 15,000 | \$ | 15,000 |
| 980941 | 02 INVESTMENTS LP | CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 3 | 207 S OKLAHOMA DR BELINA, TX 75009 | | - | - | \$ | 110,000 | \$ | 110,000 |
| 2109689 | BLIK INVESTMENTS LLC | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 92, 2.0 ACRES | 710 S OKLAHOMA DR BELINA, TX 75009 | | 2.00 | 87,120.00 | \$ | 914,563 | \$ | 914,563 |
| 2562848 | GRANT NICHOLAS & MANDI | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 1R; REPLAT | 103 S ARKANSAS ST BELINA, TX 75009 | HS | 0.17 | 7,248.38 | \$ | 190,000 | \$ | 190,000 |
| 2520932 | CELINA CITY OF | CELINA ORIGINAL DONATION (CCL), LOT 1; PUBLIC SQUARE | 141 N OHIO DR BELINA, TX 75009 | EX-XV | 0.70 | 30,492.00 | \$ | 190,070 | | |
| 2562847 | GRANT LARRY | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 2R; REPLAT | 105 S ARKANSAS ST BELINA, TX 75009 | DP, HS | 0.17 | 7,248.38 | \$ | 42,104 | \$ | 42,104 |
| 2563249 | NIMEH NADIM F FAMILY TRUST | ABS A0644 M E P & P RY CO SURVEY, TRACT 23, 15.52 ACRES | BELINA, TX 75009 | | 15.52 | 676,051.20 | \$ | 2,530 | \$ | 2,530 |
| 980415 | CROOK FRED & LERLA A | CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 5 & 6 | 512 W MAIN ST BELINA, TX 75009 | HS | - | - | \$ | 164,024 | \$ | 164,024 |
| 981717 | CELINA CBD PARTNERS LLC | MALONE ADDITION (CCL), BLK 2, LOT 2 | MALONE ST E BELINA, TX 75009 | | 0.43 | 18,909.40 | \$ | 50,000 | \$ | 50,000 |
| 981272 | OWNSBY 1880 FARMS LTD | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 2 3B | 309 E BEECH ST BELINA, TX 75009 | | - | - | \$ | 78,690 | \$ | 78,690 |
| 1517317 | LASSITER DAVID PAUL | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 6B | 405 W MAPLE ST BELINA, TX 75009 | HS | - | - | \$ | 99,567 | \$ | 99,567 |
| 979739 | MARTINEZ FRANCISCO J & MARIA N | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 2 | 404 W MAPLE ST BELINA, TX 75009 | HS | 0.17 | 7,248.38 | \$ | 56,982 | \$ | 56,982 |
| 979766 | CARRION PATRICIA | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 5A 6A | N ARIZONA ST BELINA, TX 75009 | | - | - | \$ | 8,000 | \$ | 8,000 |
| 1846505 | FAULKNER FAMILY WEALTH TRUST | WILLOCK HILL ADDITION (CCL), LOT 30C | 809 W WALNUT ST BELINA, TX 75009 | | 0.24 | 10,454.40 | \$ | 165,300 | \$ | 165,300 |
| 1748844 | FAULKNER FAMILY WEALTH TRUST | WILLOCK HILL ADDITION (CCL), LOT 30A | 811 W WALNUT ST BELINA, TX 75009 | | 0.24 | 10,454.40 | \$ | 165,300 | \$ | 165,300 |
| 1845908 | FAULKNER FAMILY WEALTH TRUST | WILLOCK HILL ADDITION (CCL), LOT 30B | 807 W WALNUT ST BELINA, TX 75009 | | - | 10,454.40 | \$ | 165,300 | \$ | 165,300 |
| 980040 | CELINA TX PROPERTIES LLC | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 6A | 407 S NEW MEXICO ST BELINA, TX 75009 | | - | - | \$ | 29,418 | \$ | 29,418 |
| 980068 | LESHOWITZ SCOTT A & MARIA | CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7B | 412 N TEXAS ST BELINA, TX 75009 | HS | - | - | \$ | 40,687 | \$ | 40,687 |
| 980996 | TURRENTINE-JACKSON-MORROW INC | CELINA ORIGINAL DONATION (CCL), BLK 45, LOT 2 | 103 S OKLAHOMA DR BELINA, TX 75009 | | - | 22,651.20 | \$ | 50,000 | \$ | 50,000 |
| 978231 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 11A 12A | 402 N LOUISIANA ST BELINA, TX 75009 | | - | - | \$ | 126,744 | \$ | 126,744 |
| 981708 | CELINA CBD PARTNERS LLC | MALONE ADDITION (CCL), BLK 2, LOT 1 | MALONE ST E BELINA, TX 75009 | | 0.43 | 18,909.40 | \$ | 50,000 | \$ | 50,000 |
| 999691 | WILLIAMS ANGELA G | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 2 | 607 W WALNUT ST BELINA, TX 75009 | | 0.33 | 14,566.46 | \$ | 182,733 | \$ | 182,733 |
| 988239 | GREEN WILLIE A & ARLEATHA | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 10A 11A 12A | 409 S NEW MEXICO ST BELINA, TX 75009 | | - | - | \$ | 94,504 | \$ | 94,504 |
| 1962840 | D'AMICO DONALD P & SUZANNE | CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 10B 11B & 12B | BELINA, TX 75009 | | - | 12,148.88 | \$ | 34,000 | \$ | 34,000 |
| 988621 | ANDARI BOUTROS & | CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 3 | 504 E PECAN ST BELINA, TX 75009 | | - | 12,632.40 | \$ | 40,000 | \$ | 40,000 |
| 1804337 | CANON GLORIA S | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 5C-5D-6C-6D | 309 N ARIZONA ST BELINA, TX 75009 | | - | - | \$ | 40,137 | \$ | 40,137 |
| 1921004 | LLAMAS JUAN & | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 6 | 401 E BEECH ST BELINA, TX 75009 | | - | - | \$ | 62,446 | \$ | 62,446 |
| 979748 | DIXON CHARLES W | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 3 | 406 W MAPLE ST BELINA, TX 75009 | HS | - | - | \$ | 31,280 | \$ | 31,280 |
| 977651 | CHURCH OF CHRIST-CELINA | CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 13 14 & 15 | S OHIO ST BELINA, TX 75009 | EX-XV | - | 21,750.00 | \$ | 299,846 | | |
| 988364 | LAWRENCE LINNIE | CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 8 | E ASH ST BELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 999307 | SOTO JOSE L & DONNA K | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 4A 5 & 6B | 403 E WALNUT ST BELINA, TX 75009 | HS | - | - | \$ | 88,912 | \$ | 88,912 |
| 982501 | JACKSON CHRIS L | PERKINS ADDITION (CCL), LOT 7A | 101 S KENTUCKY ST BELINA, TX 75009 | HS | - | - | \$ | 113,548 | \$ | 113,548 |
| 999600 | D'AMICO DONALD | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 1A | 101 S ILLINOIS ST BELINA, TX 75009 | | - | - | \$ | 189,489 | \$ | 189,489 |
| 999325 | TORRES CLEMENTE & GRACIELA | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 8 | 304 E MAIN ST BELINA, TX 75009 | HS | - | - | \$ | 91,764 | \$ | 91,764 |
| 979757 | VAZQUEZ FERNANDO ARRIAGA | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 4 | 408 W MAPLE ST BELINA, TX 75009 | | - | - | \$ | 24,407 | \$ | 24,407 |
| 979695 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 11 | 403 W PECAN ST BELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 980317 | SMITH STEVEN B | CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 9B 10 | 505 W WALNUT ST BELINA, TX 75009 | | - | - | \$ | 131,500 | \$ | 131,500 |
| 979604 | CELINA CITY OF | CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 19 THRU 24 | 104 N COLORADO ST BELINA, TX 75009 | EX-XV | - | - | \$ | 40,000 | | |
| 978044 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 17B 18B | 206 N LOUISIANA ST BELINA, TX 75009 | | - | 3,876.84 | \$ | 95,050 | \$ | 95,050 |
| 977615 | MARKS E L | CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 1 2 3 & 4 | 109 S LOUISIANA ST BELINA, TX 75009 | | - | 14,501.12 | \$ | 98,973 | \$ | 98,973 |
| 977660 | STEPHENS GARY HUBERT | CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 16 | 205 W MAIN ST BELINA, TX 75009 | HS | - | - | \$ | 66,000 | \$ | 66,000 |
| 1000053 | PEREZ RAUL PEREZ & PRISCILLA | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 9 | 412 S TEXAS ST BELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 999717 | GREEN WILLIE ARTHUR | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 3B | 611 W WALNUT ST BELINA, TX 75009 | HS | - | - | \$ | 102,752 | \$ | 102,752 |
| 979560 | HENDERSON CHRISTOPHER & | CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 7 8 9 | 408 W PECAN ST BELINA, TX 75009 | HS | - | - | \$ | 55,729 | \$ | 55,729 |
| 981726 | MENDOZA SOCORRO | MALONE ADDITION (CCL), BLK 3, LOT 1 & 2 | 310 E MALONE ST BELINA, TX 75009 | | - | 19,000.00 | \$ | 42,000 | \$ | 42,000 |
| 1000008 | 2 REALE WOMEN LLC | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 4 | 402 S TEXAS ST BELINA, TX 75009 | | - | - | \$ | 48,511 | \$ | 48,511 |
| 980166 | CHANDLER DOROTHY | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 3A & 4A | 310 N ARIZONA ST BELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 981147 | BARLOW DONNA & | CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 4 5; UDI 2014 | 208 N OKLAHOMA DR BELINA, TX 75009 | HS | - | - | \$ | 16,149 | \$ | 16,149 |
| 979917 | TORRES TRINIDAD & GRISELDA | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 9A | 411 N ARIZONA ST BELINA, TX 75009 | | - | - | \$ | 161,303 | \$ | 161,303 |
| 980095 | READ PAUL JR | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1B | 507 W MAPLE ST BELINA, TX 75009 | | - | - | \$ | 133,866 | \$ | 133,866 |
| 999673 | PEREZ REYNE | CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 4B | 107 S ILLINOIS ST BELINA, TX 75009 | HS | - | - | \$ | 66,365 | \$ | 66,365 |
| 2028309 | FREEMAN MARTIN E & MARTHA J | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1C | 412 N ARIZONA ST BELINA, TX 75009 | HS | - | - | \$ | 198,620 | \$ | 198,620 |
| 999405 | KACZOR DONNA SUE | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 5 & 6; SN1: VIN #47G0835L, TITLE#: 68795459 | 403 E PECAN ST BELINA, TX 75009 | HS | - | - | \$ | 51,034 | \$ | 51,034 |
| 981085 | OB RESOURCES, LLC | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 7 | 110 S OKLAHOMA DR BELINA, TX 75009 | | - | 8,376.59 | \$ | 83,766 | \$ | 83,766 |
| 980335 | CARLSON ERICK H & JENNIFER A | CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 1 2 & 3 | 103 S ARIZONA ST BELINA, TX 75009 | HS | - | - | \$ | 277,345 | \$ | 277,345 |
| 979579 | 24K GOLD MARRIAGE | CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 10 11 & 12 | 412 W PECAN ST BELINA, TX 75009 | | - | - | \$ | 161,909 | \$ | 161,909 |
| 979551 | CELINA CITY OF | CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 1 2 3 4 5 6 | 112 N COLORADO ST BELINA, TX 75009 | EX-XV | - | - | \$ | 274,923 | | |
| 1960592 | DALAKI MOHAMMAD A | CENTRAL BUSINESS PARK (CCL), LOT 1C | WALNUT ST E BELINA, TX 75009 | | - | 7,501.03 | \$ | 16,877 | \$ | 16,877 |
| 2520905 | OLD UNION CEMETERY | ABS A0767 J K RICE SURVEY, TRACT 36, .8 ACRES; OLD UNION CEMETERY | PECAN ST BELINA, TX 75009 | EX-XV | 0.80 | 34,848.00 | \$ | 100,000 | | |
| 980184 | CHANDLER DOROTHY | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 7 8 | 311 N ILLINOIS ST BELINA, TX 75009 | | - | - | \$ | 114,394 | \$ | 114,394 |

EXHIBIT A - Ownership

| | | | | | | | | | | |
|---------|---|--|--------------------------------------|-------|------------|------------|-----------|-----------|-----------|---------|
| 2648920 | FAHIM MOHAMMED | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 11A | CELINA, TX 75009 | 0.08 | 3,625.00 | \$ | 16,000 | \$ | 16,000 | |
| 981281 | SMITH STEVEN B | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 3A & 4 | 307 E BEECH ST CELINA, TX 75009 | - | - | \$ | 87,000 | \$ | 87,000 | |
| 999682 | JOHNSON BARTON C LIVING TRUST THE | CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 1A | ILLINOIS ST N CELINA, TX 75009 | - | - | \$ | 20,000 | \$ | 20,000 | |
| 999254 | ANDREWS JESSIE & LAURA MAE | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 9 | 302 E ELM ST CELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 980264 | LABHART MARK TRAVIS & CARRIE JOYCE | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 11A & 12 | 501 W PECAN ST CELINA, TX 75009 | - | - | \$ | 215,291 | \$ | 215,291 | |
| 977928 | WISE LYLE & NENA | CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 6A | 209 N OHIO ST CELINA, TX 75009 | - | 3,250.00 | \$ | 50,215 | \$ | 50,215 | |
| 988729 | PRADO VICTOR EDUARDO | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2B | 210 S ARKANSAS ST CELINA, TX 75009 | - | - | \$ | 54,600 | \$ | 54,600 | |
| 981263 | TORRES ALEJANDRA & | CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 1 | 311 E BEECH ST CELINA, TX 75009 | - | - | \$ | 98,284 | \$ | 98,284 | |
| 980406 | BEOUGHER MARY DAVIS | CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 1 2 3 & 4 | 504 W MAIN ST CELINA, TX 75009 | HS | - | - | 273,439 | \$ | 273,439 | |
| 979882 | WILLIAMS ORVIL RICHARD & CATHEY ELAINE | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 6A | 401 W MAPLE ST CELINA, TX 75009 | - | - | \$ | 96,347 | \$ | 96,347 | |
| 980148 | CHANDLER DOROTHY | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 1A 2A | 310 N ARIZONA ST CELINA, TX 75009 | - | - | \$ | 115,856 | \$ | 115,856 | |
| 988355 | ELIE HELEN L | CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 7 | 408 S NEW MEXICO ST CELINA, TX 75009 | HS | - | - | 42,727 | \$ | 42,727 | |
| 978188 | STAFFORD WILMA SUE | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 4A 5A | 211 W POPLAR ST CELINA, TX 75009 | HS | - | - | 45,212 | \$ | 45,212 | |
| 981735 | MCGRAW HELEN RUTH KINDLE & | MALONE ADDITION (CCL), BLK 3, LOT 3 | 314 E MALONE ST CELINA, TX 75009 | - | 19,000.00 | \$ | 50,000 | \$ | 50,000 | |
| 978179 | SMITH ALVIN | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 3C 4B | 208 W POPLAR ST CELINA, TX 75009 | HS | - | - | 38,575 | \$ | 38,575 | |
| 978160 | 02 INVESTMENTS LP | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 1B 2B 3B | 506 N LOUISIANA ST CELINA, TX 75009 | - | - | \$ | 110,000 | \$ | 110,000 | |
| 981566 | KIRBY CLAYTON L & SHERYL L | CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 7B 8B & 9B | 212 S OKLAHOMA DR CELINA, TX 75009 | HS | - | - | 86,326 | \$ | 86,326 | |
| 980932 | MCCOY KELBY | CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 2 | 106 E ELM ST CELINA, TX 75009 | - | 14,501.12 | \$ | 153,895 | \$ | 153,895 | |
| 999913 | WYATT RHOLIN | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 3B | 515 E ELM ST CELINA, TX 75009 | - | - | \$ | 5,000 | | 5,000 | |
| 999931 | HICKS JOHN HOWARD | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 4B | 605 E ELM ST CELINA, TX 75009 | - | - | \$ | 4,500 | \$ | 4,500 | |
| 988195 | TM AVIATION PARTNERS LP | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 4A 5A 6A | CELINA, TX 75009 | - | 3,001.28 | \$ | 7,803 | \$ | 7,803 | |
| 981600 | ARRIAGA FERNANDO & MARISOL G CANTRERAS NIETO DE ARRIAGE | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 7B 8B 9B | 312 S OKLAHOMA DR CELINA, TX 75009 | HS | 0.26 | 11,325.60 | \$ | 86,028 | \$ | 86,028 |
| 988177 | HUGHES JENNIFER D & BILLY DALE JR | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 1A 2A 3A | 401 S NEW MEXICO ST CELINA, TX 75009 | - | - | \$ | 185,230 | \$ | 185,230 | |
| 999922 | JONES GLADYS | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 4A | 603 E ELM ST CELINA, TX 75009 | - | - | \$ | 21,300 | \$ | 21,300 | |
| 999968 | SANCHEZ GILBERT J | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 1 | 308 S TEXAS ST CELINA, TX 75009 | - | - | \$ | 83,983 | \$ | 83,983 | |
| 1834242 | EMORY ABRIL | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 11B & 12B | 309 S NEW MEXICO ST CELINA, TX 75009 | HS | - | - | 18,816 | \$ | 18,816 | |
| 999986 | BUTLER LORA LEE & | BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 3 | 312 S TEXAS ST CELINA, TX 75009 | - | - | \$ | 81,237 | \$ | 81,237 | |
| 2138670 | TM RENTAL PARTNERS LP | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 8B & 9 | E ASH ST CELINA, TX 75009 | - | 9,375.00 | \$ | 28,125 | \$ | 28,125 | |
| 981637 | GREEN WILLIE A | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 10C | E OAK ST CELINA, TX 75009 | - | - | \$ | 15,000 | \$ | 15,000 | |
| 2138667 | TM RENTAL PARTNERS LP | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 7 & 8A | E ASH ST CELINA, TX 75009 | - | 9,375.00 | \$ | 30,469 | \$ | 30,469 | |
| 981646 | MORALES RAUL & MARIA | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 11C 12C | 311 S NEW MEXICO ST CELINA, TX 75009 | 0.12 | 5,009.40 | \$ | 20,000 | \$ | 20,000 | |
| 988186 | LANYON CHASE H | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 1B 2B 3B | 405 S NEW MEXICO ST CELINA, TX 75009 | 0.26 | 11,238.48 | \$ | 184,736 | \$ | 184,736 | |
| 979891 | CABRERA JESUS ARRIAGA & | CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 7 | 407 W MAPLE ST CELINA, TX 75009 | - | - | \$ | 129,559 | \$ | 129,559 | |
| 2632312 | MARTINEZ ONESIMO & NORFIE Y | CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 2R; AMENDING | 607 W BEECH ST CELINA, TX 75009 | HS | 0.34 | 14,984.64 | \$ | 282,390 | \$ | 282,390 |
| 2632311 | MARINARO ROBERT & COURTNEY DORAN | CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 1R; AMENDING | 308 N ILLINOIS ST CELINA, TX 75009 | HS | 0.52 | 22,520.52 | \$ | 299,750 | \$ | 299,750 |
| 2649736 | RETHWISCH ROARK | CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 3 | 613 W BEECH ST CELINA, TX 75009 | 1.81 | 78,800.04 | \$ | 413,150 | \$ | 413,150 | |
| 2598355 | CELINA SC LTD | CELINA S C ADDITION (CCL), BLK 1, LOT 1 | FM 455 CELINA, TX 75009 | 2.37 | 103,411.44 | \$ | 1,643,965 | \$ | 1,643,965 | |
| 981628 | GREEN WILLIE | CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 10B | E OAK ST CELINA, TX 75009 | - | - | \$ | 15,000 | \$ | 15,000 | |
| 999897 | JES MARIUS MEINT | BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1C | 306 S TEXAS ST CELINA, TX 75009 | - | - | \$ | 26,000 | \$ | 26,000 | |
| 988248 | BUTLER LONDRO | CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 10B 11B 12B | 407 S NEW MEXICO ST CELINA, TX 75009 | - | - | \$ | 81,556 | \$ | 81,556 | |
| 2649735 | GRANADOS MARIA CRISTINA | CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 2 | 312 N ILLINOIS ST CELINA, TX 75009 | 0.91 | 39,813.84 | \$ | 85,000 | \$ | 85,000 | |
| 999806 | GRANADOS ISIDRA RICO | CELINA ORIGINAL DONATION (CCL), BLK 89, LOT 89A & OL 1 | 402 N ILLINOIS ST CELINA, TX 75009 | 1.47 | 64,207.00 | \$ | 347,933 | \$ | 347,933 | |
| 2582800 | CELINA SC LTD | FIRST CELINA BANK (CCL), BLK 1, LOT 1R; REPLAT | CELINA, TX 75009 | 0.62 | 27,137.88 | \$ | 343,229 | \$ | 343,229 | |
| 980843 | CROSS CECIL E | CELINA ORIGINAL DONATION (CCL), BLK 43, LOT 1 2B | 112 E OAK ST CELINA, TX 75009 | - | - | \$ | 38,674 | \$ | 38,674 | |
| 21483 | STILES DAVID LEE ETAL | ABS A0767 J K RICE SURVEY, TRACT 31, .338 ACRES | 203 N TEXAS ST CELINA, TX 75009 | 0.34 | 14,723.00 | \$ | 35,000 | \$ | 35,000 | |
| 978552 | WELCH BRENDA MURRAY | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 1B 2B | 206 N OHIO ST CELINA, TX 75009 | HS | - | 5,998.21 | \$ | 59,109 | \$ | 59,109 |
| 2648919 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 12B | CELINA, TX 75009 | 0.08 | 3,625.00 | \$ | 144,000 | \$ | 144,000 | |
| 962685 | FRISCO REAL ESTATE INVESTMENT GROUP LLC | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 28, 4.961 ACRES | STATE HWY 289 CELINA, TX 75009 | 4.96 | 216,101.16 | \$ | 918,430 | \$ | 918,430 | |
| 1848638 | CELINA CITY OF | ABS A0124 HENRY BENTLEY SURVEY, TRACT 30, 4.0 ACRES | CELINA, TX | EX-XV | 4.00 | 174,240.00 | \$ | 522,720 | | |
| 1960032 | 02 INVESTMENTS LP | ABS A0767 J K RICE SURVEY, TRACT 32, .269 ACRES | 205 N TEXAS ST CELINA, TX 75009 | 0.27 | 11,718.00 | \$ | 50,000 | \$ | 50,000 | |
| 978561 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 3 & 4 | 308 W BEECH ST CELINA, TX 75009 | - | - | \$ | 60,000 | \$ | 60,000 | |
| 2620960 | ELLIOTT WHITNEY | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 10 | 305 W BEECH ST CELINA, TX 75009 | - | 7,250.00 | \$ | 32,000 | \$ | 32,000 | |
| 988612 | GARCIA ANGEL VARGAS | CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 2 | 208 N TEXAS ST CELINA, TX 75009 | - | - | \$ | 82,939 | \$ | 82,939 | |
| 979819 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 10 | 405 W BEECH ST CELINA, TX 75009 | - | - | \$ | 56,127 | \$ | 56,127 | |
| 2648921 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 11B | 304 N COLORADO ST CELINA, TX 75009 | 0.08 | 3,625.00 | \$ | 16,000 | \$ | 16,000 | |
| 2648918 | FAHIM MOHAMMED | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 12A | 302 N COLORADO ST CELINA, TX 75009 | 0.08 | 3,625.00 | \$ | 187,803 | \$ | 187,803 | |
| 2635633 | CELINA CITY OF | WESTRIDGE APARTMENTS (CCL), LOT R002; ROW | SOUTH ALABAMA CELINA, TX 75009 | EX-XV | 0.17 | 7,535.88 | \$ | 1,000 | | |
| 992411 | LM CELINA 115 LP | ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 44, 2.89 ACRES | MALONE RD CELINA, TX 75009 | 2.89 | 125,888.00 | \$ | 240 | \$ | 240 | |
| 2620959 | XPONENTIAL HOLDINGS LLC | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 9 | 307 W BEECH ST CELINA, TX 75009 | - | 7,250.00 | \$ | 82,500 | \$ | 82,500 | |
| 988747 | DAVIS HELEN | CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2D | 206 S ARKANSAS ST CELINA, TX 75009 | HS | - | - | 102,850 | \$ | 102,850 | |
| 999520 | OUSLEY JON | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 12 | 412 E PECAN ST CELINA, TX 75009 | - | 7,077.00 | \$ | 60,349 | \$ | 60,349 | |
| 999450 | MCCOMAS RICHARD & CHRISTINA | CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 1 | 411 E BEECH ST CELINA, TX 75009 | - | - | \$ | 87,000 | \$ | 87,000 | |
| 979720 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 1B | 312 N COLORADO ST CELINA, TX 75009 | - | - | \$ | 50,552 | \$ | 50,552 | |
| 982360 | TRIVEDI GROUP LLC | OUSLEY ADDITION (CCL), LOT 7A | 413 N TEXAS ST CELINA, TX 75009 | 0.34 | 14,810.40 | \$ | 135,654 | \$ | 135,654 | |
| 2628487 | UNDERWOOD SOFT | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 6R; AMENDED | 313 N ILLINOIS ST CELINA, TX 75009 | 0.17 | 7,230.96 | \$ | 24,000 | \$ | 24,000 | |
| 2622213 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 17 & 18 | 303 W PECAN ST CELINA, TX 75009 | - | 7,250.00 | \$ | 228,180 | \$ | 228,180 | |
| 978678 | CELINA CITY OF | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 1 2 3 4 5A | 142 N OHIO ST CELINA, TX 75009 | EX-XV | - | 17,250.00 | \$ | 1,208,609 | | |
| 1696935 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 7C 8B 9B | N OHIO ST CELINA, TX 75009 | - | 3,641.62 | \$ | 58,266 | \$ | 58,266 | |
| 978696 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 7B-8A | 116 N OHIO ST CELINA, TX 75009 | - | 3,327.98 | \$ | 138,102 | \$ | 138,102 | |
| 978703 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 9A | 114 N OHIO ST CELINA, TX 75009 | - | 2,000.00 | \$ | 123,876 | \$ | 123,876 | |
| 2628486 | UNDERWOOD SOFT | CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 5R; AMENDED | 512 W MAPLE ST CELINA, TX 75009 | 0.17 | 7,230.96 | \$ | 46,559 | \$ | 46,559 | |
| 2645937 | BULL SHERYL | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 7 | CELINA, TX 75009 | - | 7,250.00 | \$ | 16,500 | \$ | 16,500 | |
| 2509947 | NEPTUNE INVESTMENTS LP | MALONE ADDITION (CCL), LOT 1; ABANDON ALLEY | | 0.01 | 609.84 | \$ | 5,000 | \$ | 5,000 | |
| 981655 | NEPTUNE INVESTMENTS LP | MALONE ADDITION (CCL), BLK 1, LOT 1 | MALONE ST E CELINA, TX 75009 | 0.25 | 10,846.44 | \$ | 34,000 | \$ | 34,000 | |

EXHIBIT A - Ownership

| | | | | | | | | | |
|---------|---|--|--|-------|-------|------------|----|-----------|--------------|
| 2556820 | CELINA CITY OF | ABS A1055 JOHN WILLOCK SURVEY, TRACT 5, .446 ACRES | | EX-XV | 0.45 | 19,427.76 | \$ | 19,428 | |
| 2556819 | CELINA CITY OF | ABS A1055 JOHN WILLOCK SURVEY, TRACT 4, .408 ACRES | CELINA, TX 75009 | EX-XV | 0.41 | 17,772.48 | \$ | 269,772 | |
| 2556809 | CELINA CITY OF | ABS A0975 JNO WILLOCK SURVEY, TRACT 12, .126 ACRES | | EX-XV | 0.13 | 5,488.56 | \$ | 4,116 | |
| 980834 | ASH BEECH & OKLAHOMA LLC | CELINA ORIGINAL DONATION (CCL), BLK 42, LOT 5 | 101 E ASH ST CELINA, TX 75009 | | - | 21,750.00 | \$ | 43,500 | \$ 43,500 |
| 980781 | BURNETT ROBERT M | CELINA ORIGINAL DONATION (CCL), BLK 42, LOT 1 2 3 & 4B | 403/407 S OKLAHOMA DR CELINA, TX 75009 | | - | 44,248.25 | \$ | 167,710 | \$ 167,710 |
| 981174 | WALDREP MARY K | CELINA ORIGINAL DONATION (CCL), BLK 48, LOT 1B | 202 W BEECH ST CELINA, TX 75009 | | - | 26,998.49 | \$ | 51,951 | \$ 51,951 |
| 999860 | SVOBODA FRANK | CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 3C | 607 N LOUISIANA DR CELINA, TX 75009 | HS | - | - | \$ | 53,281 | \$ 53,281 |
| 988373 | LAWRENCE LINNIE | CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 9 | E ASH ST CELINA, TX 75009 | | - | - | \$ | 24,000 | \$ 24,000 |
| 2551220 | SOUTH SIDE OF ASH LLC | ABS A0975 JNO WILLOCK SURVEY, TRACT 20, .1808 ACRES | | | 0.18 | 7,875.65 | \$ | 15,751 | \$ 15,751 |
| 2566533 | CELINA CITY OF | GOODELL ADDITION II (CCL), LOT R002; ROW | LOUISIANA ST CELINA, TX 75009 | EX-XV | 0.10 | 4,499.75 | \$ | 4,500 | |
| 2137985 | CELINA GRAIN LLC | ABS A0975 JNO WILLOCK SURVEY, TRACT 6, 1.2546 ACRES | 102 S LOUISIANA ST CELINA, TX 75009 | | 1.25 | 54,650.00 | \$ | 150,873 | \$ 150,873 |
| 2566531 | CELINA BUSINESS CENTER LTD | GOODELL ADDITION II (CCL), LOT 2 | 110 LOUISIANA ST CELINA, TX 75009 | | 0.98 | 42,671.38 | \$ | 314,012 | \$ 314,012 |
| 2566530 | CELINA BUSINESS CENTER LTD | GOODELL ADDITION II (CCL), LOT 1 | 300 LOUISIANA ST CELINA, TX 75009 | | 1.42 | 61,990.24 | \$ | 593,141 | \$ 593,141 |
| 977795 | STONE DAN P | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 11G 11H 12C | 147 N OHIO ST CELINA, TX 75009 | | - | 1,120.00 | \$ | 91,874 | \$ 91,874 |
| 977866 | MATEHUALA DIEGO G | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 23 24C 25C 26C 27C | 105 WALNUT ST CELINA, TX 75009 | | - | 8,625.00 | \$ | 220,185 | \$ 220,185 |
| 16610 | LASSITER FAMILY REVOC TRUST | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 13B 14A & 10E | 129 N OHIO ST CELINA, TX 75009 | | - | 1,228.39 | \$ | 97,181 | \$ 97,181 |
| 977786 | CELINA LODGE | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 11-12A 11-12B 11F | 139 N OHIO ST CELINA, TX 75009 | EX-XG | - | 2,347.88 | \$ | 228,626 | |
| 977875 | STILES DAVID LEE ETAL | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 24-27A & 24-27B | 108 N LOUISIANA ST CELINA, TX 75009 | | - | 7,000.00 | \$ | 42,000 | \$ 42,000 |
| 977802 | SOUTHWESTERN BELL TELEPHONE CO | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 16 17 18A 19A 19B 20A 20B & 21 | 121 N OHIO ST CELINA, TX 75009 | | - | 19,266.59 | \$ | 1,106,750 | \$ 1,106,750 |
| 977768 | GRAY JARRELL DWAIN & SUSAN KAY DBA STAR REAL ESTATE | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 9A | 236 W PECAN ST CELINA, TX 75009 | | - | 2,160.00 | \$ | 176,472 | \$ 176,472 |
| 977722 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 6 & 7 | 224 W PECAN ST CELINA, TX 75009 | | - | 5,000.00 | \$ | 175,139 | \$ 175,139 |
| 977731 | GUNTER WATER SUPPLY CORP | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 8A | 230 W PECAN ST CELINA, TX 75009 | EX-XR | - | 2,340.00 | \$ | 135,791 | |
| 1521179 | O'NEAL WENDELL M | ABS A0644 M E P & P RY CO SURVEY, TRACT 10, .11 ACRES | CELINA, TX | | 0.11 | 4,792.00 | \$ | 3,520 | \$ 3,520 |
| 977857 | MATEHUALA DIEGO G | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 22 | 105 N LOUISIANA ST CELINA, TX 75009 | | - | 3,625.00 | \$ | 73,665 | \$ 73,665 |
| 2656433 | ST PHILLIPS BAPTIST CHURCH | CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 3R | 402 S NEW MEXICO ST CELINA, TX 75009 | EX-XV | 0.69 | 30,056.40 | \$ | 51,947 | |
| 977777 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 10A | 238 W PECAN ST CELINA, TX 75009 | | - | 1,960.00 | \$ | 128,216 | \$ 128,216 |
| 988328 | LAWRENCE LINNIE | CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 1 & 2 | OAK ST E CELINA, TX 75009 | | - | - | \$ | 41,800 | \$ 41,800 |
| 988630 | CELINA ISD | CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 1 | 501 E PECAN ST CELINA, TX 75009 | EX-XV | - | 13,839.00 | \$ | 45,956 | |
| 2556813 | CELINA CITY OF | ABS A0975 JNO WILLOCK SURVEY, TRACT 16, .0344 ACRES | ELM ST BX | EX-XV | 0.03 | 1,498.46 | \$ | 1,124 | |
| 2556816 | CELINA CITY OF | ABS A0975 JNO WILLOCK SURVEY, TRACT 19, .204 ACRES | BEECH ST CELINA, TX 75009 | EX-XV | 0.20 | 8,886.24 | \$ | 6,665 | |
| 977759 | GIBSON KELT & CHRISTY | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 8C-8D-9C-9D-10C-10D-13A | 131 N OHIO ST CELINA, TX 75009 | | - | 2,731.21 | \$ | 195,597 | \$ 195,597 |
| 977884 | HESTER MICHAEL G | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 24D THRU 27D | 102 N LOUISIANA ST CELINA, TX 75009 | | - | 2,500.00 | \$ | 60,500 | \$ 60,500 |
| 978115 | TORRES ALONZO & REBECCA | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 9 | 207 W BEECH ST CELINA, TX 75009 | HS | - | - | \$ | 29,788 | \$ 29,788 |
| 980139 | READ PAUL JR | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 4B & 5B | 409 N ILLINOIS ST CELINA, TX 75009 | | - | - | \$ | 55,682 | \$ 55,682 |
| 2542601 | MARTINEK GRAIN & BINS INC | ABS A0975 JNO WILLOCK SURVEY, TRACT 11, .8 ACRES | 104 W ASH ST CELINA, TX 75009 | | 0.80 | 34,848.00 | \$ | 92,746 | \$ 92,746 |
| 1622658 | READ PAUL M JR | CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 3C | 103 N ARKANSAS ST CELINA, TX 75009 | | - | - | \$ | 51,483 | \$ 51,483 |
| 1723987 | SALGADO RICARDO F & GISELL T | CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 3 & 4B | 407 E WALNUT ST CELINA, TX 75009 | | - | - | \$ | 60,158 | \$ 60,158 |
| 962701 | CELINA CROSSING NO 1 LP | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 30, 18.604 ACRES | STATE HWY 289CELINA, TX 75009 | | 18.60 | 810,390.24 | \$ | 2,025,976 | \$ 2,025,976 |
| 1586135 | BOBCAT BUSINESS PARK LLC | ABS A0767 J K RICE SURVEY, TRACT 30, 4.39 ACRES | STATE HWY 289 CELINA, TX 75009 | | 4.39 | 191,228.00 | \$ | 784,035 | \$ 784,035 |
| 2110029 | SPJ HOLDINGS LLC | ABS A0644 M E P & P RY CO SURVEY, TRACT 7, 2.516 ACRES | FM 455 CELINA, TX 75009 | | 2.52 | 109,597.00 | \$ | 443,868 | \$ 443,868 |
| 988667 | ORTIZ ISMAEL & | CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 3B | 101 N ARKANSAS ST CELINA, TX 75009 | | - | - | \$ | 45,226 | \$ 45,226 |
| 2607468 | WILLARD PROPERTIES LP | BUSINESS 289 ADDITION (CCL), BLK 56-R, LOT 1 | 502 S OKLAHOMA DR CELINA, TX 75009 | | 1.93 | 84,027.24 | \$ | 69,322 | \$ 69,322 |
| 2093799 | JOHNSON LINDA ANN REVOCABLE TRUST AGREEMENT THE | ABS A1055 JOHN WILLOCK SURVEY, TRACT 3, .6157 ACRES | LOUISIANA ST N CELINA, TX 75009 | | 0.62 | 26,820.00 | \$ | 38,589 | \$ 38,589 |
| 999851 | LLAMAS JUAN & | CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 3B | 601 N LOUISIANA DR CELINA, TX 75009 | | - | - | \$ | 124,634 | \$ 124,634 |
| 992304 | CARRION JUAN M & | ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 33, .78 ACRES | 510 MALONE RD CELINA, TX 75009 | HS | 0.78 | 33,977.00 | \$ | 197,917 | \$ 197,917 |
| 1960590 | DALAKI MOHAMMAD A | CENTRAL BUSINESS PARK (CCL), LOT 1A | WALNUT ST E CELINA, TX 75009 | | - | 7,501.03 | \$ | 16,877 | \$ 16,877 |
| 999833 | DALAKI MOHAMMAD A | CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 1B | 103 MALLONE CELINA, TX 75009 | | - | - | \$ | 82,000 | \$ 82,000 |
| 2664250 | MCMILLAN STEPHANIE | CASAS ADDITION (CCL), LOT 1 | 401 N TEXAS ST CELINA, TX 75009 | HS | 0.25 | 10,846.44 | \$ | 233,000 | \$ 233,000 |
| 999842 | DALAKI MOHAMMAD A | CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 3A | 605 N LOUISIANA DR CELINA, TX 75009 | | - | - | \$ | 62,000 | \$ 62,000 |
| 2556822 | CELINA CITY OF | ABS A1055 JOHN WILLOCK SURVEY, TRACT 7, .166 ACRES | | EX-XV | 0.17 | 7,230.96 | \$ | 7,231 | |
| 978721 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 10B 11B | 110 N OHIO ST CELINA, TX 75009 | | - | 1,398.28 | \$ | 32,347 | \$ 32,347 |
| 978730 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 11C 11D 12 | 102 N OHIO ST CELINA, TX 75009 | | - | 5,437.00 | \$ | 115,506 | \$ 115,506 |
| 2558434 | PRESTON NORTH CHURCH OF CHRIST | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 7R; REPLAT | 209 W BEECH ST CELINA, TX 75009 | EX-XV | 0.33 | 14,505.48 | \$ | 71,889 | |
| 1011407 | CELINA CITY OF | ABS A0767 J K RICE SURVEY, TRACT 15, .3099 ACRES | CELINA, TX 75009 | EX-XV | 0.31 | 13,499.00 | \$ | 15,000 | |
| 1011381 | HASKELL KATHY J | ABS A0767 J K RICE SURVEY, TRACT 13, .155 ACRES | TENNESSEE ST CELINA, TX 75009 | | 0.16 | 6,752.00 | \$ | 15,000 | \$ 15,000 |
| 2526774 | HERRIN REAL ESTATE LLC | HERRIN ADDITION (CCL), BLK A, LOT 4 | STATE HWY 289CELINA, TX 75009 | | 0.57 | 24,615.76 | \$ | 110,771 | \$ 110,771 |
| 2556812 | CELINA CITY OF | ABS A0975 JNO WILLOCK SURVEY, TRACT 15, .0689 ACRES | OAK ST BX | EX-XV | 0.07 | 3,001.28 | \$ | 2,251 | |
| 980816 | LFC EXTERIOR CLEANING | CELINA ORIGINAL DONATION (CCL), BLK 42, LOT 4A | 105 E OAK ST CELINA, TX 75009 | | 0.52 | 22,498.74 | \$ | 44,997 | \$ 44,997 |
| 978687 | CELINA CITY OF | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 5B 6 7A | 140 N OHIO ST CELINA, TX 75009 | EX-XV | - | 7,248.38 | \$ | 297,021 | |
| 977278 | CELINA BUSINESS CENTER LTD | CELINA ORIGINAL DONATION (CCL), BLK 1, LOT OL 1 | 512 S LOUISIANA ST CELINA, TX 75009 | | 0.46 | 20,125.00 | \$ | 74,525 | \$ 74,525 |
| 977713 | CHILDERS RONALD G | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 1B 2B 3B 4B 5B | 132 N LOUISIANA ST CELINA, TX 75009 | | - | 9,748.73 | \$ | 135,255 | \$ 135,255 |
| 980120 | PEREZ FELIPE | CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 4A 5A | 509 W MAPLE ST CELINA, TX 75009 | | - | - | \$ | 136,650 | \$ 136,650 |
| 2633739 | CELINA CITY OF | CELINA ORIGINAL DONATION (CCL), BLK 66, LOT OUTLOT 1 | ARKANSAS ST N CELINA, TX 75009 | EX-XV | 0.21 | 9,147.60 | \$ | 29,730 | |
| 2566532 | CELINA CITY OF | GOODELL ADDITION II (CCL), LOT R001; ROW | LOUISIANA ST CELINA, TX 75009 | EX-XV | 0.11 | 4,852.58 | \$ | 4,853 | |
| 988649 | CELINA ISD | CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 2 | 501 E PECAN ST CELINA, TX 75009 | EX-XV | - | 9,456.88 | \$ | 178,432 | |
| 2093798 | JLG GARRETT LLC | ABS A0975 JNO WILLOCK SURVEY, TRACT 5, 1.038 ACRES | 111 E PECAN ST CELINA, TX 75009 | | 1.04 | 45,215.28 | \$ | 250,075 | \$ 250,075 |
| 978712 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 10A-11A | 319 W WALNUT ST CELINA, TX 75009 | | - | 2,800.00 | \$ | 59,866 | \$ 59,866 |
| 2635631 | SD1 APARTMENTS LLC | WESTRIDGE APARTMENTS (CCL), BLK 1, LOT 1 | 101 S ALABAMA ST CELINA, TX 75009 | | 0.90 | 39,204.00 | \$ | 1,374,663 | \$ 1,374,663 |
| 2635632 | CELINA CITY OF | WESTRIDGE APARTMENTS (CCL), LOT R001; ROW | FM 455 CELINA, TX 75009 | EX-XV | 0.04 | 1,568.16 | \$ | 1,000 | |
| 2684641 | CARRION JUAN & PATRICIA | MALONE ADDITION (CCL), BLK 5, LOT OL1 OL2 & 5C | | | 0.38 | 16,727.04 | \$ | 42,000 | \$ 42,000 |
| 1011504 | BNSF RAILWAY COMPANY | ABS A0767 J K RICE SURVEY, TRACT 25, 1.08 ACRES; (THIS IS NO VALUE ACCT - ONLY TO SHOW WHERE RAILROAD ROW IS SCL CCL GCN JCN). | IN RR ROW CELINA, TX 75009 | | 1.08 | 47,045.00 | \$ | - | \$ - |
| 2526773 | SPIRIT MASTER FUNDING X LLC | HERRIN ADDITION (CCL), BLK A, LOT 3 | 1313 S PRESTON RD CELINA, TX 75009 | | 0.92 | 39,988.08 | \$ | 868,219 | \$ 868,219 |
| 1011345 | CELINA CITY OF | ABS A0767 J K RICE SURVEY, TRACT 9, 2.0 ACRES | CELINA, TX 75009 | EX-XV | 2.00 | 87,120.00 | \$ | 100,000 | |
| 2751922 | SUREN BUSINESS LLC | CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 1 & 2; (S70' LOT 1, W141' LOT 2A, ALL 2B, W75' LOT 2C, ALL 2D) | 204 E PECAN ST ACELINA, TX 75009 | | 0.70 | 30,404.88 | \$ | 855,611 | \$ 855,611 |

EXHIBIT A - Ownership

| | | | | | | | | | | |
|---------|--|--|--------------------------------------|---------|------|------------|----|-----------|----|---------|
| 2589607 | JONES EARNESTINE | CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 10A,10B,11A,11B,12A & 12B | 312 E ASH ST ￼ELINA, TX 75009 | HS | 0.20 | 8,712.00 | \$ | 135,269 | \$ | 135,269 |
| 981753 | MYBURGH CARIEN | MALONE ADDITION (CCL), BLK 4, LOT 2 | 410 E MALONE ST ￼ELINA, TX 75009 | HS | - | 19,000.00 | \$ | 194,810 | \$ | 194,810 |
| 977697 | ABS WARD REAL ESTATE GROUP LP | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 1A 2A 3A 4A 5A | 216 W PECAN ST ￼ELINA, TX 75009 | | - | 8,376.59 | \$ | 252,491 | \$ | 252,491 |
| 1521188 | CELINA APARTMENTS GEN PTNR | ABS A0644 M E P & P RY CO SURVEY, TRACT 12, 1.5 ACRES | 804 W WALNUT ST ￼ELINA, TX 75009 | | 1.50 | 65,340.00 | \$ | 278,113 | \$ | 278,113 |
| 988658 | MATEHUALA DIEGO | CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 3A | 508 E WALNUT ST ￼ELINA, TX 75009 | HS | - | - | \$ | 34,586 | \$ | 34,586 |
| 2556818 | BNSF RAILWAY COMPANY | ABS A1055 JOHN WILLOCK SURVEY, TRACT 8, .84 ACRES; THIS IS A NO VALUE ACCT-ONLY TO SHOW WHERE RAILROAD ROW IS. CELINA CITY & ISD | IN RR ROW ￼ELINA, TX 75009 | | 0.84 | 36,590.40 | \$ | 1 | \$ | 1 |
| 2075008 | SIEGFRIED COMPANIES INC | ABS A0644 M E P & P RY CO SURVEY, TRACT 20, 2.084 ACRES | WALNUT ST W ￼ELINA, TX 75009 | | 2.08 | 90,779.00 | \$ | 582,297 | \$ | 582,297 |
| 981744 | ELLIOTT WHITNEY & MARC | MALONE ADDITION (CCL), BLK 4, LOT 1 | 404 E MALONE ST ￼ELINA, TX 75009 | | - | 19,000.00 | \$ | 50,000 | \$ | 50,000 |
| 982547 | VIP REI TX LLC | PERKINS ADDITION (CCL), LOT 8A | 718 W WALNUT ST ￼ELINA, TX 75009 | | - | - | \$ | 100,584 | \$ | 100,584 |
| 996541 | O'NEAL WENDELL & SHIRLEY - LE | ABS A0644 M E P & P RY CO SURVEY, TRACT 9, .48 ACRES | 802 W WALNUT ST ￼ELINA, TX 75009 | DV1, HS | 0.48 | 20,909.00 | \$ | 189,522 | \$ | 189,522 |
| 1011452 | CELINA ISD | ABS A0767 J K RICE SURVEY, TRACT 20, 7.074 ACRES | PECAN ST ￼ELINA, TX 75009 | EX-XV | 7.07 | 308,143.00 | \$ | 1,886,807 | | |
| 982565 | WISE LYLE | PERKINS ADDITION (CCL), LOT 8D | 715 W MAIN ST ￼ELINA, TX 75009 | | - | - | \$ | 49,602 | \$ | 49,602 |
| 988989 | WILLIAMS ALLAN | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 6A | 401 E OAK ST ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 988952 | BOMAR ANN WATTLEY | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 5A | OAK ST E ￼ELINA, TX 75009 | | - | - | \$ | 20,000 | \$ | 20,000 |
| 988925 | RICHARDSON DAVID ET UX | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 1 2 | 413 E OAK ST ￼ELINA, TX 75009 | DP, HS | - | - | \$ | 121,763 | \$ | 121,763 |
| 988943 | NORMAN HOLLIE JO JOHNSON | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 4 | 411 E OAK ST ￼ELINA, TX 75009 | HS | - | - | \$ | 49,028 | \$ | 49,028 |
| 989069 | WHITFIELD JOSEPHINE | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 13 | 412 E ASH ST ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 989014 | RAHIMIAN GHODRAT & MAHVASH ABDI | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 8 | 402 E ASH ST ￼ELINA, TX 75009 | HS | - | - | \$ | 62,893 | \$ | 62,893 |
| 989078 | ROMAN LUIS GERARDO ARROYO & | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 14A | 414 E ASH ST ￼ELINA, TX 75009 | | - | - | \$ | 210,206 | \$ | 210,206 |
| 989032 | SANCHEZ FERMIN & | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 10 | 406 E ASH ST ￼ELINA, TX 75009 | HS | - | - | \$ | 65,953 | \$ | 65,953 |
| 989041 | TLG DEVELOPMENT | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 11 | 408 E ASH ST ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 989005 | ASHFORD GUS | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 7 | 404 S ARKANSAS ST ￼ELINA, TX 75009 | | - | - | \$ | 15,000 | \$ | 15,000 |
| 988998 | CITY OF CELINA & ETAL | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 6B | ￼ELINA, TX 75009 | EX-XV | - | - | \$ | 600 | | |
| 988970 | RHYNE ROBERT | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 5C 6C | 403 E OAK ST ￼ELINA, TX 75009 | | - | - | \$ | 20,000 | \$ | 20,000 |
| 988934 | STEIN ARLENE G | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 3A | OAK ST E ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 2645938 | BULL SHERYL KAYE | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 8 | 302 E ELM ST ￼ELINA, TX 75009 | HS | - | 7,250.00 | \$ | 67,416 | \$ | 67,416 |
| 2509149 | WILLARD PROPERTIES LP | ABS A0132 B B B & C RY CO SURVEY, TRACT 36, 1.46 ACRES | 1575 S PRESTON RD ￼ELINA, TX 75009 | | 1.46 | 63,597.60 | \$ | 381,586 | \$ | 381,586 |
| 989023 | MENDEZ TONY & TONNYE | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 9 | 404 E ASH ST ￼ELINA, TX 75009 | HS | - | - | \$ | 60,428 | \$ | 60,428 |
| 989050 | RHYNE ROBERT | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 12 | 410 E ASH ST ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 999539 | ANZUALDA RANDY & VANESSA GALLARDO | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 15 | 418 E ASH ST ￼ELINA, TX 75009 | HS | - | - | \$ | 59,238 | \$ | 59,238 |
| 989087 | ROMAN LUIS GERARDO ARROYO & | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 14B | 416 E ASH ST ￼ELINA, TX 75009 | | - | - | \$ | 19,200 | \$ | 19,200 |
| 988961 | CAMACHO ELIZABETH | CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 5B | 409 E OAK ST ￼ELINA, TX 75009 | | - | 7,250.00 | \$ | 69,967 | \$ | 69,967 |
| 2101464 | SOUTHWESTERN BELL TEL CO | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT OL 1 10'X120' STRIP | ￼ELINA, TX 75009 | | - | 1,197.90 | \$ | 14,375 | \$ | 14,375 |
| 978133 | UNRUH RANDALL L & SHELLY E | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 10B | 205 W BEECH ST ￼ELINA, TX 75009 | | - | - | \$ | 71,000 | \$ | 71,000 |
| 999824 | DALAKI MOHAMMAD A | CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 1A & 2 | 505 N LOUISIANA ST ￼ELINA, TX 75009 | | - | 10,933.00 | \$ | 44,000 | \$ | 44,000 |
| 2556821 | CELINA CITY OF | ABS A1055 JOHN WILLOCK SURVEY, TRACT 6, .204 ACRES | | EX-XV | 0.20 | 8,886.24 | \$ | 81,477 | | |
| 2666721 | DIMAS RUDY & NELDA F | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 7 & 8 | 211 W MAPLE ST ￼ELINA, TX 75009 | | 0.33 | 14,505.48 | \$ | 93,803 | \$ | 93,803 |
| 2666722 | CRAWFORD MARK | CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 9 | 207 W MAPLE ST ￼ELINA, TX 75009 | | 0.17 | 7,230.96 | \$ | 24,000 | \$ | 24,000 |
| 1011390 | HASKELL KATHY LOTT | ABS A0767 J K RICE SURVEY, TRACT 14, .155 ACRES | 204 S TENNESSEE ST ￼ELINA, TX 75009 | | 0.16 | 6,752.00 | \$ | 38,483 | \$ | 38,483 |
| 978142 | PROPERTY IDEAS LLC | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 11B 12B | 302 N LOUISIANA ST ￼ELINA, TX 75009 | | - | - | \$ | 136,815 | \$ | 136,815 |
| 2668896 | VAZQUEZ MARTIN ARRIAGA & | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 7 | 402 E WALNUT ST ￼ELINA, TX 75009 | | - | - | \$ | 61,159 | \$ | 61,159 |
| 2668897 | VAZQUEZ MARTIN ARRIAGA & | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 8 | E WALNUT ST ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 977740 | CELINA REAL ESTATE LP | CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 8B-9B-10B-14B-15 | 127 N OHIO ST ￼ELINA, TX 75009 | | - | 3,911.69 | \$ | 258,470 | \$ | 258,470 |
| 2648132 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 1R; REPLAT | 212 N OHIO ST ￼ELINA, TX 75009 | | 0.20 | 8,494.20 | \$ | 155,000 | \$ | 155,000 |
| 978124 | LOREDO MANUEL | CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 10A 11A 12A | 306 N LOUISIANA ST ￼ELINA, TX 75009 | | - | - | \$ | 137,879 | \$ | 137,879 |
| 999548 | TERRY MIKE | CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 1 & 5B | 201 S ILLINOIS ST ￼ELINA, TX 75009 | | - | - | \$ | 148,175 | \$ | 148,175 |
| 999575 | THOMAS PETER PAUL | CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 6A 7A 8 | 603 W ELM ST ￼ELINA, TX 75009 | | - | - | \$ | 127,200 | \$ | 127,200 |
| 999584 | MARKEY MEGAN CHRISTINE | CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 6B 7B | 607 W ELM ST ￼ELINA, TX 75009 | | 0.30 | 13,229.17 | \$ | 259,867 | \$ | 259,867 |
| 999593 | PELL HEATH & MINDY | CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 6C | 207 S ILLINOIS ST ￼ELINA, TX 75009 | | 0.12 | 5,183.64 | \$ | 20,000 | \$ | 20,000 |
| 999566 | OLIVETTI DONALD K & | CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 5A | 205 S ILLINOIS ST ￼ELINA, TX 75009 | HS | 0.17 | 7,501.03 | \$ | 102,930 | \$ | 102,930 |
| 988417 | HASKELL LOURISSIA ETAL | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 2 | 309 E ELM ST ￼ELINA, TX 75009 | HS | - | - | \$ | 26,157 | \$ | 26,157 |
| 988435 | VARNER JOE | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 4 5B | 305 E ELM ST ￼ELINA, TX 75009 | | - | - | \$ | 30,000 | \$ | 30,000 |
| 988408 | PETTY ANGELA | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 1 | 301 S ARKANSAS ST ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 988444 | TORRES MARCO P & | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 5A 6A | 306 S NEW MEXICO ST ￼ELINA, TX 75009 | | - | - | \$ | 118,939 | \$ | 118,939 |
| 988505 | WYATT RHOLIN | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 12 | 312 E OAK ST ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 988499 | NORTH COLLIN COUNTY HABITAT FOR HUMANITY INC | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 11 | OAK ST E ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 988480 | WILLIAMS ALLEN & POLLIE M | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 10 | OAK ST E ￼ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 988471 | HUNTER DWIGHT L | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 8B & 9 | OAK ST E ￼ELINA, TX 75009 | | - | - | \$ | 24,750 | \$ | 24,750 |
| 978482 | CANTU ELIO & MARIA & | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 5B & 6B | 312 W MAPLE ST ￼ELINA, TX 75009 | | - | - | \$ | 117,830 | \$ | 117,830 |
| 978393 | RAMOS VINCENT | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 10 & 11A | 307 W MAPLE ST ￼ELINA, TX 75009 | | - | - | \$ | 162,722 | \$ | 162,722 |
| 2589920 | DCH HOLDINGS LP - SITE 2 | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 7A & 8A | 400/402 N OHIO ST ￼ELINA, TX 75009 | | - | 7,255.00 | \$ | 191,132 | \$ | 191,132 |
| 978473 | KUPPENBENDER GARY & | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 5A 6A | 307 N COLORADO ST ￼ELINA, TX 75009 | | - | 6,011.28 | \$ | 146,014 | \$ | 146,014 |
| 978348 | AEVEDO DELORES & DORA | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 3 & 4 | 600 N OHIO ST ￼ELINA, TX 75009 | | - | - | \$ | 85,367 | \$ | 85,367 |
| 978357 | ACEVEDO DORA ETAL | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 5 | 504 N OHIO ST ￼ELINA, TX 75009 | | - | - | \$ | 54,138 | \$ | 54,138 |
| 978366 | ACEVEDO DOLORES G & DORA A | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 6 | 502 N OHIO ST ￼ELINA, TX 75009 | | - | - | \$ | 46,588 | \$ | 46,588 |
| 978384 | KUPPENBENDER GARY | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 9 | 305 W MAPLE ST ￼ELINA, TX 75009 | | 0.17 | 7,230.96 | \$ | 86,656 | \$ | 86,656 |
| 978400 | MIERICKE THOMAS | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 11B & 12 | 311 W MAPLE ST ￼ELINA, TX 75009 | HS | - | - | \$ | 88,635 | \$ | 88,635 |
| 978428 | MATA ADRIANA MATA | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 14 | 503 N COLORADO ST ￼ELINA, TX 75009 | | - | - | \$ | 185,760 | \$ | 185,760 |
| 978339 | FIRST BAPTIST CHURCH OF CELINA THE | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 1 2 | 604 N OHIO ST ￼ELINA, TX 75009 | EX-XV | - | - | \$ | 79,403 | | |
| 982618 | MANCILLA KARINA | PERKINS ADDITION (CCL), LOT 11A | 716 W MAIN ST ￼ELINA, TX 75009 | | - | - | \$ | 138,661 | \$ | 138,661 |
| 982716 | PHILLIPS GLENDON L & PATSY A REV LT | PERKINS ADDITION (CCL), LOT 16 | 717 W ELM ST ￼ELINA, TX 75009 | HS | - | - | \$ | 222,735 | \$ | 222,735 |
| 1901491 | MOHON LUKE C & KIMBERLY M | PERKINS ADDITION (CCL), LOT 12C 12D 13E | 710 W MAIN ST ￼ELINA, TX 75009 | HS | - | 8,045.53 | \$ | 134,300 | \$ | 134,300 |
| 2075741 | STARK BILLIE JOYCE & | PERKINS ADDITION (CCL), LOT 13D | ￼ELINA, TX 75009 | | - | - | \$ | 4,500 | \$ | 4,500 |
| 982681 | PELL BILLY WAYNE | PERKINS ADDITION (CCL), LOT 14 | MAIN ST W ￼ELINA, TX 75009 | | - | - | \$ | 4,500 | \$ | 4,500 |

EXHIBIT A - Ownership

| | | | | | | | | | | |
|---------|---|---|---|---------------|-------|------------|----|-----------|----|-----------|
| 982743 | GRAHAM ROBERT E & | PERKINS ADDITION (CCL), LOT 18A 18B & 18C | 703 W ELM ST #ELINA, TX 75009 | HS | - | - | \$ | 142,281 | \$ | 142,281 |
| 982636 | MEJIA OSCAR D & JESSICA | PERKINS ADDITION (CCL), LOT 11C | 714 W MAIN ST #ELINA, TX 75009 | HS | 0.27 | 11,543.40 | \$ | 157,246 | \$ | 157,246 |
| 982672 | STARK BILLIE JOYCE & | PERKINS ADDITION (CCL), LOT 13C | #ELINA, TX 75009 | | - | - | \$ | 6,725 | \$ | 6,725 |
| 982734 | ALEXANDER WELDON & PEGGY | PERKINS ADDITION (CCL), LOT 17C | 715 W ELM ST #ELINA, TX 75009 | | - | - | \$ | 104,293 | \$ | 104,293 |
| 982262 | CAVAZOS OSCAR | OUSLEY ADDITION (CCL), LOT 1A | 209 N TEXAS ST #ELINA, TX 75009 | HS | - | 17,163.00 | \$ | 93,982 | \$ | 93,982 |
| 982725 | WALKER DONALD & | PERKINS ADDITION (CCL), LOT 17B | 713 W ELM ST #ELINA, TX 75009 | HS | - | - | \$ | 37,208 | \$ | 37,208 |
| 988453 | FULGHUM MICHELE YVONNE & | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 6B | 301 E ELM ST #ELINA, TX 75009 | | - | - | \$ | 155,806 | \$ | 155,806 |
| 988426 | CITY OF CELINA & ETAL | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 3 | ELM ST E #ELINA, TX 75009 | EX-XV | - | - | \$ | 15,000 | | |
| 988462 | FOSTER CORY | CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 7 & 8A | 310 E OAK ST #ELINA, TX 75009 | HS | - | - | \$ | 177,079 | \$ | 177,079 |
| 981502 | GALVAN ADA | CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 10 | 210 E MAIN ST #ELINA, TX 75009 | | - | - | \$ | 93,215 | \$ | 93,215 |
| 978464 | SALGADO RICARDO F & GISELL T | CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 4 | 308 W MAPLE ST #ELINA, TX 75009 | | - | - | \$ | 58,023 | \$ | 58,023 |
| 978419 | MATA ADRIANA MATA | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 13 | 503 N COLORADO ST #ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 2589921 | DCH HOLDINGS LP - SITE 3 | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 7B & 8B | 404/406 N OHIO ST #ELINA, TX 75009 | | - | 7,255.00 | \$ | 191,132 | \$ | 191,132 |
| 982690 | PHILLIPS FAMILY TRUST THE | PERKINS ADDITION (CCL), LOT 15 | 719 W ELM ST #ELINA, TX 75009 | | - | - | \$ | 12,500 | \$ | 12,500 |
| 982627 | PEREZ PORFIRIO | PERKINS ADDITION (CCL), LOT 11B | 718 W MAIN ST #ELINA, TX 75009 | | - | - | \$ | 53,303 | \$ | 53,303 |
| 982645 | HUGHES MARK & RENEE | PERKINS ADDITION (CCL), LOT 12A | 712 W MAIN ST #ELINA, TX 75009 | HS | - | - | \$ | 174,392 | \$ | 174,392 |
| 982654 | LLAMAS JUAN & | PERKINS ADDITION (CCL), LOT 13A | 205 S KENTUCKY ST #ELINA, TX 75009 | | - | - | \$ | 116,902 | \$ | 116,902 |
| 982663 | NOBLES RUSTY & STACY | PERKINS ADDITION (CCL), LOT 13B | 207 S KENTUCKY ST #ELINA, TX 75009 | HS | - | - | \$ | 53,957 | \$ | 53,957 |
| 2648131 | RICH KAREN L & | OUSLEY ADDITION (CCL), LOT 2R | 213 N TEXAS ST #ELINA, TX 75009 | | 0.48 | 21,039.48 | \$ | 150,000 | \$ | 150,000 |
| 1936267 | CORNELIUS DON KEITH | PERKINS ADDITION (CCL), LOT 18D | 707 W ELM ST #ELINA, TX 75009 | | 0.30 | 12,980.88 | \$ | 103,870 | \$ | 103,870 |
| 980763 | MARTINEK FARMING LLC | CELINA ORIGINAL DONATION (CCL), BLK 41, LOT 1 | 104 E ASH ST #ELINA, TX 75009 | | 2.01 | 87,556.00 | \$ | 192,124 | \$ | 192,124 |
| 2505981 | SOUTH SIDE OF ASH LLC | ABS A0975 JNO WILLOCK SURVEY, TRACT 10, .9372 ACRES | #ELINA, TX 75009 | | 0.94 | 40,824.43 | \$ | 81,649 | \$ | 81,649 |
| 2557395 | BAWA ANISE | BAWA ADDITION (CCL), BLK 1, LOT 1 | 1513 S PRESTON RD #ELINA, TX 75009 | | 0.99 | 43,316.06 | \$ | 1,163,876 | \$ | 1,163,876 |
| 2557394 | CELINA CITY OF | BAWA ADDITION (CCL), LOT R001; ROW | STATE HWY 289 BUSINESS #ELINA, TX 75009 | EX-XV | 0.15 | 6,586.27 | \$ | 1,000 | | |
| 983083 | HASKELL LEMMON PARTNERS LTD | MCILROY ADDITION (CCL), LOT 31B | S PRESTON RD #ELINA, TX 75009 | | 1.17 | 51,126.37 | \$ | 562,390 | \$ | 562,390 |
| 2674460 | STATE OF TEXAS | MCILROY ADDITION (CCL), BLK R00, LOT 31B-1; ROW | STATE HWY 289 #ELINA, TX 75009 | EX-XV | 0.05 | 2,234.63 | \$ | 26,816 | | |
| 982397 | KING ROBERT LEE II | PERKINS ADDITION (CCL), LOT 2A | 710 W PECAN ST #ELINA, TX 75009 | HS | - | - | \$ | 57,223 | \$ | 57,223 |
| 982388 | HENDERSON MARY HELEN | PERKINS ADDITION (CCL), LOT 1 | 704 W PECAN ST #ELINA, TX 75009 | HS | - | - | \$ | 101,846 | \$ | 101,846 |
| 982468 | SERIES FOUR OF MOTORHEAD PROPERTIES LLC | PERKINS ADDITION (CCL), LOT 5B | 711 W WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 120,583 | \$ | 120,583 |
| 982440 | KNIGHT CHRIS & LESLIE | PERKINS ADDITION (CCL), LOT 4C | 715 W WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 80,369 | \$ | 80,369 |
| 982413 | LANHAM JACK D & GINGER W | PERKINS ADDITION (CCL), LOT 3 | 716 W PECAN ST #ELINA, TX 75009 | HS | - | - | \$ | 94,369 | \$ | 94,369 |
| 982486 | FRAILICKS JAMES | PERKINS ADDITION (CCL), LOT 6B | 705 W WALNUT ST #ELINA, TX 75009 | HS | 0.38 | 16,335.00 | \$ | 111,312 | \$ | 111,312 |
| 982459 | BERRY TIM | PERKINS ADDITION (CCL), LOT 5A | 709 W WALNUT ST #ELINA, TX 75009 | | - | - | \$ | 128,134 | \$ | 128,134 |
| 2674904 | STATE OF TEXAS | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET R01, TRACT 29-1, .0833 ACRES; ROW | STATE HWY 289 #ELINA, TX 75009 | EX-XV | 0.08 | 3,628.55 | \$ | 4,165 | | |
| 2674905 | STATE OF TEXAS | ABS A0767 J K RICE SURVEY, SHEET R00, TRACT 8-1, .0833 ACRES; ROW | STATE HWY 289 #ELINA, TX 75009 | EX-XV | 0.08 | 3,628.55 | \$ | 18,140 | | |
| 982404 | ENDERLEIN WILLIAM J III | PERKINS ADDITION (CCL), LOT 2B | 714 W PECAN ST #ELINA, TX 75009 | | - | - | \$ | 51,171 | \$ | 51,171 |
| 982431 | MOORE TIM & PAULA | PERKINS ADDITION (CCL), LOT 4B | 107 N FLORIDA DR #ELINA, TX 75009 | | - | - | \$ | 77,717 | \$ | 77,717 |
| 1586108 | OWNER OF RECORD | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 5A-6A | 207 N ILLINOIS ST #ELINA, TX 75009 | HS | 0.09 | 3,789.72 | \$ | 80,210 | \$ | 80,210 |
| 1586117 | GROVE ROBERT S | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 5C & 6B | 211 N ILLINOIS ST #ELINA, TX 75009 | | - | - | \$ | 111,021 | \$ | 111,021 |
| 980237 | MUNIZ HERIBERTO | CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 4 & 5B | 506 W BEECH ST #ELINA, TX 75009 | HS | - | - | \$ | 31,690 | \$ | 31,690 |
| 979472 | UNRUH WOODCOX SHELLY & RANDY | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 1B-2B-1C-2C | 105 S COLORADO ST #ELINA, TX 75009 | | - | - | \$ | 85,000 | \$ | 85,000 |
| 979481 | LACKIE STEVEN JOSEPH & DANIELE E | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 4 5B | 404 W WALNUT ST #ELINA, TX 75009 | HS | 0.25 | 10,890.00 | \$ | 242,012 | \$ | 242,012 |
| 979533 | VAUGHN BARRY D & TAMMY D | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 10A-11A-12A | 107 S COLORADO ST #ELINA, TX 75009 | | - | - | \$ | 156,079 | \$ | 156,079 |
| 979542 | BUSH BERT PHILIP & MARY GWEN | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 10B 11B 12B | 111 S COLORADO ST #ELINA, TX 75009 | HS | - | - | \$ | 200,586 | \$ | 200,586 |
| 979524 | BUSH PHIL & MARY | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 9 | 407 W MAIN ST #ELINA, TX 75009 | | - | - | \$ | 24,000 | \$ | 24,000 |
| 2556961 | PARSONS THOMAS & ALICA | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 7R1; REPLAT, | 112 S ARIZONA ST #ELINA, TX 75009 | | 0.33 | 14,374.80 | \$ | 417,725 | \$ | 417,725 |
| 979490 | CARTER COY ET AL | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 5A 6 | 412 W WALNUT ST #ELINA, TX 75009 | HS | - | - | \$ | 144,965 | \$ | 144,965 |
| 979463 | CARLOCK JAMES D & NINA L R REV LT | CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 1A 2A 3 | 101 S COLORADO ST #ELINA, TX 75009 | DV4, DVHS, HS | - | - | \$ | 173,014 | \$ | 173,014 |
| 978437 | PEREZ ALEJANDRO MATEHUALA & | CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 15 16 17 | 509 N COLORADO ST #ELINA, TX 75009 | HS | 0.53 | 23,217.48 | \$ | 101,640 | \$ | 101,640 |
| 2556855 | SCHULTZ ALLISON DAWN | SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), BLK A, LOT 1 | 10645 COUNTY ROAD 93 #ELINA, TX 75009 | | 1.16 | 50,368.43 | \$ | 1,076,173 | \$ | 1,076,173 |
| 2556856 | CELINA CITY OF | SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), LOT R002; ROW | MALONE ST #ELINA, TX 75009 | EX-XV | 0.04 | 1,873.08 | \$ | 1,000 | | |
| 2677306 | STATE OF TEXAS | SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), BLK A, LOT R001; ROW | STATE HWY 289 #ELINA, TX 75009 | EX-XV | 0.03 | 1,467.97 | \$ | 8,074 | | |
| 1011513 | CELINA ISD | ABS A0767 J K RICE SURVEY, TRACT 26, 18.4677 ACRES | 706 E PECAN ST #ELINA, TX 75009 | EX-XV | 18.47 | 804,453.01 | \$ | 9,611,888 | | |
| 2137987 | CELINA CITY OF | ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 72, .167 ACRES; ROW | PRESTON RD #ELINA, TX 75009 | EX-XV | 0.17 | 7,274.52 | \$ | 8,350 | | |
| 980273 | PETERS KELLEY & CYNTHIA C | CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 1 2 3 | 112 N ARIZONA ST #ELINA, TX 75009 | HS | - | - | \$ | 366,132 | \$ | 366,132 |
| 2680232 | PROSPER REALTY PARTNERS LLC | CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 11R; REPLAT | 501 W WALNUT ST #ELINA, TX 75009 | | 0.33 | 14,505.48 | \$ | 587,389 | \$ | 587,389 |
| 2719113 | DK MEYER PROPERTY LLC | HERRIN ADDITION (CCL), BLK A, LOT 1R; (REPLAT) | 1371 S PRESTON RD #ELINA, TX 75009 | | 1.37 | 59,851.44 | \$ | 599,711 | \$ | 599,711 |
| 2721269 | CELINA CITY OF | CELINA FIRE STATION #1 (CCL), BLK A, LOT 2 | 1413 S PRESTON RD #ELINA, TX 75009 | EX-XV | 2.55 | 111,165.12 | \$ | 2,789,704 | | |
| 980291 | DELGADO MISTY & | CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 5A & 6 | 508 W PECAN ST #ELINA, TX 75009 | HS | 0.30 | 13,068.00 | \$ | 190,259 | \$ | 190,259 |
| 980282 | C & T CONNECTION LLC | CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 4 & 5B | 506 W PECAN ST #ELINA, TX 75009 | | - | - | \$ | 127,757 | \$ | 127,757 |
| 2678220 | STATE OF TEXAS | MCILROY ADDITION (CCL), LOT R001; ROW | STATE HWY 289 #ELINA, TX 75009 | EX-XV | 0.05 | 2,369.66 | \$ | 10,663 | | |
| 2678200 | STATE OF TEXAS | ABS A0767 J K RICE SURVEY, SHEET R00, TRACT 26-1, .0203 ACRES; ROW | STATE HWY 289 #ELINA, TX 75009 | EX-XV | 0.02 | 884.27 | \$ | 2,030 | | |
| 999361 | CARRIER JANET | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 1 | 411 E PECAN ST #ELINA, TX 75009 | | - | 6,969.60 | \$ | 22,500 | \$ | 22,500 |
| 999370 | CARRIER JANET | CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 2 | 409 E PECAN ST #ELINA, TX 75009 | | - | 6,969.60 | \$ | 52,648 | \$ | 52,648 |
| 979962 | FLORES PEDRO F & | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3B | 308 E MAPLE ST #ELINA, TX 75009 | | - | - | \$ | 104,520 | \$ | 104,520 |
| 982832 | ESTEP DAVID A & MONICA L | MCILROY ADDITION (CCL), LOT 4 | 416 E CHERRYWOOD ST #ELINA, TX 75009 | HS | 0.33 | 14,505.00 | \$ | 145,672 | \$ | 145,672 |
| 982841 | RHODES R DAVID & | MCILROY ADDITION (CCL), LOT 5-17 & 18A-22A | #ELINA, TX 75009 | | 7.84 | 341,336.16 | \$ | 1,277 | \$ | 1,277 |
| 979944 | MATEHUALA DAVID | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 2 & 3C | 312 E MAPLE ST #ELINA, TX 75009 | | - | - | \$ | 38,000 | \$ | 38,000 |
| 2526959 | GLOVER GARY D | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 4R-1; REPLAT | 302 E MAPLE ST #ELINA, TX 75009 | HS | - | 7,418.27 | \$ | 120,629 | \$ | 120,629 |
| 2526960 | RICO BALTAZAR | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 4R-2; REPLAT | 304 E MAPLE ST #ELINA, TX 75009 | | - | 6,581.92 | \$ | 150,343 | \$ | 150,343 |
| 979980 | PRADO MARIA | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3E | 306 E MAPLE ST #ELINA, TX 75009 | HS | - | - | \$ | 103,803 | \$ | 103,803 |
| 982814 | LONG OLEN RAY | MCILROY ADDITION (CCL), LOT 2 | 410 E CHERRYWOOD ST #ELINA, TX 75009 | HS | - | - | \$ | 111,784 | \$ | 111,784 |
| 962667 | CENTRAL FRISCO LTD | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 27, 2.029 ACRES | 1050 S OKLAHOMA DR #ELINA, TX 75009 | | 2.03 | 88,383.00 | \$ | 172,014 | \$ | 172,014 |
| 982805 | PARISH ARLIS JEAN | MCILROY ADDITION (CCL), LOT 1 | 404 E CHERRYWOOD ST #ELINA, TX 75009 | HS | - | - | \$ | 133,806 | \$ | 133,806 |

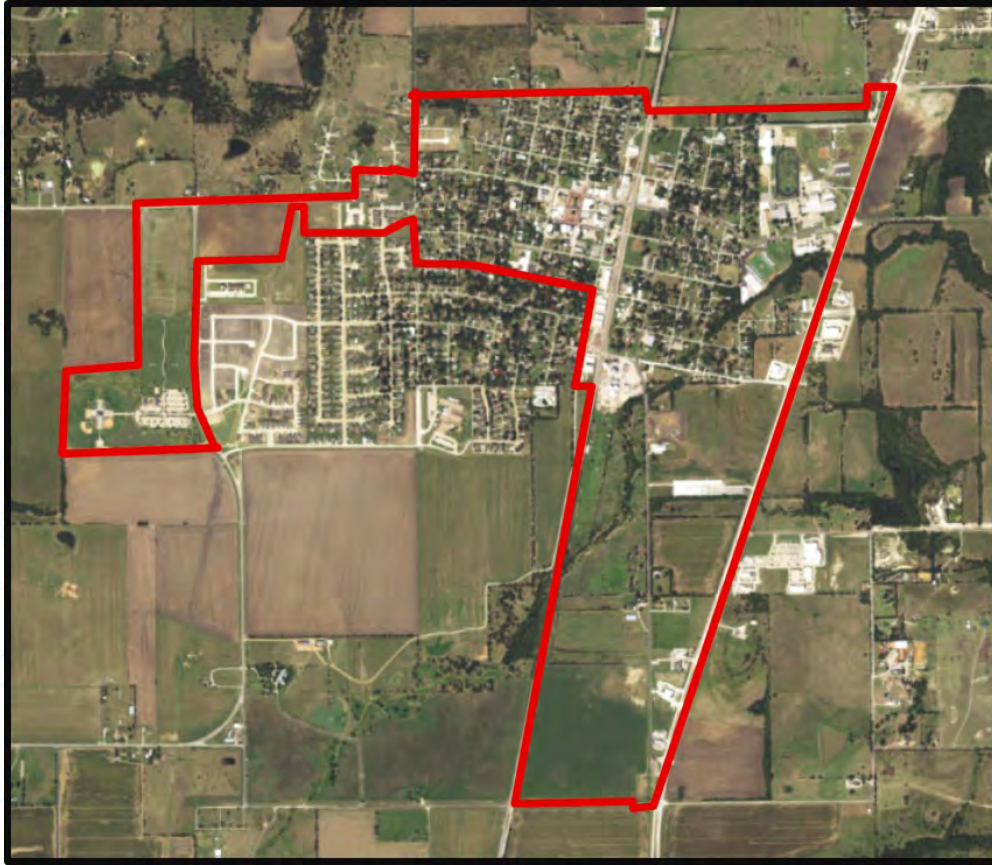
EXHIBIT A - Ownership

| | | | | | | | | | | |
|---------|-------------------------------|---|--------------------------------------|-------|--------------|--------------|---------|-----------|---------|-----------|
| 982299 | VELEZ-RAMIREZ JOSE & | OUSLEY ADDITION (CCL), BLK F, LOT 3A 3C | 303 N TEXAS ST #ELINA, TX 75009 | - | - | \$ | 26,000 | \$ | 26,000 | |
| 1834215 | CELINA TX PROPERTIES LLC | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3G | N NEW MEXICO ST #ELINA, TX 75009 | - | - | \$ | 15,000 | \$ | 15,000 | |
| 979953 | AON CONSTRUCTION LLC | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3A | E MALLONE ST #ELINA, TX 75009 | 0.44 | 19,297.08 | \$ | 60,000 | \$ | 60,000 | |
| 981254 | JIMENEZ RICARDO | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 11B 12 10B & 11A | 312 E BEECH ST #ELINA, TX 75009 | - | 16,117.20 | \$ | 38,000 | \$ | 38,000 | |
| 962676 | CENTRAL FRISCO LTD | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 27-9, 23.923 ACRES | STATE HWY 279#ELINA, TX 75009 | 23.92 | 1,042,085.88 | \$ | 3,899 | \$ | 3,899 | |
| 2042535 | FACULTAS GROUP LLC | ABS A0132 B B B & C RY CO SURVEY, TRACT 34, 1.03 ACRES | 1123 S OKLAHOMA DR #ELINA, TX 75009 | 1.03 | 44,867.00 | \$ | 108,600 | \$ | 108,600 | |
| 2021124 | TAM WINGYAN & CHI YAN CHUNG | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 10C & 11C | 310 BEECH ST #ELINA, TX 75009 | - | 3,497.87 | \$ | 95,023 | \$ | 95,023 | |
| 988818 | CARTER JESSIE L | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 6 | OAK ST E #ELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 988845 | SCOTT JOSIE TYLER | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 9 | OAK ST E #ELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 988836 | MADRIGAL MARILU | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 8 | OAK ST E #ELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 988854 | ST PHILLIP BAPTIST CHURCH | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 10 | OAK ST E #ELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 982306 | STONE LARRY LYNN & | OUSLEY ADDITION (CCL), LOT 4A | 307 N TEXAS ST #ELINA, TX 75009 | HS | - | - | \$ | 176,964 | \$ | 176,964 |
| 2509151 | WILLARD CATTLE CO I LTD | ABS A0132 B B B & C RY CO SURVEY, TRACT 14, 64.543 ACRES | COUNTY ROAD 55 #ELINA, TX 75009 | 64.54 | 2,811,493.08 | \$ | 10,521 | \$ | 10,521 | |
| 2680171 | FACULTAS GROUP LLC | ABS A0132 B B B & C RY CO SURVEY, TRACT 15, 10.706 ACRES | 1123 S OKLAHOMA DR #ELINA, TX 75009 | 10.71 | 466,353.16 | \$ | 5,647 | \$ | 5,647 | |
| 991181 | MARTINEK FARMING LLC | ABS A0132 B B B & C RY CO SURVEY, TRACT 12, 34.815 ACRES | OKLAHOMA DR #ELINA, TX 75009 | 34.82 | 1,516,541.40 | \$ | 3,795 | \$ | 3,795 | |
| 988827 | CHURCH OF GOD IN CHRIST | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 7 | 414 E OAK ST #ELINA, TX 75009 | EX-XV | - | - | \$ | 84,590 | | |
| 988774 | STEVENS LILLIE | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 2 | ELM ST E #ELINA, TX 75009 | - | - | \$ | 24,000 | \$ | 24,000 | |
| 981030 | KHAIRKHAH DANOUSH | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 4 | 206 E WALNUT ST #ELINA, TX 75009 | - | 7,000.00 | \$ | 24,000 | \$ | 24,000 | |
| 979935 | CELINA TX PROPERTIES LLC | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 1 | 402 N NEW MEXICO ST #ELINA, TX 75009 | - | 13,068.00 | \$ | 51,401 | \$ | 51,401 | |
| 979971 | ASRE INC | CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3D | 301 E MALONE ST #ELINA, TX 75009 | - | 6,973.96 | \$ | 218,958 | \$ | 218,958 | |
| 982823 | SARRETT RONALD D | MCILROY ADDITION (CCL), LOT 3 | 414 E CHERRYWOOD ST #ELINA, TX 75009 | HS | - | - | \$ | 111,162 | \$ | 111,162 |
| 981236 | FRANCO JAVIER C & | CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 9 10A | 306 E BEECH ST #ELINA, TX 75009 | HS | - | - | \$ | 146,318 | \$ | 146,318 |
| 982315 | NEH LLC | OUSLEY ADDITION (CCL), LOT 4B | 311 N TEXAS ST #ELINA, TX 75009 | - | - | \$ | 119,668 | \$ | 119,668 | |
| 988872 | CELINA CITY OF ETAL | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 12 | OAK ST E #ELINA, TX 75009 | EX-XV | - | - | \$ | 15,000 | | |
| 988863 | ST PHILLIPS BAPTIST CHURCH | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 11 | 406 E OAK ST #ELINA, TX 75009 | - | - | \$ | 54,785 | \$ | 54,785 | |
| 988765 | ST PHILLIPS BAPTIST CHURCH | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 1 | #ELINA, TX 75009 | - | - | \$ | 37,400 | \$ | 37,400 | |
| 988881 | JACKSON ROBERT | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 13 | ELM ST #ELINA, TX 75009 | - | - | \$ | 12,000 | \$ | 12,000 | |
| 988792 | STEVENS LILLIE | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 4 | ELM ST E #ELINA, TX 75009 | - | - | \$ | 15,000 | \$ | 15,000 | |
| 988809 | CHERRY DWIGHT E | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 5 | 309 S TEXAS ST #ELINA, TX 75009 | HS | - | - | \$ | 152,772 | \$ | 152,772 |
| 988783 | CHERRY DWIGHT E | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 3 | ELM ST E #ELINA, TX 75009 | - | - | \$ | 15,000 | \$ | 15,000 | |
| 988890 | CARTER JESSE | CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 14 | 302 S ARKANSAS ST #ELINA, TX 75009 | - | - | \$ | 30,000 | \$ | 30,000 | |
| 2619075 | SANGANI SARA | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 5B & 6 | 208 E WALNUT ST #ELINA, TX 75009 | - | 16,278.37 | \$ | 48,000 | \$ | 48,000 | |
| 981067 | PRESLEY REVOCABLE TRUST | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 5C | 106 N OKLAHOMA DR #ELINA, TX 75009 | - | 7,501.03 | \$ | 24,000 | \$ | 24,000 | |
| 981049 | PRESLEY REVOCABLE TRUST | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 5A | 212 E WALNUT ST #ELINA, TX 75009 | - | 8,197.99 | \$ | 26,000 | \$ | 26,000 | |
| 981021 | CELINA REALTY LP | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 3 | 204 E WALNUT ST #ELINA, TX 75009 | 0.17 | 7,501.03 | \$ | 24,000 | \$ | 24,000 | |
| 981003 | SANGANI SARA | CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 1A & 1B & 2 | 205 E PECAN ST #ELINA, TX 75009 | - | 29,010.96 | \$ | 87,033 | \$ | 87,033 | |
| 2682343 | STATE OF TEXAS | BAWA ADDITION (CCL), LOT R002; ROW | STATE HWY 289 #ELINA, TX 75009 | EX-XV | 0.01 | 243.94 | \$ | 3,903 | | |
| 2684642 | CARRION DANIEL | MALONE ADDITION (CCL), BLK 5, LOT 0L1B 5C | | | 0.39 | 17,162.64 | \$ | 42,000 | \$ | 42,000 |
| 2684998 | CELINA CITY OF | MCILROY ADDITION (CCL), LOT R002; ROW | BUSINESS HWY 289 #ELINA, TX 75009 | EX-XV | 0.36 | 15,681.60 | \$ | 101,930 | | |
| 2689551 | CELINA CITY OF | CELINA CITY PARK ADDITION (CCL), BLK 1, LOT 1 | FM 428 #ELINA, TX 75009 | EX-XV | 44.82 | 1,952,359.20 | \$ | 6,429,394 | | |
| 2689550 | CELINA CITY OF ETAL | CITY OF CELINA DOWNTOWN PUMP STATION (CCL), BLK 43, LOT 4R | 307 S OKLAHOMA DR #ELINA, TX 75009 | EX-XV | 1.79 | 77,798.16 | \$ | 522,658 | | |
| 2691463 | GALYON PHILLIP D & | CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 1R; AMENDED | 203 S OHIO ST #ELINA, TX 75009 | HS | 0.32 | 13,808.52 | \$ | 347,358 | \$ | 347,358 |
| 2691464 | FARROW BENJAMIN & HOLLY | CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 2R; AMENDED | 308 W MAIN ST #ELINA, TX 75009 | HS | 0.28 | 12,371.04 | \$ | 524,542 | \$ | 524,542 |
| 2692127 | HARP MARK | DAMICO ADDITION (CCL), BLK 84, LOT 1 | 610 W MAIN ST #ELINA, TX 75009 | HS | 0.19 | 8,450.64 | \$ | 203,765 | \$ | 203,765 |
| 2692128 | MORGAN CHARLES MARTY | DAMICO ADDITION (CCL), BLK 84, LOT 2 | 608 W MAIN ST #ELINA, TX 75009 | HS | 0.19 | 8,232.84 | \$ | 196,049 | \$ | 196,049 |
| 2714191 | O'REILLY AUTO ENTERPRISES LLC | CELINA RETAIL ADDITION (CCL), BLK 1, LOT 3 | 441 S PRESTON RD #ELINA, TX 75009 | | 1.06 | 46,347.84 | \$ | 1,259,832 | \$ | 1,259,832 |
| 2720871 | FUNG JILL M & | WALNUT ADDITION (CCL), BLK A, LOT 1 | 703 W WALNUT ST #ELINA, TX 75009 | | 0.26 | 11,499.84 | \$ | 232,822 | \$ | 232,822 |
| 2720870 | ENGLISH LENA RENE | WALNUT ADDITION (CCL), BLK A, LOT 2 | 701 W WALNUT ST #ELINA, TX 75009 | | 0.24 | 10,280.16 | \$ | 232,822 | \$ | 232,822 |
| 2720874 | CELINA CITY OF | WALNUT ADDITION (CCL), LOT R001; (ROW) | WALNUT ST #ELINA, TX | EX-XV | 0.03 | 1,219.68 | \$ | 15,000 | | |
| 978320 | GBT REAL ESTATE SERVICES LLC | CELINA ORIGINAL DONATION (CCL), BLK 11, LOT 1A 2A | #ELINA, TX 75009 | | - | 46,848.78 | \$ | 93,698 | \$ | 93,698 |
| 1517273 | GBT REAL ESTATE SERVICES LLC | CELINA ORIGINAL DONATION (CCL), BLK 11, LOT 1B 2B | #ELINA, TX 75009 | | - | 17,550.00 | \$ | 35,100 | \$ | 35,100 |
| 2137984 | GBT REAL ESTATE SERVICES LLC | CELINA ORIGINAL DONATION (CCL), BLK 11, LOT 0L 1 | #ELINA, TX 75009 | | 0.41 | 17,999.00 | \$ | 35,998 | \$ | 35,998 |
| 2724246 | CELINA SELF STORAGE LP | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 105, 2.3718 ACRES | | | 2.37 | 103,315.61 | \$ | 1,600,428 | \$ | 1,600,428 |
| 2724247 | CELINA SELF STORAGE LP | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 106, .9125 ACRES | | | 0.91 | 39,748.50 | \$ | 599,488 | \$ | 599,488 |
| 2109690 | ELAND ENERGY INC | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 85, 13.5657 ACRES | STATE HWY 289#ELINA, TX 75009 | | 13.57 | 590,921.89 | \$ | 2,212 | \$ | 2,212 |
| 2726787 | VARON SOCORRO FARIDY OCAMPO | HABITAT ADDITION (CCL), BLK A, LOT 12R; (REPLAT) | 307 S NEW MEXICO DR #ELINA, TX 75009 | | 0.17 | 7,492.32 | \$ | 24,000 | \$ | 24,000 |
| 2726786 | WILSON JENNIFER RENEE & | HABITAT ADDITION (CCL), BLK A, LOT 1R; (REPLAT) | 305 S NEW MEXICO DR #ELINA, TX 75009 | | 0.26 | 11,194.92 | \$ | 30,000 | \$ | 30,000 |
| 999209 | GRIMALDO IRENE MATEHUALA | CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 1 & 2A | 311 E MAIN ST #ELINA, TX 75009 | | - | 11,600.00 | \$ | 86,535 | \$ | 86,535 |
| 2149327 | 201 PRESTON ROAD LLC | ABS A0767 J K RICE SURVEY, TRACT 8, 1.16 ACRES | 201 S PRESTON RD #ELINA, TX 75009 | | 1.16 | 50,529.60 | \$ | 636,388 | \$ | 636,388 |
| 2674909 | 201 PRESTON ROAD LLC | ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 29, .0628 ACRES | #ELINA, TX 75009 | | 0.06 | 2,735.57 | \$ | 3,140 | \$ | 3,140 |
| 990306 | CELINA CITY OF | ABS A0124 HENRY BENTLEY SURVEY, TRACT 10, 14.974 ACRES | | EX-XV | 14.97 | 652,267.00 | \$ | 1,956,802 | | |
| 2757146 | PERKS GROUP TEXAS LLC | TRACTOR SUPPLY ADDITION (CCL), BLK 1, LOT 1 | 600 S OKLAHOMA DR #ELINA, TX 75009 | | 3.71 | 161,781.84 | \$ | - | \$ | - |
| 2741481 | CELINA CITY OF | CELINA VILLAGE (CCL), LOT R001; (ROW) | N FLORIDA DR #ELINA, TX 75009 | EX-XV | - | 1,603.01 | \$ | 60,000 | | |
| 2741476 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 8 | 704 MULBERRY CT #ELINA, TX 75009 | | - | 9,665.00 | \$ | 45,000 | \$ | 45,000 |
| 2741464 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 7 | 708 MULBERRY CT #ELINA, TX 75009 | | - | 5,400.00 | \$ | 36,000 | \$ | 36,000 |
| 2741458 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 1 | 734 MULBERRY CT #ELINA, TX 75009 | | - | 7,325.00 | \$ | 36,000 | \$ | 36,000 |
| 2741459 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 2 | 730 MULBERRY CT #ELINA, TX 75009 | | - | 5,900.00 | \$ | 36,000 | \$ | 36,000 |
| 2741460 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 3 | 724 MULBERRY CT #ELINA, TX 75009 | | - | 5,900.00 | \$ | 36,000 | \$ | 36,000 |
| 2741461 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 4 | 720 MULBERRY CT #ELINA, TX 75009 | | - | 5,900.00 | \$ | 36,000 | \$ | 36,000 |
| 2741462 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 5 | 716 MULBERRY CT #ELINA, TX 75009 | | - | 5,900.00 | \$ | 36,000 | \$ | 36,000 |
| 2741463 | WATAN LC | CELINA VILLAGE (CCL), BLK B, LOT 6 | 712 MULBERRY CT #ELINA, TX 75009 | | - | 5,880.00 | \$ | 36,000 | \$ | 36,000 |
| 2741477 | FLAKE THOMAS K JR | CELINA VILLAGE (CCL), BLK B, LOT 9 | 700 MULBERRY CT #ELINA, TX 75009 | | - | 9,670.00 | \$ | 75,000 | \$ | 75,000 |
| 2741482 | CELINA CITY OF | CELINA VILLAGE (CCL), LOT R002; (ROW) | N FLORIDA DR #ELINA, TX 75009 | EX-XV | - | 1,359.07 | \$ | 60,000 | | |
| 2741472 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 18 | 735 MULBERRY CT #ELINA, TX 75009 | | - | 5,890.00 | \$ | 36,000 | \$ | 36,000 |

EXHIBIT A - Ownership

| | | | | | | | | | |
|---------|---------------------------------|---|---------------------------------------|-------|-----------|------------|---------|-------------|---------------|
| 2741465 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 11 | 707 MULBERRY CT #ELINA, TX 75009 | - | 4,930.00 | \$ | 36,000 | \$ | 36,000 |
| 2741471 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 17 | 731 MULBERRY CT #ELINA, TX 75009 | - | 4,520.00 | \$ | 36,000 | \$ | 36,000 |
| 2741470 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 16 | 727 MULBERRY CT #ELINA, TX 75009 | - | 4,520.00 | \$ | 36,000 | \$ | 36,000 |
| 2741469 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 15 | 723 MULBERRY CT #ELINA, TX 75009 | - | 4,520.00 | \$ | 36,000 | \$ | 36,000 |
| 2741468 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 14 | 719 MULBERRY CT #ELINA, TX 75009 | - | 4,520.00 | \$ | 36,000 | \$ | 36,000 |
| 2741467 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 13 | 715 MULBERRY CT #ELINA, TX 75009 | - | 4,520.00 | \$ | 36,000 | \$ | 36,000 |
| 2741466 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT 12 | 711 MULBERRY CT #ELINA, TX 75009 | - | 4,510.00 | \$ | 36,000 | \$ | 36,000 |
| 2741478 | WESTHOFF JOSEPH A & BARBARA | CELINA VILLAGE (CCL), BLK B, LOT 10 | 701 MULBERRY CT #ELINA, TX 75009 | - | 9,835.00 | \$ | 45,000 | \$ | 45,000 |
| 2741480 | WATAN LC | CELINA VILLAGE (CCL), BLK A, LOT X; (COMMON AREA) (PROP DETENTION POND) | 703 MULBERRY CT #ELINA, TX 75009 | - | - | \$ | 1,000 | \$ | 1,000 |
| 2742956 | SVOBODA FRANK & | ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 80, .0136 ACRES | #ELINA, TX | 0.01 | 592.42 | \$ | 500 | \$ | 500 |
| 2742957 | SVOBODA FRANK & | ABS A1055 JOHN WILLOCK SURVEY, TRACT 9, .0714 ACRES | #ELINA, TX | 0.07 | 3,110.18 | \$ | 2,000 | \$ | 2,000 |
| 981101 | MARKS E L | CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 1 & 6; (N95' LOT 1 & ALL OF 6) | 212 N OKLAHOMA DR #ELINA, TX 75009 | 0.62 | 26,941.86 | \$ | 200,343 | \$ | 200,343 |
| 2752715 | MARKS E L | CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 3; (ALL OF LOT 3 & E 25' OF LOTS 2A & 2C) | E PECAN ST #ELINA, TX | 0.50 | 21,671.10 | \$ | 509,750 | \$ | 509,750 |
| 2757830 | OPEN COUNTY PLACE I LTD | WILLOCK HILL ADDITION (CCL), LOT 28R; (REPLAT) | 236/240 LAKEVIEW WAY #ELINA, TX 75009 | - | - | \$ | - | \$ | - |
| 2757832 | OPEN COUNTY PLACE I LTD | WILLOCK HILL ADDITION (CCL), LOT 29A; (REPLAT) | 228/232 LAKEVIEW WAY #ELINA, TX 75009 | - | - | \$ | - | \$ | - |
| 2757833 | OPEN COUNTY PLACE I LTD | WILLOCK HILL ADDITION (CCL), LOT 29B; (REPLAT) | LAKEVIEW WAY #ELINA, TX 75009 | - | - | \$ | - | \$ | - |
| 982342 | 4 FOX PROPERTIES LLC | OUSLEY ADDITION (CCL), LOT 6A | 409 N TEXAS ST #ELINA, TX 75009 | - | - | \$ | 123,055 | \$ | 123,055 |
| 2664251 | SCHICK WENDI LEE & NATHAN AARON | CASAS ADDITION (CCL), LOT 2 | 403 N TEXAS ST #ELINA, TX 75009 | 0.25 | 10,759.32 | \$ | 35,000 | \$ | 35,000 |
| 982333 | STEIN ARLENE | OUSLEY ADDITION (CCL), LOT 5B | 405 N TEXAS ST #ELINA, TX 75009 | - | - | \$ | 30,000 | \$ | 30,000 |
| 982351 | 4 FOX PROPERTIES LLC | OUSLEY ADDITION (CCL), LOT 6B | 411 N TEXAS ST #ELINA, TX 75009 | - | - | \$ | 97,279 | \$ | 97,279 |
| 982379 | AINSWORTH JEFFERY & ANGELA V | OUSLEY ADDITION (CCL), LOT 7B | 505 E MALONE ST #ELINA, TX 75009 | HS | - | \$ | 92,936 | \$ | 92,936 |
| 1011522 | CELINA ISD | ABS A0767 J K RICE SURVEY, TRACT 27, 15.0 ACRES | PECAN ST #ELINA, TX 75009 | EX-XV | 15.00 | 653,400.00 | \$ | 6,503,174 | |
| | | | | | | | \$ | 121,341,296 | \$ 84,803,260 |

Presentation/Summary of TIRZ Creation

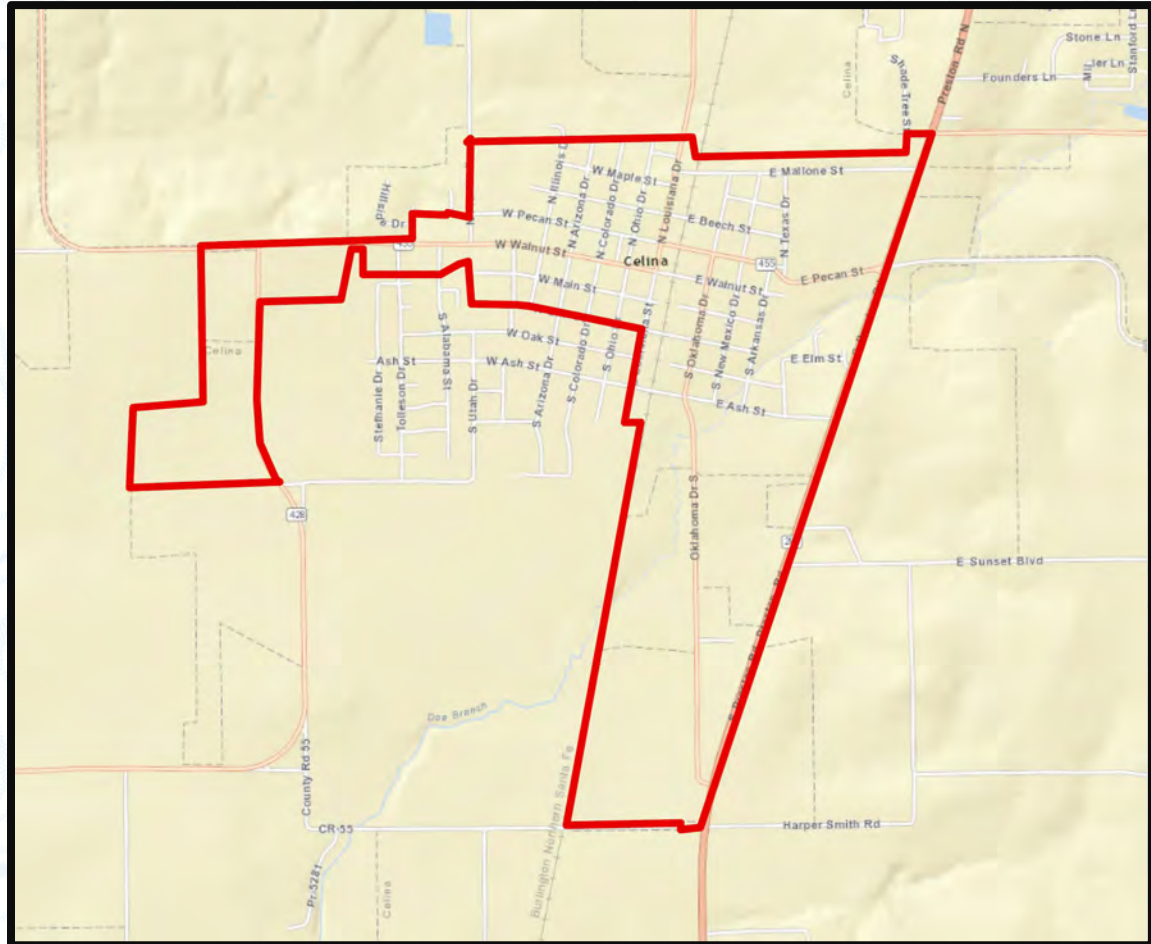


Tax Increment Reinvestment Zone Creation Celina, Texas

October 2019

TIRZ Overview

- The City of Celina TIRZ #11 is approximately 687 acres in Central Celina.
- Located near the intersection of Preston Road and FM-455.
- The purpose of the TIRZ is to encourage private development that will yield additional tax revenue to all taxing jurisdictions.



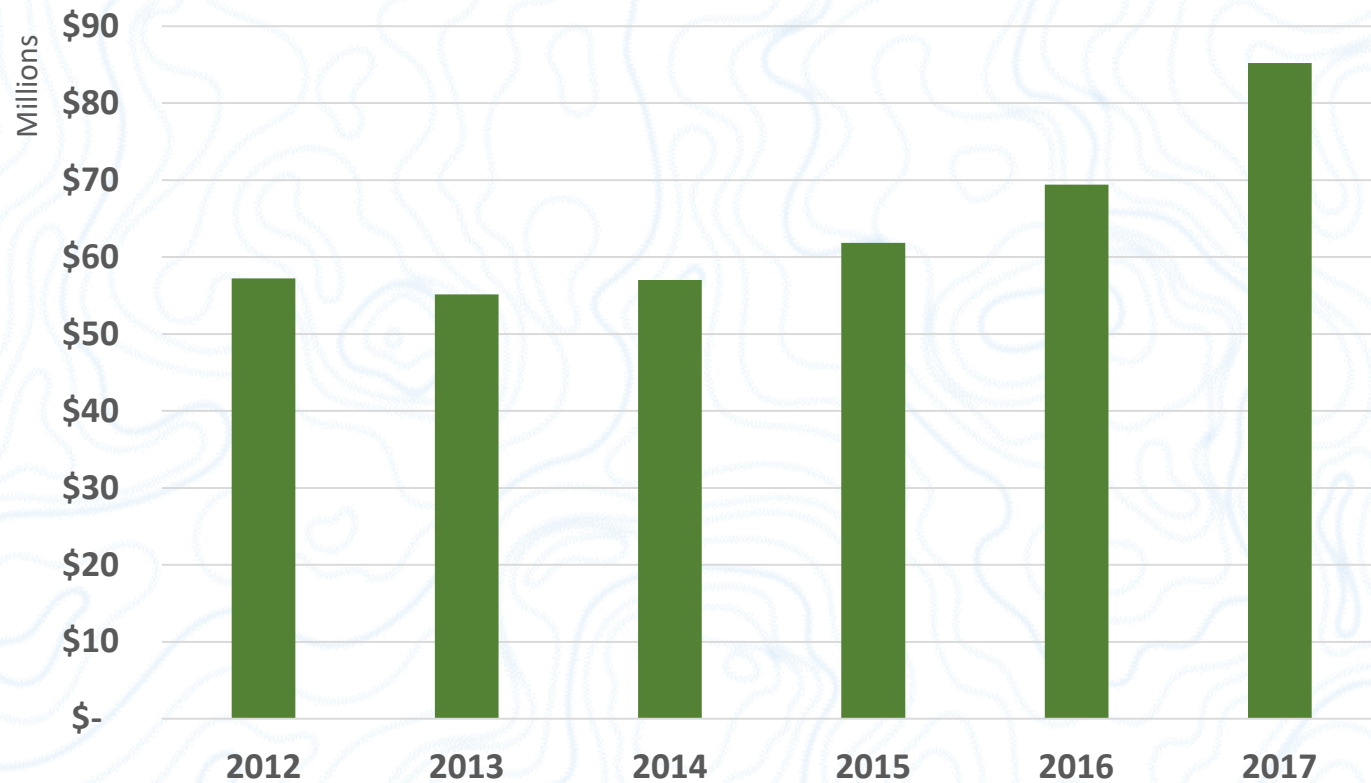
Anticipated Development

Development Square Feet

| | Years 1-10 | Years 11-20 |
|-------------------|------------|-------------|
| Residential | 184,500 | 166,000 |
| Office | 25,000 | 27,500 |
| Multifamily | 1,050,000 | 900,000 |
| Hotel | 0 | 66,000 |
| Retail Commercial | 15,000 | 40,000 |
| | 1,274,500 | 1,199,500 |

Taxable Value

Central Celina TIRZ Value



Participation Overview (31 Years)

| Real Property Tax | | Participation | |
|-------------------|-------------------|---------------|------------------|
| City of Celina | 0.64500000 | 100% | 0.64500000 |
| Collin County | 0.17495100 | 50% | 0.0874755 |
| Collin College | 0.07981000 | 0% | 0.00000000 |
| Celina ISD | 1.64000000 | 0% | 0.00000000 |
| | 2.53976100 | | 0.7324755 |

| | | | |
|----------------|------------|--------|------------|
| Sales Tax Rate | 0.02000000 | 25.00% | 0.00500000 |
|----------------|------------|--------|------------|

The Projects

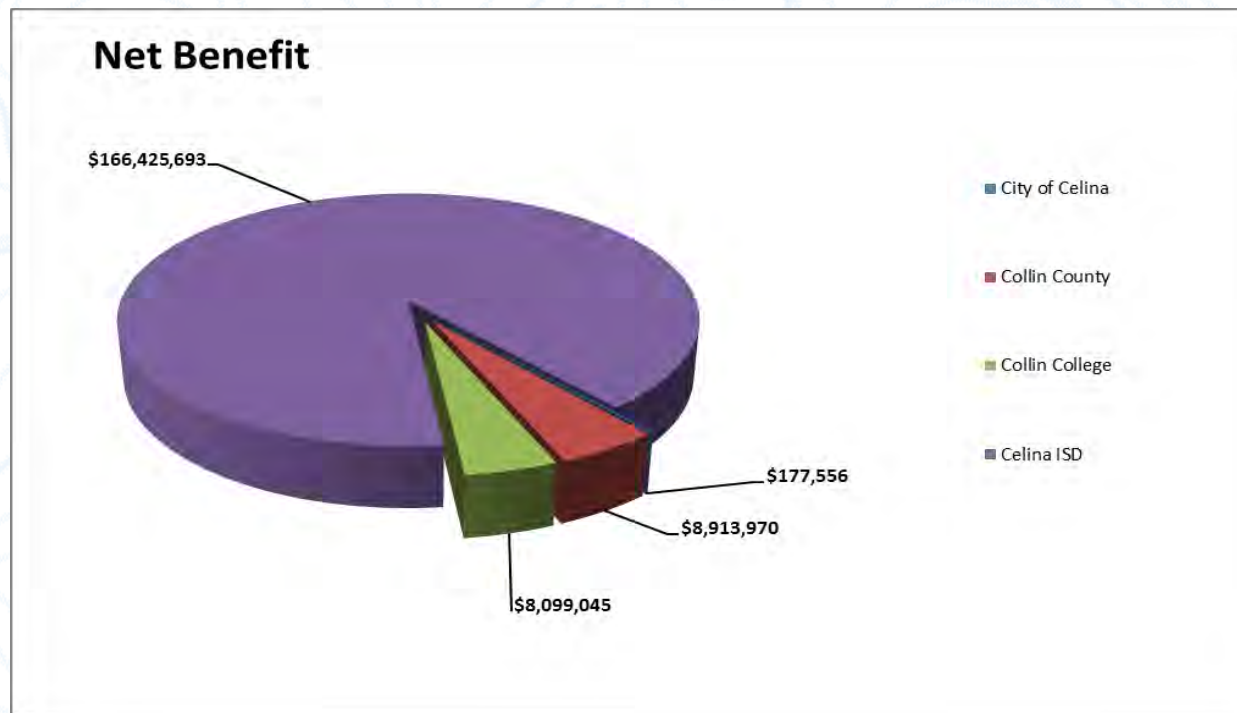
Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 that will be financed by in part by incremental real property tax and sales tax generated within the TIRZ.

| Proposed Project Costs | | |
|---|---------------|--------|
| Water Facilities and Improvements | \$ 4,306,207 | 7.5% |
| Sanitary Sewer Facilities and Improvements | \$ 5,741,609 | 10.0% |
| Storm Water Facilities and Improvements | \$ 5,741,609 | 10.0% |
| Street and Intersection Improvements | \$ 14,354,022 | 25.0% |
| Open Space, Park and Recreation Facilities and Improvements | \$ 14,354,022 | 25.0% |
| Economic Development Grants | \$ 11,483,218 | 20.0% |
| Administrative Costs | \$ 1,435,402 | 2.5% |
| | \$ 57,416,089 | 100.0% |

The Benefit

| Taxing Jurisdictions | Total Taxes Generated | Participation | Net Benefit |
|----------------------|-----------------------|---------------------|----------------------|
| City of Celina | \$48,753,748 | \$48,576,192 | \$177,556 |
| Collin County | \$17,753,867 | \$8,839,897 | \$8,913,970 |
| Collin College | \$8,099,045 | \$0 | \$8,099,045 |
| Celina ISD | \$166,425,693 | \$0 | \$166,425,693 |
| Total | \$241,032,353 | \$57,416,089 | \$183,616,264 |



Questions?

City of Celina
Downtown Streets
and Drainage Challenges:
in Pictures





















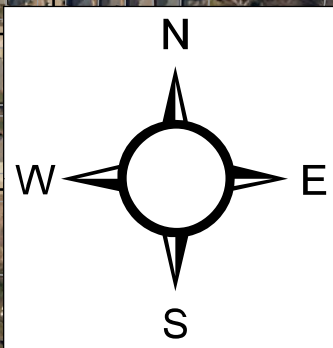


Streets proposed for upgrades

Legend

- Roads of Interest
- DowntownTIRZ
- Parcels
- Roads

STREETS OF INTEREST



Drainage proposed for upgrades

Legend

Doe Branch Conduits

North Elm Conduits

South Elm Conduits

Roads

DOWNTOWN DRAINAGE MAP

