

RESOLUTION _____

A RESOLUTION OF THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS, AUTHORIZING AND CREATING A PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Collin County, Texas (the "*County*"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "*Act*"), to create a public improvement district ("*PID*") within its boundaries; and

WHEREAS, the County received a petition from the owner of property within the County (the "*Petition*"), requesting the establishment of a public improvement district (to be known as the "Cobble Creek Public Improvement District") (the "*District*"), such District to include the property described by metes and bounds in Exhibit A (the "*Property*"), each attached hereto and incorporated herein for all purposes; and

WHEREAS, the Petition which was signed by the owners of more than 50% of the appraised value of the taxable real property liable for assessment and the record owners of more than 50% of the area of all taxable real property within the District that is liable for assessment, and as such, the Petition complies with the Act; and

WHEREAS, on August 10, 2026, the Commissioners Court accepted the Petition and called a public hearing for August 31, 2026, on the creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the County in which the District is to be located, in accordance with the Act; and,

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on August 31, 2026; and

WHEREAS, the public hearing was held on August 31, 2026 and the County now desires to approve the creation of the Cobble Creek Public Improvement District;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS:

SECTION 1. That the findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. That the Petition submitted to the County by the Petitioner was filed with the County Clerk and complies with the Act.

SECTION 3. That pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the Commissioners Court, after considering the Petition at the public hearing on August 31, 2026, hereby finds and declares:

- (a) *Advisability of the Proposed Improvements.* It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the County and will confer a special benefit on the Property.
- (b) *General Nature of the Authorized Improvements.* The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) acquiring, constructing, improving, widening, narrowing, closing or rerouting of sidewalks or of streets, and other roadways, or their rights-of-way, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) acquisition, by purchase or otherwise of real property in connection with an Authorized Improvement; (vii) special supplemental services for improvement and promotion of the District; (viii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) – (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) – (vi) above, and costs of establishing, administering and operating the district. These Authorized Improvements shall promote the interests of the County and confer a special benefit upon the Property.
- (c) *Estimated Costs of the Authorized Improvements and Apportionment of Costs.* The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, (including but not limited to the funding of any capitalized interest and reserve funds), eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the PID is \$12,000,000 plus the annual cost of supplemental services and operation and maintenance cost, if any. The County will pay none of the costs of the proposed Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.
- (d) *Boundaries of the District:* 108.53 Acres of land currently located within Collin County, Texas. Said Property being generally located to the west of FM 547, south of County Road 643 and north of County Road 1778. A metes and bounds description is available for inspection at

the offices of the County Clerk at 2300 Bloomdale, McKinney, Texas 75071. The boundaries of the District are set forth in Exhibit A attached hereto.

- (e) *Proposed Method of Assessment.* The County shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the County, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.
- (f) *Apportionment of Cost Between the District and the County.* The County will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the District and from other sources of funds available to the Petitioner.
- (g) *Management of the District.* The District shall be managed by the County, with the assistance of a consultant, who shall, from time to time, advise the County regarding certain operations of the District.
- (h) *Advisory Board.* The District shall be managed without the creation of an advisory body.

SECTION 4. That the Cobble Creek Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the Commissioners Court as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

SECTION 5. That County staff is directed to cause to be prepared a Service and Assessment Plan for the District and to present it to the Commissioners Court for review and approval.

SECTION 6. That this Resolution shall take effect immediately from and after its passage, as required by law.

SECTION 7. County staff is directed to file this Resolution in the County's real property records upon approval.

DULY RESOLVED by the Commissioners Court of Collin County, Texas, on the 31st day of August, 2026.

County Judge
Collin County, Texas

ATTEST:

County Clerk
Collin County, Texas

THE STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, on the ____ day of _____, 2026, personally appeared Chris Hill, the County Judge of Collin County, known to me to be the officer whose true and genuine signatures were subscribed to the foregoing instrument in my presence.

Given under my hand and seal of office this _____, 2026.

[NOTARY SEAL]

Notary Public, State of Texas

EXHIBIT A

PROPERTY DESCRIPTION

EXHIBIT A LEGAL DESCRIPTION

LEGAL DESCRIPTION

Being a 108.53 acre tract of land out of the Abner Lee Survey, Abstract No. 516, situated in Collin County, Texas, being a portion of a called 100 acre tract of land conveyed to Cope Equities, LLC by deed of record in Document Number 20210827001748490 of the Official Public Records of Collin County, Texas, all of a called 4.915 acre tract of land conveyed to Cope Equities, LLC by deed of record in Document Number 2022000154711 of said Official Public Records, and all of a called 3.82 acre tract of land conveyed to Cope Equities, LLC by deed of record in Document Number 2024000037358 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "GEER 4117" found in the west right-of-way line of F.M. Road 547, being the northeast corner of said 100 acre tract;

THENCE, S00°07'56"W, along the west right-of-way line of F.M. Road 547, being the common east line of said 100 acre tract, a distance of 1,834.62 feet to a 1/2 inch iron rod found in the north line of a called 98.077 acre tract of land conveyed to Sandra L. Becker and Aubrey Becker by deed of record in Document Number 20130820001181980 of said Official Public Records, being the southeast corner of said 100 acre tract;

THENCE, N89°02'06"W, along the north line of said 98.077 acre tract, being the common south line of said 100 acre tract, a distance of 2,032.02 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CCG INC RPLS 5129" found at the northwest corner of said 98.077 acre tract, being the northeast corner of said 4.915 acre tract;

THENCE, S00°14'45"W, along the west line of said 98.077 acre tract, being the common east line of said 4.915 acre tract, a distance of 382.80 feet to a 1/2 inch iron rod found at the northeast corner of a called 196.217 acre tract of land conveyed to Winding Creek Farms LLC by deed of record in Document Number 20190221000183230 of said Official Public Records, being the southeast corner of said 4.915 acre tract;

THENCE, N89°01'24"W, along the north line of said 196.217 acre tract, being the common south line of said 4.915 acre tract, a distance of 556.17 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CCG INC RPLS 5129" found at the southeast corner of Lot 29 of Providence Point, Phase 2, a subdivision of record in Volume 2023, Page 225 of the Plat Records of Collin County, Texas, being the southwest corner of said 4.915 acre tract;

THENCE, N02°06'53"E, along the east line of said Lot 29, being the common west line of said 4.915 acre tract, a distance of 411.91 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the common East corner of Lots 28 & 29 of said Providence Point, Phase 2, being the southwest corner of said 3.85 acre tract, also being the northwest corner of said 4.915 acre tract;

THENCE, N02°07'10"E, along the east lines of Lots 27-23 of said Providence Point, Phase 2, being the common west line of said 3.85 acre tract, a distance of 1,175.67 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CCG INC RPLS 5129" found in the South line of Lot 22 of said tract said Providence Point, Phase 2, being the northeast corner of said Lot 23, also being the northwest corner of said 3.85 acre tract;

THENCE, S87°27'27"E, along the south line of said Lot 22, being the common north line of said 3.85 acre tract, a distance of 123.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CCG INC RPLS 5129" found in the West line of said 100 acre tract, being the southeast corner of said Lot 22, also being the northeast corner of said 3.85 acre tract;

THENCE, N00°19'30"E, along the east line of said Lot 22, being the common west line of said 100 acre tract, a distance of 568.48 feet to a 1/2 inch iron rod found in the south line of Summerlin Phase 4, a subdivision of record in Volume 2020, Page 81 of said Plat Records, being the northeast corner of said Lot 22 of Providence Point, Phase 2, also being the northwest corner of said 100 acre tract;

THENCE, N89°25'28"E, along the north line of said 100 acre tract, being in part, the common south line of said Summerlin Phase 4 and in part, the common south line of said Summerlin Phase 3, passing at a distance of 2,399.81 feet, a 5/8 inch iron rod with yellow plastic cap stamped "ALL POINTS SURVEYING" found at the southeast corner of said Summerlin Phase 3, and continuing a total distance of 2,408.82 feet to the POINT OF BEGINNING, and containing an area of 108.53 acres (4,727,492 square feet) of land, more or less.

LAND TITLE SURVEY

Subj. Property

Area

Perimeter

Volume

Bearing	Distance
N 0° 00' 00" E	100.00
S 0° 00' 00" E	100.00
S 0° 00' 00" W	100.00
N 0° 00' 00" W	100.00

Scale

Legend

- Bearing and Distance
- Area
- Perimeter
- Volume

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