



Agenda

Prosper TIRZ No. 2 Board of Directors Meeting

Prosper Town Hall – Council Chambers

250 W. First Street, Prosper, Texas

Tuesday, February 10, 2026

6:00 PM

Welcome to the Prosper TIRZ No. 2 Board of Directors Meeting.

Addressing the TIRZ No. 2 Board of Directors:

Those wishing to address the Board must complete the Public Comment Request Form located on the Town website or in Council Chambers. You may submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

In compliance with the Texas Open Meetings Act, the Town Council/Board/Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending the meeting shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Board. Any person making personal, impudent, profane or slanderous remarks or who becomes boisterous while addressing the Board or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Board during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

Call to Order/ Roll Call.

Items for Individual Consideration:

1. Consider and act upon the minutes from the January 28, 2025, TIRZ No. 2 Board of Directors meeting. (MLS)
2. Receive the 2025 Annual Report. (HW/MN)

Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, February 4, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the TIRZ No. 2 Board of Directors reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Town of Prosper Board, Commission, and Committee meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



Minutes

Town of Prosper TIRZ No. 2

Board of Directors Meeting

Prosper Town Hall, Council Chambers

250 W. First Street, Prosper, Texas

Tuesday, January 28, 2025

Item 1.

Call to Order/ Roll Call.

The meeting was called to order at 5:50 p.m.

Board Members Present:

Mayor David F. Bristol

Mayor Pro-Tem Marcus E. Ray

Deputy Mayor Pro-Tem Amy Bartley

Councilmember Jeff Hodges

Councilmember Craig Andres

Councilmember Chris Kern

Councilmember Cameron Reeves

Ray Smith, Prosper Economic Development Corporation

Commissioner Susan Fletcher, Collin County Commissioners Court

Staff Members Present:

Mario Canizares, Town Manager

Terry Welch, Town Attorney

Bob Scott, Deputy Town Manager

Chuck Ewings, Assistant Town Manager

Michelle Lewis Sirianni, Town Secretary

Robyn Battle, Executive Director

Mary Ann Moon, EDC Executive Director

Chris Landrum, Finance Director

Marcus Northcutt, Accounting Manager

Hulon Webb, Director of Engineering Services

David Hoover, Development Services Director

Todd Rice, Communications Director

Doug Kowalski, Police Chief

1. Consider and act upon the minutes from the January 23, 2024, TIRZ No. 2 Board of Directors meeting. (MLS)

Deputy Mayor Pro-Tem Ray made a motion to approve the minutes of the January 23, 2024, TIRZ No. 2 Board of Directors meeting. Councilmember Hodges seconded the motion. Motion carried unanimously.

2. Receive the 2024 Annual Report. (HW/MN)

Mr. Webb reviewed the boundary of TIRZ No. 2 and businesses that received their Certificate of Occupancy (CO) before and after the reporting period from October 1, 2023, to September 30, 2024. He noted upcoming infrastructure developments within the TIRZ with the total billed to date being \$2,343,855.48

Mr. Northcutt provided an overview of the total revenues and expenditures received during the reporting period by payments made, the captured appraised value, the rollback taxes, property tax revenues, and sales tax revenue received.

Mr. Smith made a motion to receive the 2024 Annual Report as presented. Councilmember Kern seconded that motion. Motion carried unanimously.

Adjourn.

The meeting was adjourned at 5:59 p.m.

These minutes were approved on the 10th day of February 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

DRAFT



Town of Prosper, Texas

Tax Increment Reinvestment Zone #2 (TIRZ #2)

ANNUAL REPORT

2025

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

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- 6) Annual Financial Report**
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- 8) Revenue & Expenditures**
 - a) TIRZ Rollback Tax Map**
 - b) Payment Summaries**

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS

In December 2015, the Town of Prosper Town Council appointed members for the Tax Increment Reinvestment Zone #2 (TIRZ #2) Board of Directors. In the latter part of 2015 Matthews Southwest commenced construction on its Prosper West development at the northwest corner of US 380 and Dallas North Tollway with the installation of a large sanitary sewer line from the west, thus marking the first improvements made to the TIRZ #2 site. The first annual TIRZ Board of Directors meeting was held on January 26, 2016. The second annual meeting was held on April 11, 2017. The third annual meeting was held on January 23, 2018. The fourth annual meeting was held on January 22, 2019. The fifth annual meeting was held on January 28, 2020. The sixth annual meeting was held on January 26, 2021. The seventh annual meeting was held on January 25, 2022. The eighth annual meeting was held on January 24, 2023. The ninth annual meeting was held on January 23, 2024. The tenth annual meeting was held on January 28, 2025. This is the eleventh year that the board has reviewed the annual report.

The original Development and Financing Agreement with Matthews Southwest expired on September 22, 2021. On April 12, 2022, the Town Council approved a Roadway Construction Reimbursement Agreement with MSW Prosper 380 II, LP, for the construction of the following roadways within the boundaries of TIRZ #2:

- 4 lanes concrete pavement: Mahard Parkway from Toyota and Texas Health Resources, extending north to the intersection of Prairie Drive.
- 4 lanes concrete pavement: Prairie Drive from the intersection of Mahard Parkway, extending east to the intersection of Shawnee Trail.
- 4 lanes concrete pavement: Shawnee Trail from the intersection of Prairie Drive, extending north to the future intersection of Lovers Lane.
- 4 lanes concrete pavement: Prairie Drive East from the intersection of Shawnee Trail, extending east to the Dallas North Tollway.

The Town's Thoroughfare Plan was amended on May 11, 2021, to realign segments of Mahard Parkway, Lovers Lane, Prairie Drive, and Shawnee Trail to square-up the intersections, as depicted on the Amended Thoroughfare Plan exhibit in the Annual Report. The construction of the roadways include installation of underground utilities (water, sanitary sewer and drainage), median landscaping and street lighting. The estimated cost for the design and construction of the proposed roadways is approximately \$14,399,970.

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

On April 30, 2024, the Town Council approved the First Amendment to the Roadway Construction Reimbursement Agreement with MSW Prosper 380 II, LP, which extended the expiration of the Roadway Construction Reimbursement Agreement from April 12, 2024, to the following:

- Beginning April 13, 2024, there are late penalties of \$1,000 per day until the project is deemed Substantially Complete. Substantially Complete is the stage of the project where the public has beneficial use of the improvements, which occurred on May 30, 2024, and included 8 days of weather-related delays (47 days – 8 weather days = 39 days). Total of \$39,000 late penalty.
- Beginning August 31, 2024, there will be late penalties of \$1,000 per day until the project receives Final Acceptance. Final Acceptance is the completion of the project, which was on March 28, 2025 (209 days). The late penalty for this phase, in the amount of \$209,000, will be added to the \$39,000 late penalty for the Substantially Complete deadline, resulting in a total late penalty of \$248,000.

Per the First Amendment, all late penalties assessed will be deducted from the eligible actual construction costs of the project. At this time, the final eligible actual construction costs have not been finalized and anticipated to be submitted to the next board meeting for reimbursement approval.

Board members appointed and currently serving are: Town—Mayor David F. Bristol, Mayor Pro-Tem Marcus E. Ray, Deputy Mayor Pro-Tem Amy Bartley, and Councilmembers Craig Andres, Chris Kern, Jeff Hodges, and Cameron Reeves. Collin County – County Commissioner Susan Fletcher. Prosper Economic Development Corporation – Ray Smith.

During this reporting period, the following building received Certificate of Occupancy:

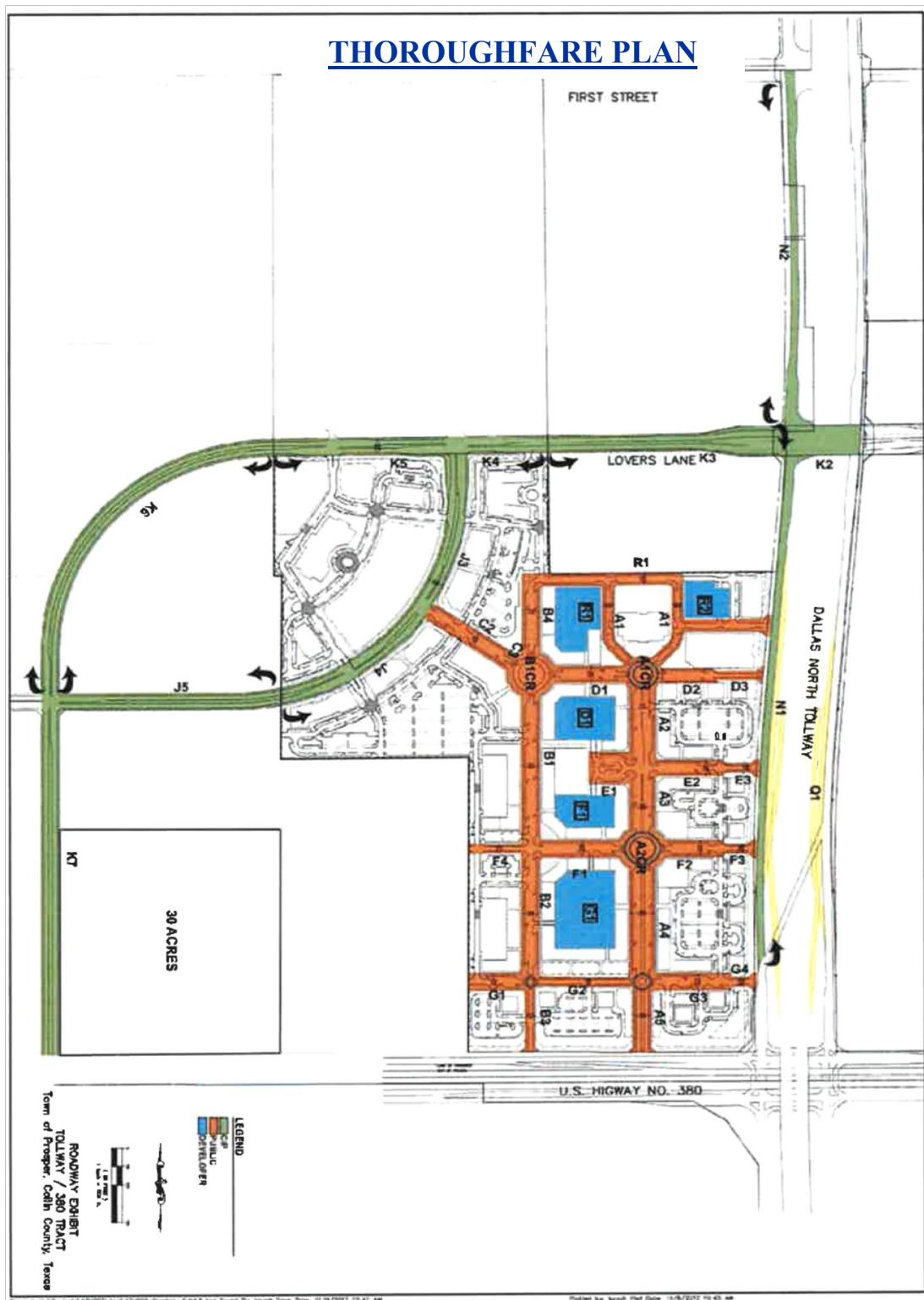
| Business Name | Address | Area | CO Issued Date |
|-------------------------------------|---------------------|-------|----------------|
| Children's Health Andrews Institute | 1300 Children's Way | 3,820 | 11/26/2024 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS

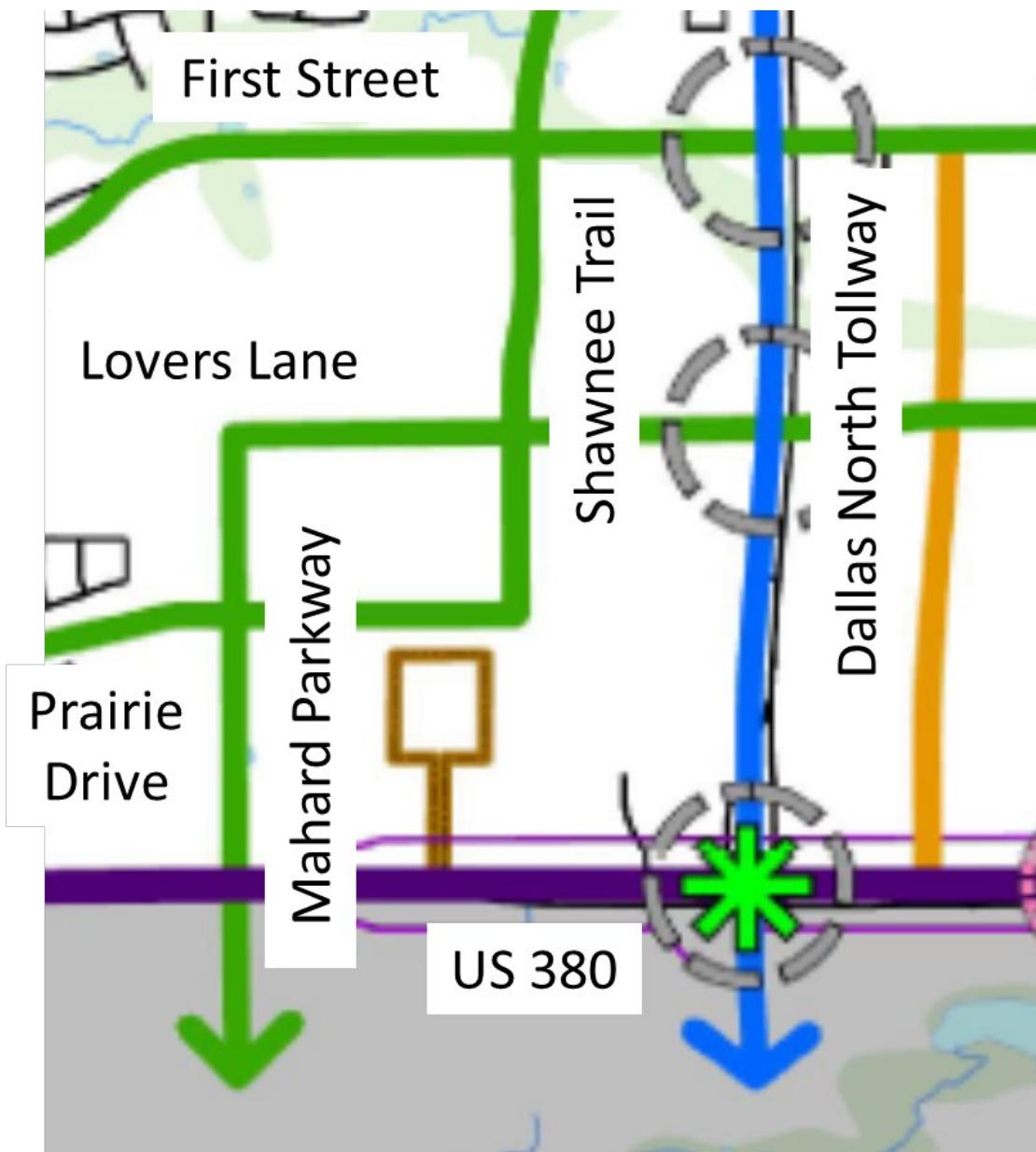
| | TIRZ | Non-project Costs for Public Improvements | Total Public Improvements |
|--|---------------------|--|------------------------------|
| STREETS AND DRAINAGE SYSTEMS | \$11,146,567 | \$2,001,748 | \$13,148,315 |
| STREET ENHANCEMENTS | \$0 | \$1,775,577 | \$1,775,577 |
| WATER SYSTEM | \$1,367,721 | \$1,116,778 | \$2,484,499 |
| SANITARY SEWER SYSTEM | \$641,669 | \$358,204 | \$999,873 |
| OFFSITE SANITARY SEWER SYSTEM | \$1,479,282 | \$0 | \$1,479,282 |
| DETENTION/RETENTION PONDS & MASS EXCAVATION | \$0 | \$2,882,560 | \$2,882,560 |
| SITEWORK FOR DEVELOPMENT PARCELS | \$0 | \$15,750,000 | \$15,750,000 |
| PARKING DECKS | \$0 | \$73,497,600 | \$73,497,600 |
| STREET LIGHTS | \$174,000 | \$210,000 | \$384,000 |
| TRAFFIC SIGNALS (4 budgeted) | \$1,200,000 | \$0 | \$1,200,000 |
| LOVERS LANE LOOP OFFSITE - STREET K6 | \$1,174,992 | \$0 | \$1,174,992 |
| PRIMARY ELECTRIC SERVICE LOOP | \$0 | \$3,600,000 | \$3,600,000 |
| ELECTRIC | \$0 | \$640,150 | \$640,150 |
| GAS | \$0 | \$448,105 | \$448,105 |
| STREET N2 - WESTSIDE ONT SERVICE ROAD, LOVERS LN. TO FIRST ST. | \$1,687,005 | \$0 | \$1,687,005 |
| BRAIDED RAMP AT U.S. 380 | \$4,000,000 | \$0 | \$4,000,000 |
| CIVIL ENGINEERING & SURVEYING (10%) | \$1,887,124 | \$10,228,072 | \$12,115,196 |
| CONSTRUCTION STAKING (2%) | \$377,425 | \$2,045,614 | \$2,423,039 |
| CONSTRUCTION MANAGEMENT (TOTAL = 3%) | \$477,093 | \$3,157,466 | \$3,634,559 |
| GEOTECHNICAL STUDY (1%) | \$188,712 | \$1,022,807 | \$1,211,520 |
| LEGAL (1%) | \$188,712 | \$1,022,807 | \$1,211,520 |
| CONTINGENCY (8%) | \$1,509,699 | \$8,182,458 | \$9,692,157 |
| Longo Toyota Roadway Impact Fee Credit | (\$280,779) | \$0 | (\$280,779) |
| Subtotal | \$27,219,221 | \$127,939,947 | \$155,159,168 |
| TOWN EXPENSE FOR TIRZ ADMINISTRATION | \$1,346,836 | \$0 | \$1,346,836 |
| | | | |
| Subtotal TIRZ Project Costs Before Finance Expenses | \$28,566,057 | \$127,939,947 | \$156,506,004 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

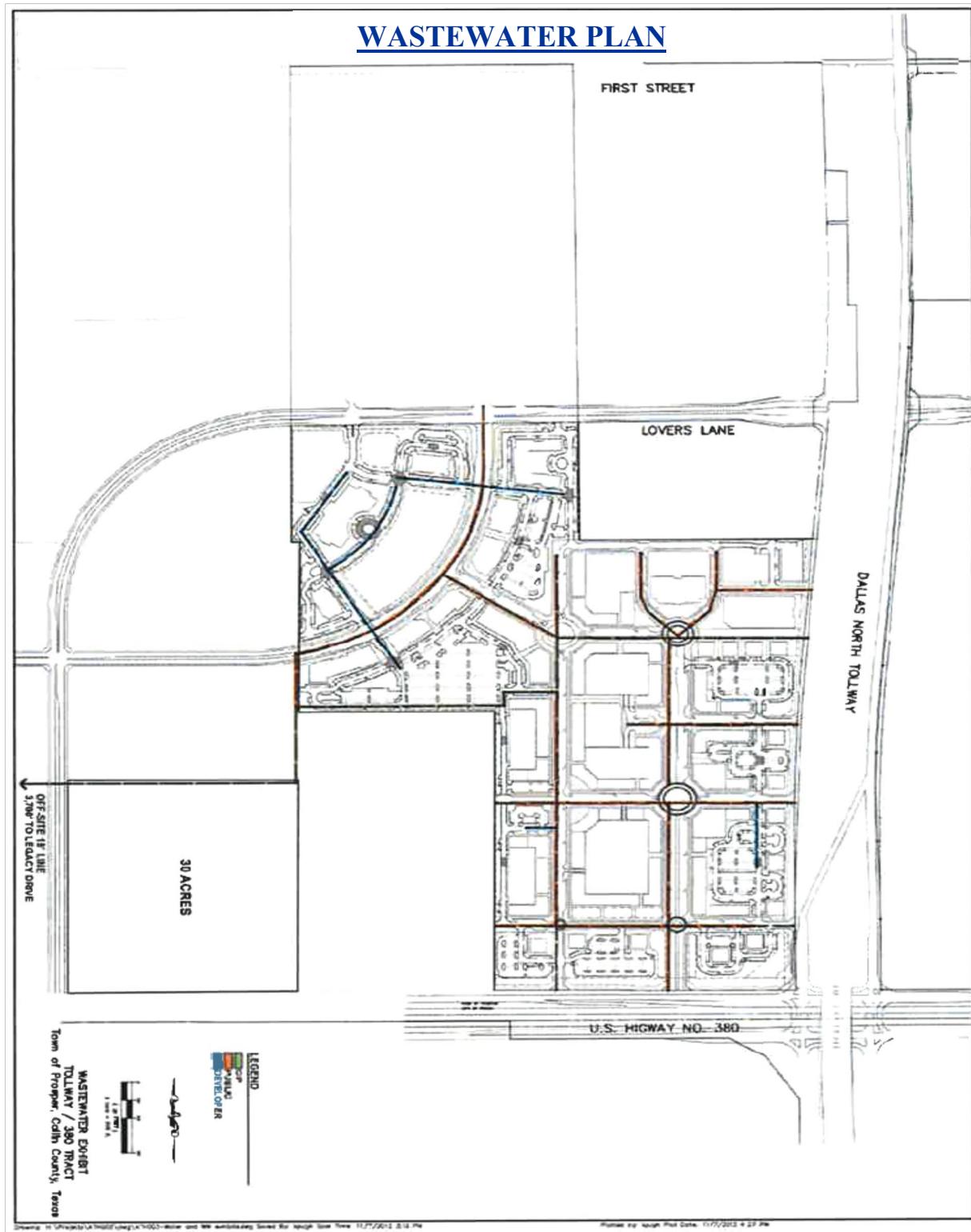
AMENDED THOROUGHFARE PLAN – 05/11/2021



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

(Per Original TIRZ Agreement)

K2 MIDDLE TOLLWAY CROSSING (160' RIGHT OF WAY)

| | Units | Cost | Quantity | Total | Capital Imps. | Program |
|--|-------|------------|----------|------------------|---------------|---------|
| Length of Street Segment (LF) | | 420 | | | | |
| 1 Erosion control measures | STA | \$400.00 | 4 | \$1,680.00 | | |
| 2 Excavation (3' in depth width of ROW) | CY | \$2.75 | 7,467 | \$20,534 | | |
| 3 Drainage | LF | \$300.00 | 420 | \$126,000 | | |
| 4 10"-3600 PSI concrete street pavement (37' BB) | SY | \$65.00 | 3,453 | \$224,445 | | |
| 5 8" HMAC base material | SY | \$40.00 | 3,453 | \$138,120 | | |
| 6 12"(66lbs./sy) lime stabilized subgrade | SY | \$5.50 | 3,640 | \$20,020 | | |
| 7 Hydrated lime material | TN | \$175.00 | 120 | \$21,000 | | |
| 8 Barrier free ramps | EA | \$1,250.00 | 8 | \$10,000 | | |
| 9 Street signs | EA | \$650.00 | 4 | \$2,600 | | |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 5,040 | \$20,160 | | |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | | |
| 12 Testing | SY | \$0.90 | 3,640 | \$3,276 | | |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$17,635 | | |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | | |
| TOTAL COST OF K2 MIDDLE TOLLWAY CROSSING | | | | \$605,470 | | |

N1 WESTSIDE TOLLWAY SERVICE DRIVE (SOUTH)

| | Units | Cost | Quantity | Total | Capital Imps. | Program | Public Enhancement |
|--|-------|--------------|----------|--------------------|---------------|---------|--------------------|
| Length of Street (LF) | | 2,700 | | | | | |
| 1 Erosion control measures | STA | \$400.00 | 27 | \$10,800.00 | | | \$0 |
| 2 Excavation (3' in depth width of ROW) | CY | \$2.75 | 27,000 | \$74,250 | | | \$0 |
| 3 Drainage | LF | \$100.00 | 2,700 | \$270,000 | | | \$0 |
| 4 10"-3600 PSI concrete street pavement (37' BB) | SY | \$65.00 | 11,831 | \$769,015 | | | \$0 |
| 5 8" HMAC base material | SY | \$40.00 | 11,831 | \$473,240 | | | \$0 |
| 6 12"(66lbs./sy) lime stabilized subgrade | SY | \$5.50 | 3,640 | \$20,020 | | | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 412 | \$72,100 | | | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | | | \$2,500 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | | | \$1,950 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 0 | \$0 | | | 32,400 \$129,600 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | | | \$0 |
| 12 Testing | SY | \$0.90 | 3,640 | \$3,276 | | | \$0 |
| 13 Payment, performance & maintenance bonds | | \$548.03 | 1 | \$54,803 | | | \$0 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | | | \$0 |
| TOTAL COST OF N1 WESTSIDE TOLLWAY SERVICE DR. | | | | \$1,747,504 | | | \$134,050 |

N2 WESTSIDE TOLLWAY SERVICE DRIVE (NORTH)

| | Units | Cost | Quantity | Total | Capital Imps. | Program | Public Enhancement |
|--|-------|--------------|----------|--------------------|---------------|---------|--------------------|
| Length of Street (LF) | | 2,155 | | | | | |
| 1 Erosion control measures | STA | \$400.00 | 22 | \$8,820.00 | | | \$0 |
| 2 Excavation (3' in depth width of ROW) | CY | \$2.75 | 21,550 | \$59,263 | | | \$0 |
| 3 Drainage | LF | \$100.00 | 2,155 | \$215,500 | | | \$0 |
| 4 10"-3600 PSI concrete street pavement (37' B-B) | SY | \$65.00 | 10,990 | \$714,350 | | | \$0 |
| 5 8" HMAC base material | SY | \$40.00 | 10,990 | \$439,600 | | | \$0 |
| 6 12"(66lbs./sy) lime stabilized subgrade | SY | \$5.50 | 3,640 | \$20,020 | | | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 382 | \$66,850 | | | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | | | \$5,000 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | | | \$1,950 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 0 | \$0 | | | 25,860 \$103,440 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | | | \$0 |
| 12 Testing | SY | \$0.90 | 3,640 | \$3,276 | | | \$0 |
| 13 Payment, performance & maintenance bonds | | \$49,136 | 1 | \$49,136 | | | \$0 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | | | \$0 |
| TOTAL COST OF N2 WESTSIDE TOLLWAY SERVICE DR. | | | | \$1,576,615 | | | \$110,390 |

Public

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

| K3 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE | | Capital Imps. | Program | Enhancement | | |
|--|-------|---------------|----------|------------------|----------|-----------------|
| 2 - 25' B-B with median | Units | Cost | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | 1,110 | | | | | |
| 1 Erosion control measures | STA | \$400.00 | 11 | \$4,440.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 7,400 | \$20,350 | 0 | \$0 |
| 3 Drainage | LF | \$200.00 | 1,110 | \$222,000 | 0 | \$0 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 7,627 | \$366,096 | 0 | \$0 |
| 5 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 8,237 | \$22,652 | 0 | \$0 |
| 6 Hydrated lime material | TN | \$175.00 | 136 | \$23,800 | 0 | \$0 |
| 7 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 0 | \$0 |
| 8 Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 9 6' wide concrete sidewalk | SF | \$4.00 | 0 | \$0 | 13,320 | \$53,280 |
| 10 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 0 | \$0 |
| 11 Testing | SY | \$0.90 | 8,237 | \$7,413 | 0 | \$0 |
| 12 Payment, performance & maintenance bonds | LS | \$21,640.00 | 1 | \$21,640 | 0 | \$0 |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 0 | \$0 |
| TOTAL COST OF "K3" AT LOVERS LANE | | | | \$688,391 | | \$54,580 |

| K4 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE | | Capital Imps. | Program | Enhancement | Public | |
|--|-------|---------------|----------|------------------|----------|-----------------|
| 2 - 25' B-B with median | Units | Cost | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | 450 | | | | | |
| 1 Erosion control measures | STA | \$400.00 | 5 | \$1,800.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 3,000 | \$8,250 | 0 | \$0 |
| 3 Drainage | LF | \$300.00 | 450 | \$135,000 | 0 | \$0 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 3,495 | \$167,760 | 0 | \$0 |
| 5 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 3,775 | \$10,381 | 0 | \$0 |
| 6 Hydrated lime material | TN | \$175.00 | 62 | \$10,850 | 0 | \$0 |
| 7 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 0 | \$0 |
| 8 Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 9 6' wide concrete sidewalk | SF | \$4.00 | 0 | \$0 | 5,400 | \$21,600 |
| 10 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 0 | \$0 |
| 11 Testing | SY | \$0.90 | 3,775 | \$3,398 | 0 | \$0 |
| 12 Payment, performance & maintenance bonds | | \$10,791.00 | 1 | \$10,791 | 0 | \$0 |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 0 | \$0 |
| SUBTOTAL | | | | \$348,230 | | \$22,250 |

| K5 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE | | Capital Imps. | Program | Enhancement | Public | |
|--|-------|---------------|----------|------------------|----------|-----------------|
| 2 - 25' B-B with median | Units | Cost | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | 900 | | | | | |
| 1 Erosion control measures | STA | \$400.00 | 9 | \$3,600.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 6,000 | \$16,500 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 900 | \$90,000 | 0 | \$0 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 6,663 | \$319,824 | 0 | \$0 |
| 5 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 7,196 | \$19,789 | 0 | \$0 |
| 6 Hydrated lime material | TN | \$175.00 | 119 | \$20,825 | 0 | \$0 |
| 7 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 0 | \$0 |
| 8 Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 9 6' wide concrete sidewalk | SF | \$4.00 | 0 | \$0 | 10,800 | \$43,200 |
| 10 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 0 | \$0 |
| 11 Testing | SY | \$0.90 | 7,196 | \$6,476 | 0 | \$0 |
| 12 Payment, performance & maintenance bonds | | \$15,626.00 | 1 | \$15,626 | 0 | \$0 |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 0 | \$0 |
| SUBTOTAL | | | | \$492,640 | | \$43,850 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

K6 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE

| | | Capital Imps. Program | | |
|--|-------|-----------------------|----------|--------------------|
| 2 - 25' B-B with median | Units | Cost | Quantity | Total |
| Length of Street Segment (LF) | | 1,980 | | |
| 1 Erosion control measures | STA | \$400.00 | 20 | \$7,920.00 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 13,200 | \$36,300 |
| 3 Drainage | LF | \$200.00 | 1,980 | \$396,000 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 10,972 | \$526,656 |
| 5 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 11,850 | \$32,588 |
| 6 Hydrated lime material | TN | \$175.00 | 196 | \$34,300 |
| 7 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 |
| 8 Street signs | EA | \$650.00 | 2 | \$1,300 |
| 9 6' wide concrete sidewalk | SF | \$4.00 | 23,760 | \$95,040 |
| 10 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 |
| 11 Testing | SY | \$0.90 | 11,850 | \$10,665 |
| 12 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$34,223 |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 |
| SUBTOTAL | | | | \$1,174,992 |

K7 NORTH/SOUTH (4 LANES 90' RIGHT OF WAY) LOVERS LANE

| | | Capital Imps. Program | | |
|--|-------|-----------------------|----------|------------------|
| 2 - 25' B-B with median | Units | Cost | Quantity | Total |
| Length of Street Segment (LF) | | 1,920 | | |
| 1 Erosion control measures | STA | \$400.00 | 19 | \$7,680.00 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 12,800 | \$35,200 |
| 3 Drainage | LF | \$100.00 | 1,920 | \$192,000 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 11,108 | \$533,184 |
| 5 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 11,997 | \$32,992 |
| 6 Hydrated lime material | TN | \$175.00 | 198 | \$34,650 |
| 7 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 |
| 8 Street signs | EA | \$650.00 | 2 | \$1,300 |
| 9 6' wide concrete sidewalk | SF | \$4.00 | 23,040 | \$92,160 |
| 10 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 |
| 11 Testing | SY | \$0.90 | 11,997 | \$10,797 |
| 12 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$28,199 |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 |
| SUBTOTAL | | | | \$968,162 |

TOTAL COST OF K3, K4, K5, & K7

\$2,497,423

\$120,680

J3

| | | Capital Imps. Program | | |
|--|-------|-----------------------|----------|------------------|
| 2 - 25' B-B with median | Units | Cost | Quantity | Total |
| Length of Street Segment (LF) | | 860 | | |
| 1 Erosion control measures | STA | \$400.00 | 9 | \$3,440.00 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 5,733 | \$15,767 |
| 3 Drainage | LF | \$300.00 | 860 | \$258,000 |
| 4 8"-3600 PSI concrete street pavement (37' B-B) | SY | \$48.00 | 5,945 | \$285,360 |
| 5 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 6,421 | \$17,658 |
| 6 Hydrated lime material | TN | \$175.00 | 106 | \$18,550 |
| 7 Barrier free ramps | EA | \$1,250.00 | 2 | \$2,500 |
| 8 Street signs | EA | \$650.00 | 2 | \$1,300 |
| 9 6' wide concrete sidewalk | SF | \$4.00 | 10,320 | \$41,280 |
| 10 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 |
| 11 Testing | SY | \$0.90 | 6,421 | \$5,779 |
| 12 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$19,489 |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 |
| SUBTOTAL | | | | \$669,122 |

Town of Prosper, Texas
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J4

| 2 - 25' B-B with median | | Units | Cost | Quantity | Total | Capital Imps. Program |
|-------------------------------|---|-------|------------|----------|------------------|-----------------------|
| Length of Street Segment (LF) | | 850 | | | | |
| 1 | Erosion control measures | STA | \$400.00 | 9 | \$3,400.00 | |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 5,667 | \$15,583 | |
| 3 | Drainage | LF | \$300.00 | 850 | \$255,000 | |
| 4 | 8"-3600 PSI concrete street pavement (37' B-B) | SY | \$48.00 | 5,982 | \$287,136 | |
| 5 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 6,461 | \$17,768 | |
| 6 | Hydrated lime material | TN | \$175.00 | 107 | \$18,725 | |
| 7 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | |
| 8 | Street signs | EA | \$650.00 | 2 | \$1,300 | |
| 9 | 6' wide concrete sidewalk | SF | \$4.00 | 10,200 | \$40,800 | |
| 10 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | |
| 11 | Testing | SY | \$0.90 | 6,461 | \$5,815 | |
| 12 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$19,366 | |
| 13 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | |
| SUBTOTAL | | | | | \$664,893 | |

J5

| Segment J5 | | Units | Cost | Quantity | Total | Capital Imps. Program |
|-------------------------------|---|-------|------------|----------|------------------|-----------------------|
| Length of Street Segment (LF) | | 1,100 | | | | |
| 1 | Erosion control measures | STA | \$400.00 | 11 | \$4,440.00 | |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 7,400 | \$20,350 | |
| 3 | Drainage | LF | \$200.00 | 1,110 | \$222,000 | |
| 4 | 8"-3600 PSI concrete street pavement (37' B-B) | SY | \$48.00 | 6,334 | \$304,032 | |
| 5 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 6,841 | \$18,813 | |
| 6 | Hydrated lime material | TN | \$175.00 | 113 | \$19,775 | |
| 7 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | |
| 8 | Street signs | EA | \$650.00 | 3 | \$1,950 | |
| 9 | 6' wide concrete sidewalk | SF | \$4.00 | 13,320 | \$53,280 | |
| 10 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | |
| 11 | Testing | SY | \$0.90 | 6,841 | \$6,157 | |
| 12 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$19,524 | |
| 13 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | |
| SUBTOTAL | | | | | \$670,321 | |

TOTAL COST OF STREET "J" **\$2,004,336**

STREET "A"

| Street "A5" | | Units | Cost | Quantity | Total | Quantity | Total | Public Enhancement |
|-------------------------------|---|-------|------------|----------|------------------|----------|-----------------|-----------------------|
| Length of Street Segment (LF) | | 380 | | | 2-25' B-B | | | 2-25' B-B |
| 1 | Erosion control measures | STA | \$400.00 | 4 | \$1,520.00 | 0 | \$0 | |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,449 | \$6,735 | 0 | \$0 | |
| 3 | Drainage | LF | \$100.00 | 380 | \$38,000 | 0 | \$0 | |
| 4 | 8"-3600 PSI concrete street pavement | SY | \$48.00 | 2,060 | \$98,880 | 0 | \$0 | |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 | |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,225 | \$6,119 | 0 | \$0 | |
| 7 | Hydrated lime material | TN | \$175.00 | 37 | \$6,475 | 0 | \$0 | |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 | |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 | |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 4,560 | \$18,240 | 0 | \$0 | |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,560 | \$18,240 | |
| 12 | Testing | SY | \$0.90 | 2,225 | \$2,003 | 0 | \$0 | |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$5,339 | 1 | \$736 | |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 26 | \$31,200 | |
| SUBTOTAL | | | | | \$183,310 | | \$56,476 | |

Town of Prosper, Texas
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| Street "A4" | Units | Cost | Public | | Public Enhancement | |
|--|-------|------------|----------|------------------|--------------------|------------------|
| | | | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | | 585 | | 2-25' B-B | | 2-25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 6 | \$2,340.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 5,503 | \$15,134 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 585 | \$58,500 | 0 | \$0 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 3,250 | \$156,000 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 2,611 | \$104,440 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 6,330 | \$17,408 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 104 | \$18,200 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 8 | \$10,000 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 4 | \$2,600 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 7,020 | \$28,080 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 7,020 | \$28,080 |
| 12 Testing | SY | \$0.90 | 6,330 | \$5,697 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$12,174 | 1 | \$1,220 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 40 | \$48,000 |
| SUBTOTAL | | | | \$417,973 | | \$89,900 |
| Circle "A2" | | | | 25' B-B | | 25' B-B |
| Circumference Circle/Length of Street (LF) | | | | 487 | | 487 |
| 1 Erosion control measures | STA | \$400.00 | 5 | \$1,948.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 1,804 | \$4,960 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 487 | \$48,700 | 0 | \$0 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 1,412 | \$67,776 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,524 | \$4,191 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 25 | \$4,375 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 0 | \$0 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 0 | \$0 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 5,334 | \$21,336 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 5,334 | \$21,336 |
| 12 Testing | SY | \$0.90 | 1,524 | \$1,372 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$4,640 | 1 | \$640 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 27 | \$32,400 |
| SUBTOTAL | | | | \$159,298 | | \$54,376 |
| Street "A3" | | | | Units | | Total |
| Length of Street Segment (LF) | | | | 360 | | 2-25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 4 | \$1,440.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 3,387 | \$9,313 | 0 | \$0 |
| 3 Drainage | LF | \$200.00 | 360 | \$72,000 | 0 | \$0 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 2,000 | \$96,000 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 1,157 | \$46,280 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 3,410 | \$9,378 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 56 | \$9,800 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 8 | \$10,000 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 4 | \$2,600 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 4,320 | \$17,280 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,320 | \$17,280 |
| 12 Testing | SY | \$0.90 | 3,410 | \$3,069 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$7,937 | 1 | \$896 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 18 | \$21,600 |
| SUBTOTAL | | | | \$272,497 | | \$52,376 |

Town of Prosper, Texas
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| | | Units | Cost | Quantity | Total | Quantity | Total |
|---|---|-------|------------|-----------|--------------------|-----------|------------------|
| Street "A2" | | 430 | | 2-25' B-B | | 2-25' B-B | |
| Length of Street Segment (LF) | | | | | | | |
| 1 | Erosion control measures | STA | \$400.00 | 4 | \$1,720.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 4,045 | \$11,124 | 0 | \$0 |
| 3 | Drainage | LF | \$200.00 | 430 | \$86,000 | 0 | \$0 |
| 4 | 8"-3600 PSI concrete street pavement | SY | \$48.00 | 2,389 | \$114,672 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,358 | \$54,320 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 4,047 | \$11,129 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 67 | \$11,725 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 5,160 | \$20,640 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 5,160 | \$20,640 |
| 12 | Testing | SY | \$0.90 | 4,047 | \$3,642 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$9,449 | 1 | \$714 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 28 | \$33,600 |
| SUBTOTAL | | | | | \$324,422 | | \$58,104 |
| Circle "A1" | | | | | | | |
| | | Units | Cost | Quantity | Total | Quantity | Total |
| Circumference of Circle (LF) | | | | 25' B-B | | 25' B-B | |
| Circumference Circle/Length of Street (LF) | | | | 393 | | 393 | |
| 1 | Erosion control measures | STA | \$400.00 | 4 | \$1,572.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 1,456 | \$4,003 | 0 | \$0 |
| 3 | Drainage | LF | \$100.00 | 393 | \$39,300 | 0 | \$0 |
| 4 | 8"-3600 PSI concrete street pavement | SY | \$48.00 | 948 | \$45,504 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,024 | \$2,816 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 17 | \$2,975 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 0 | \$0 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 4,206 | \$16,824 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,206 | \$16,824 |
| 12 | Testing | SY | \$0.90 | 1,024 | \$922 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$3,417 | 1 | \$544 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 20 | \$24,000 |
| SUBTOTAL | | | | | \$117,333 | | \$42,668 |
| Street "A1" | | | | | | | |
| | | Units | Cost | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | | 960 | | | | | |
| 1 | Erosion control measures | STA | \$400.00 | 10 | \$3,840.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 3,911 | \$10,755 | 0 | \$0 |
| 3 | Drainage | LF | \$100.00 | 960 | \$96,000 | 0 | \$0 |
| 3 | 8"-3600 PSI concrete street pavement | SY | \$48.00 | 1,387 | \$66,576 | 0 | \$0 |
| 4 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,810 | \$72,400 | 0 | \$0 |
| 4 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 3,452 | \$9,493 | 0 | \$0 |
| 5 | Hydrated lime material | TN | \$175.00 | 57 | \$9,975 | 0 | \$0 |
| 5 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 8 | \$10,000 |
| 6 | Street signs | EA | \$650.00 | 0 | \$0 | 4 | \$2,600 |
| 6 | 6' wide concrete sidewalk | SF | \$4.00 | 11,520 | \$46,080 | 0 | \$0 |
| 7 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 11,520 | \$46,080 |
| 7 | Testing | SY | \$0.90 | 3,452 | \$3,107 | 0 | \$0 |
| 8 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$9,547 | 1 | \$1,760 |
| 8 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 64 | \$76,800 |
| SUBTOTAL | | | | | \$327,773 | | \$137,240 |
| TOTAL COST OF STREET " A" | | | | | \$1,802,605 | | \$491,141 |

Town of Prosper, Texas
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| STREET "B" | | Units | Cost | Quantity | Public Total | Quantity | Public Total |
|------------------------------------|---|-------|------------|----------|------------------|----------|-----------------|
| Length of Street Segment (LF) | | 400 | | 25' B-B | | 25' B-B | |
| 1 | Erosion control measures | STA | \$400.00 | 4 | \$1,600.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 3,763 | \$10,348 | 0 | \$0 |
| 3 | Drainage | LF | \$200.00 | 400 | \$80,000 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,111 | \$46,667 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,173 | \$46,920 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,467 | \$6,784 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 41 | \$7,175 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 4,800 | \$19,200 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,800 | \$19,200 |
| 12 | Testing | SY | \$0.90 | 2,467 | \$2,220 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$6,627 | 1 | \$690 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 27 | \$32,400 |
| TOTAL COST OF STREET " B-4" | | | | | \$227,542 | | \$56,090 |

| CIRCLE "B1" | | Units | Cost | Quantity | Public Total | Quantity | Public Total |
|--|---|-------|------------|----------|------------------|----------|-----------------|
| Circumference of Circle (LF) | | | | 25' B-B | | 25' B-B | |
| Circumference Circle/Length of Street (LF) | | | | 518 | | 518 | |
| 1 | Erosion control measures | STA | \$400.00 | 5 | \$2,072.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 1,919 | \$5,276 | 0 | \$0 |
| 3 | Drainage | LF | \$100.00 | 518 | \$51,800 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,372 | \$57,624 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,482 | \$4,076 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 24 | \$4,200 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 0 | \$0 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 0 | \$0 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 5,706 | \$22,824 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 5,706 | \$22,824 |
| 12 | Testing | SY | \$0.90 | 1,482 | \$1,334 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$4,476 | 1 | \$685 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 28 | \$33,600 |
| TOTAL COST OF CIRCLE " B1" | | | | | \$153,681 | | \$57,109 |

| Street "B-1" | | Units | Cost | Quantity | Public Total | Quantity | Public Total |
|-------------------------------|---|-------|------------|----------|------------------|----------|------------------|
| Length of Street Segment (LF) | | 850 | | 25' B-B | | 25' B-B | |
| 1 | Erosion control measures | STA | \$400.00 | 9 | \$3,400.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 5,604 | \$15,410 | 0 | \$0 |
| 3 | Drainage | LF | \$200.00 | 850 | \$170,000 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 2,361 | \$99,162 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 2,929 | \$117,160 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 5,712 | \$15,708 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 94 | \$16,450 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 10,200 | \$40,800 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 10,200 | \$40,800 |
| 12 | Testing | SY | \$0.90 | 5,712 | \$5,141 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$14,497 | 1 | \$1,413 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 56 | \$67,200 |
| SUBTOTAL | | | | | \$497,728 | | \$115,713 |

Town of Prosper, Texas
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| Street "B-2" | Units | Cost | Quantity | Public | | Enhancement |
|--|-------|------------|----------|--------------------|----------|--------------------|
| | | | | Total | Quantity | |
| Length of Street Segment (LF) | | 680 | | 25' B-B | | 25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 7 | \$2,720.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 4,483 | \$12,328 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 680 | \$68,000 | 0 | \$0 |
| 4 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,889 | \$79,338 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 2,337 | \$93,480 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 4,654 | \$12,799 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 75 | \$13,125 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 Street signs | EA | \$400.00 | 0 | \$0 | 0 | \$0 |
| 9' wide concrete sidewalk | SF | \$4.00 | 8,160 | \$32,640 | 0 | \$0 |
| 10 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 8,160 | \$32,640 |
| 11 Testing | SY | \$0.90 | 4,654 | \$4,189 | 0 | \$0 |
| 12 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$9,559 | 1 | \$1,054 |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 43 | \$51,600 |
| SUBTOTAL | | | | \$328,177 | | \$87,794 |
| STREET "B" | | | | | | |
| Street "B3" | Units | Cost | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | | 410 | | 25' B-B | | 25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 4 | \$1,640 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 1,488 | \$4,092 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 410 | \$41,000 | 0 | \$0 |
| 4 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,139 | \$47,838 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,230 | \$3,383 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 20 | \$3,500 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 4,920 | \$19,680 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,920 | \$19,680 |
| 12 Testing | SY | \$0.90 | 1,230 | \$1,107 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$3,667 | 1 | \$760 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 27 | \$32,400 |
| SUBTOTAL | | | | \$125,907 | | \$58,490 |
| TOTAL COST OF STREET " B" | | | | \$1,333,035 | | \$375,196 |
| STREET "C2" | | | | | | |
| Street "C2" | Units | Cost | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | | 520 | | 2 - 25' B-B | | 2 - 25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 5 | \$2,080.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 3,428 | \$9,427 | 0 | \$0 |
| 3 Drainage | LF | \$300.00 | 520 | \$156,000 | 0 | \$0 |
| 4 8"-3600 PSI concrete street pavement | SY | \$48.00 | 1,444 | \$69,312 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 1,561 | \$62,440 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,560 | \$4,289 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 48 | \$8,400 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 6,240 | \$24,960 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 6,240 | \$24,960 |
| 12 Testing | SY | \$0.90 | 1,560 | \$1,404 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$10,149 | 1 | \$843 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 35 | \$41,600 |
| TOTAL COST OF STREET " C2" | | | | \$348,461 | | \$70,553 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

| STREET "D1" | | Units | Cost | Quantity | Public | Quantity | Public Enhancement |
|-----------------------------------|---|-------|------------|----------|------------------|----------|-----------------------|
| Length of Street Segment (LF) | | 400 | | 25' B-B | | 25' B-B | |
| 1 | Erosion control measures | STA | \$400.00 | 4 | \$1,600.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,637 | \$7,252 | 0 | \$0 |
| 3 | Drainage | LF | \$300.00 | 400 | \$120,000 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,111 | \$46,662 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,082 | \$43,280 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,368 | \$6,512 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 39 | \$6,825 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 4,800 | \$19,200 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,800 | \$19,200 |
| 12 | Testing | SY | \$0.90 | 2,368 | \$2,131 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$7,604 | 1 | \$765 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 26 | \$31,200 |
| TOTAL COST OF STREET " D1" | | | | | \$261,066 | | \$57,465 |

| STREET "D2" | | Units | Cost | Quantity | Total | Quantity | Total |
|-----------------------------------|---|-------|------------|----------|------------------|----------|-----------------|
| Length of Street Segment (LF) | | 340 | | 25' B-B | | 25' B-B | |
| 1 | Erosion control measures | STA | \$400.00 | 3 | \$1,360.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,241 | \$6,164 | 0 | \$0 |
| 3 | Drainage | LF | \$200.00 | 340 | \$68,000 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 944 | \$39,648 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,225 | \$49,000 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,343 | \$6,443 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 39 | \$6,825 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 4,080 | \$16,320 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,080 | \$16,320 |
| 12 | Testing | SY | \$0.90 | 2,343 | \$2,109 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$5,876 | 1 | \$679 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 24 | \$28,800 |
| TOTAL COST OF STREET " D2" | | | | | \$201,745 | | \$52,099 |

| STREET "D3" | | Units | Cost | Quantity | Total | Quantity | Total |
|-----------------------------------|---|-------|------------|----------|-----------------|----------|-----------------|
| Length of Street Segment (LF) | | 200 | | 25' B-B | | 25' B-B | |
| 1 | Erosion control measures | STA | \$400.00 | 2 | \$800.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 726 | \$1,996 | 0 | \$0 |
| 3 | Drainage | LF | \$200.00 | 200 | \$40,000 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 761 | \$31,962 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 822 | \$2,261 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 14 | \$2,450 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 2,400 | \$9,600 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 2,400 | \$9,600 |
| 12 | Testing | SY | \$0.90 | 822 | \$740 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$2,694 | 1 | \$383 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 12 | \$14,400 |
| TOTAL COST OF STREET " D3" | | | | | \$92,503 | | \$27,533 |

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| TOTAL COST OF STREET " D" | \$555,314 | \$137,096 |
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Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

| STREET "E1" | | Units | Cost | Quantity | Total | Quantity | Public Enhancement | Total |
|-------------------------------|---|-------|------------|----------|------------------|----------|-----------------------|-----------------|
| Length of Street Segment (LF) | | 440 | | 25' B-B | | 25' B-B | | |
| 1 | Erosion control measures | STA | \$400.00 | 4 | \$1,760.00 | 0 | \$0 | |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,770 | \$7,619 | 0 | \$0 | |
| 3 | Drainage | LF | \$100.00 | 440 | \$44,000 | 0 | \$0 | |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,222 | \$51,324 | 0 | \$0 | |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,382 | \$55,280 | 0 | \$0 | |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,812 | \$7,733 | 0 | \$0 | |
| 7 | Hydrated lime material | TN | \$175.00 | 46 | \$8,050 | 0 | \$0 | |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 6 | \$7,500 | |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 | |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 5,280 | \$21,120 | 0 | \$0 | |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 5,280 | \$21,120 | |
| 12 | Testing | SY | \$0.90 | 2,812 | \$2,531 | 0 | \$0 | |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$5,982 | 1 | \$898 | |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 35 | \$42,000 | |
| SUBTOTAL | | | | | \$205,399 | | | \$72,818 |

| Street "E2" | | Units | Cost | Quantity | Total | Quantity | Total |
|-------------------------------|---|-------|------------|----------|------------------|----------|-----------------|
| Length of Street Segment (LF) | | 390 | | 25' B-B | | 25' B-B | |
| 1 | Erosion control measures | STA | \$400.00 | 4 | \$1,560.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,571 | \$7,071 | 0 | \$0 |
| 3 | Drainage | LF | \$100.00 | 390 | \$39,000 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,083 | \$45,486 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,358 | \$54,320 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,637 | \$7,252 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 44 | \$7,700 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 4,680 | \$18,720 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,680 | \$18,720 |
| 12 | Testing | SY | \$0.90 | 2,637 | \$2,373 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$5,504 | 1 | \$751 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 26 | \$31,200 |
| SUBTOTAL | | | | | \$188,986 | | \$56,971 |

| STREET "E3" | | Units | Cost | Quantity | Total | Quantity | Total |
|-------------------------------|---|-------|------------|----------|-----------------|----------|-----------------|
| Length of Street Segment (LF) | | 200 | | 25' B-B | | 25' B-B | |
| 1 | Erosion control measures | STA | \$400.00 | 2 | \$800.00 | 0 | \$0 |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 725 | \$1,994 | 0 | \$0 |
| 3 | Drainage | LF | \$100.00 | 200 | \$20,000 | 0 | \$0 |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 761 | \$31,962 | 0 | \$0 |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 822 | \$2,261 | 0 | \$0 |
| 7 | Hydrated lime material | TN | \$175.00 | 14 | \$2,450 | 0 | \$0 |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 2,400 | \$9,600 | 0 | \$0 |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 2,400 | \$9,600 |
| 12 | Testing | SY | \$0.90 | 822 | \$740 | 0 | \$0 |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$2,094 | 1 | \$383 |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 13 | \$15,600 |
| SUBTOTAL | | | | | \$71,900 | | \$28,733 |

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| TOTAL COST OF STREET " E" | \$466,285 | \$158,521 |
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Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

| STREET "F" | | Units | Cost | Quantity | Public | Enhancement | Public | Enhancement |
|--------------------------------------|---|-------|------------|----------|-----------------|-------------|----------|-----------------|
| Street "F3" | | | | | 25' B-B | | 25' B-B | |
| Length of Street Segment (LF) | | 190 | | | | | | |
| 1 | Erosion control measures | STA | \$400.00 | 2 | \$760.00 | 0 | \$0 | |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 690 | \$1,896 | 0 | \$0 | |
| 3 | Drainage | LF | \$100.00 | 190 | \$19,000 | 0 | \$0 | |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 698 | \$29,316 | 0 | \$0 | |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 | |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 754 | \$2,074 | 0 | \$0 | |
| 7 | Hydrated lime material | TN | \$175.00 | 12 | \$2,100 | 0 | \$0 | |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 | |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 | |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 2,280 | \$9,120 | 0 | \$0 | |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 2,280 | \$9,120 | |
| 12 | Testing | SY | \$0.90 | 754 | \$679 | 0 | \$0 | |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$1,948 | 1 | \$368 | |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 12 | \$14,400 | |
| SUBTOTAL | | | | | \$66,893 | | | \$27,038 |

| Street "F2" | | Units | Cost | Quantity | Public | Enhancement | Public | Enhancement |
|--------------------------------------|---|-------|------------|----------|------------------|-------------|----------|-----------------|
| Street "F2" | | | | | 25' B-B | | 25' B-B | |
| Length of Street Segment (LF) | | 300 | | | | | | |
| 1 | Erosion control measures | STA | \$400.00 | 3 | \$1,200.00 | 0 | \$0 | |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 1,978 | \$5,439 | 0 | \$0 | |
| 3 | Drainage | LF | \$100.00 | 300 | \$30,000 | 0 | \$0 | |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 833 | \$34,986 | 0 | \$0 | |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 962 | \$38,480 | 0 | \$0 | |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,795 | \$4,936 | 0 | \$0 | |
| 7 | Hydrated lime material | TN | \$175.00 | 32 | \$5,600 | 0 | \$0 | |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 | |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 | |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 3,600 | \$14,400 | 0 | \$0 | |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 3,600 | \$14,400 | |
| 12 | Testing | SY | \$0.90 | 1,795 | \$1,616 | 0 | \$0 | |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$4,100 | 1 | \$621 | |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 20 | \$24,000 | |
| SUBTOTAL | | | | | \$140,756 | | | \$45,321 |

| Street "F1" | | Units | Cost | Quantity | Public | Enhancement | Public | Enhancement |
|--------------------------------------|---|-------|------------|----------|------------------|-------------|----------|-----------------|
| Street "F1" | | | | | 25' B-B | | 25' B-B | |
| Length of Street Segment (LF) | | 500 | | | | | | |
| 1 | Erosion control measures | STA | \$400.00 | 5 | \$2,000.00 | 0 | \$0 | |
| 2 | Excavation (2' in depth width of ROW) | CY | \$2.75 | 3,296 | \$9,065 | 0 | \$0 | |
| 3 | Drainage | LF | \$200.00 | 500 | \$100,000 | 0 | \$0 | |
| 4 | 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,389 | \$58,338 | 0 | \$0 | |
| 5 | 6"-3600 PSI conc. parking | SY | \$40.00 | 1,312 | \$52,480 | 0 | \$0 | |
| 6 | 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,917 | \$8,022 | 0 | \$0 | |
| 7 | Hydrated lime material | TN | \$175.00 | 48 | \$8,400 | 0 | \$0 | |
| 8 | Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 | |
| 9 | Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 | |
| 10 | 6' wide concrete sidewalk | SF | \$4.00 | 6,000 | \$24,000 | 0 | \$0 | |
| 11 | Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 6,000 | \$24,000 | |
| 12 | Testing | SY | \$0.90 | 2,917 | \$2,625 | 0 | \$0 | |
| 13 | Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$7,948 | 1 | \$909 | |
| 14 | Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 32 | \$38,400 | |
| SUBTOTAL | | | | | \$272,878 | | | \$69,609 |

Town of Prosper, Texas
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| Street "F4" | Units | Cost | Public | | Enhancement | |
|--|-------|------------|----------|------------------|-------------|------------------|
| | | | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | | 260 | | 25' B-B | | 25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 3 | \$1,040.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 944 | \$2,595 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 260 | \$26,000 | 0 | \$0 |
| 4 7"-3600 PSI concrete street pavement | SY | \$42.00 | 848 | \$35,616 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 916 | \$2,519 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 15 | \$2,625 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 3,120 | \$12,480 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 3,120 | \$12,480 |
| 12 Testing | SY | \$0.90 | 916 | \$824 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$2,511 | 1 | \$563 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 18 | \$21,600 |
| SUBTOTAL | | | | \$86,211 | | \$40,943 |
| TOTAL COST OF STREET " F" | | | | \$566,738 | | \$182,912 |

STREET "G"

| Street "G4" | Units | Cost | Public | | Enhancement | |
|--|-------|------------|----------|-----------------|-------------|-----------------|
| | | | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | | 180 | | 25' B-B | | 25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 2 | \$720.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 653 | \$1,797 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 180 | \$18,000 | 0 | \$0 |
| 4 7"-3600 PSI concrete street pavement | SY | \$42.00 | 782 | \$32,844 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 845 | \$2,324 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 14 | \$2,450 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 2,160 | \$8,640 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 2,160 | \$8,640 |
| 12 Testing | SY | \$0.90 | 845 | \$761 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$2,026 | 1 | \$354 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 12 | \$14,400 |
| SUBTOTAL | | | | \$69,561 | | \$26,544 |

| Street "G3" | Units | Cost | Public | | Enhancement | |
|--|-------|------------|----------|------------------|-------------|-----------------|
| | | | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | | 380 | | 25' B-B | | 25' B-B |
| 1 Erosion control measures | STA | \$400.00 | 4 | \$1,520.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,505 | \$6,889 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 380 | \$38,000 | 0 | \$0 |
| 4 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,056 | \$44,352 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 1,075 | \$43,000 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 2,301 | \$6,328 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 38 | \$6,650 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 4,560 | \$18,240 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 4,560 | \$18,240 |
| 12 Testing | SY | \$0.90 | 2,301 | \$2,071 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$5,011 | 1 | \$661 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 24 | \$28,800 |
| SUBTOTAL | | | | \$172,061 | | \$51,501 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

| Street "G2" | Units | Cost | Public | | Enhancement | |
|--|-------|------------|----------|------------------|-------------|-----------------|
| | | | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | 550 | | 25' B-B | | 25' B-B | |
| 1 Erosion control measures | STA | \$400.00 | 6 | \$2,200.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 1,996 | \$5,490 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 550 | \$55,000 | 0 | \$0 |
| 4 7"-3600 PSI concrete street pavement | SY | \$42.00 | 1,465 | \$61,530 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 0 | \$0 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,582 | \$4,351 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 26 | \$4,550 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 6,600 | \$26,400 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 6,600 | \$26,400 |
| 12 Testing | SY | \$0.90 | 1,582 | \$1,424 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$4,828 | 1 | \$981 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 36 | \$43,200 |
| SUBTOTAL | | | | \$165,772 | | \$76,881 |

| Street "G1" | Units | Cost | Quantity | Total | Quantity | Total |
|--|-------|------------|----------|------------------|----------|-----------------|
| Length of Street Segment (LF) | 310 | | 25' B-B | | 25' B-B | |
| 1 Erosion control measures | STA | \$400.00 | 3 | \$1,240.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,044 | \$5,620 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 310 | \$31,000 | 0 | \$0 |
| 4 7"-3600 PSI concrete street pavement | SY | \$42.00 | 861 | \$36,162 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 841 | \$33,640 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,838 | \$5,055 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 30 | \$5,250 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 2 | \$2,500 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 3,720 | \$14,880 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 3,720 | \$14,880 |
| 12 Testing | SY | \$0.90 | 1,838 | \$1,654 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$4,035 | 1 | \$560 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 20 | \$24,000 |
| SUBTOTAL | | | | \$138,536 | | \$43,240 |

| | | |
|----------------------------------|------------------|------------------|
| TOTAL COST OF STREET " G" | \$545,931 | \$198,166 |
|----------------------------------|------------------|------------------|

Street "R1"

| Street "R1" | Units | Cost | Quantity | Total | Quantity | Total |
|--|-------|------------|----------|------------------|----------|-----------------|
| Length of Street Segment (LF) | 740 | | 25' B-B | | 25' B-B | |
| 1 Erosion control measures | STA | \$400.00 | 7 | \$2,960.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 3,563 | \$9,798 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 740 | \$74,000 | 0 | \$0 |
| 4 6"-3600 PSI concrete street pavement | SY | \$36.00 | 2,056 | \$74,016 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 973 | \$38,920 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 3,270 | \$8,993 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 54 | \$9,450 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 0 | \$0 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 1 | \$650 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 8,880 | \$35,520 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 8,880 | \$35,520 |
| 12 Testing | SY | \$0.90 | 3,270 | \$2,943 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$7,698 | 1 | \$1,085 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 50 | \$60,000 |
| TOTAL COST OF STREET " R1" | | | | \$264,298 | | \$97,255 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
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| Street "R2" | Units | Cost | Public | | Public Enhancement | |
|--|-------|------------|----------|------------------|-----------------------|------------------|
| | | | Quantity | Total | Quantity | Total |
| Length of Street Segment (LF) | 450 | | 25' B-B | | 25' B-B | |
| 1 Erosion control measures | STA | \$400.00 | 5 | \$1,800.00 | 0 | \$0 |
| 2 Excavation (2' in depth width of ROW) | CY | \$2.75 | 2,167 | \$5,958 | 0 | \$0 |
| 3 Drainage | LF | \$100.00 | 450 | \$45,000 | 0 | \$0 |
| 4 6"-3600 PSI concrete street pavement | SY | \$36.00 | 1,250 | \$45,000 | 0 | \$0 |
| 5 6"-3600 PSI conc. parking | SY | \$40.00 | 499 | \$19,960 | 0 | \$0 |
| 6 6"(33lbs./sy) lime stabilized subgrade | SY | \$2.75 | 1,889 | \$5,195 | 0 | \$0 |
| 7 Hydrated lime material | TN | \$175.00 | 31 | \$5,425 | 0 | \$0 |
| 8 Barrier free ramps | EA | \$1,250.00 | 0 | \$0 | 4 | \$5,000 |
| 9 Street signs | EA | \$650.00 | 0 | \$0 | 2 | \$1,300 |
| 10 6' wide concrete sidewalk | SF | \$4.00 | 5,400 | \$21,600 | 0 | \$0 |
| 11 Additional concrete sidewalk for total of 12' each side | SF | \$4.00 | 0 | \$0 | 5,400 | \$21,600 |
| 12 Testing | SY | \$0.90 | 1,889 | \$1,700 | 0 | \$0 |
| 13 Payment, performance & maintenance bonds | LS | 3.00% | 1 | \$4,549 | 1 | \$837 |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.) | EA | \$1,200.00 | 0 | \$0 | 30 | \$36,000 |
| TOTAL COST OF STREET" R2" | | | | \$156,187 | | \$64,737 |
| TOTAL COST OF STREET" R" | | | | \$420,485 | | \$161,992 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

| A1. Water On-Site (CIP) | | Unit | Cost | Quant | Total |
|--------------------------------|------------------------------------|-------------|-------------|--------------|------------------|
| 1 | 36" RCCP Pipe | LF | \$165.00 | 0 | \$0 |
| 2 | 16" PVC Pipe | LF | \$60.00 | 10,005 | \$600,300 |
| 3 | 12" PVC Pipe | LF | \$40.00 | 0 | \$0 |
| 4 | 36" Valve with vault | EA | \$25,000.00 | 0 | \$0 |
| 5 | 16" Valves | EA | \$5,500.00 | 12 | \$66,000 |
| 6 | 12" Valves | EA | \$2,250.00 | 0 | \$0 |
| 7 | 6" Valves | EA | \$850.00 | 12 | \$10,200 |
| 8 | Fire hydrants | EA | \$3,000.00 | 12 | \$36,000 |
| 9 | Fittings (1 ton per 1000') | TON | \$7,500.00 | 10.01 | \$75,038 |
| 10 | Connect to existing pipe | EA | \$3,500.00 | 4 | \$14,000 |
| 11 | Trench safety | LF | \$0.50 | 10,005 | \$5,003 |
| 12 | Testing | LF | \$2.00 | 10,005 | \$20,010 |
| 13 | Payment, performance & maint bonds | LS | 3.00% | 1 | \$24,797 |
| TOTAL | | | | | \$851,347 |

| A2. Water On-Site (Public) | | Unit | Cost | Quant | Total |
|-----------------------------------|------------------------------------|-------------|-------------|--------------|------------------|
| 1 | 16" PVC Pipe | LF | \$60.00 | 0 | \$0 |
| 2 | 12" PVC Pipe | LF | \$40.00 | 14,715 | \$588,600 |
| 3 | 16" Valves | EA | \$5,500.00 | 0 | \$0 |
| 4 | 12" Valves | EA | \$2,250.00 | 37 | \$83,250 |
| 5 | 6" Valves | EA | \$850.00 | 37 | \$31,450 |
| 6 | Fire hydrants | EA | \$3,000.00 | 37 | \$111,000 |
| 7 | Fittings (1 ton per 1000') | TON | \$5,000.00 | 14.72 | \$73,575 |
| 8 | Concrete encasement | LF | \$35.00 | 294 | \$10,301 |
| 9 | Connect to existing pipe | EA | \$1,500.00 | 6 | \$9,000 |
| 10 | Trench safety | LF | \$0.50 | 14,715 | \$7,358 |
| 11 | Testing | LF | \$2.00 | 14,715 | \$29,430 |
| 12 | Payment, performance & maint bonds | LS | 3.00% | 1 | \$28,319 |
| TOTAL | | | | | \$972,282 |

| A3. Water On-Site (Developer) | | Unit | Cost | Quant | Total |
|--------------------------------------|------------------------------------|-------------|-------------|--------------|------------------|
| 1 | 8" PVC Pipe | LF | \$25.00 | 13,010 | \$325,250 |
| 2 | 8" Valves | EA | \$2,250.00 | 33 | \$74,250 |
| 3 | 6" Valves | EA | \$850.00 | 37 | \$31,450 |
| 4 | Fire hydrants | EA | \$3,000.00 | 37 | \$111,000 |
| 5 | Fittings (1 ton per 1000') | TON | \$4,000.00 | 13.01 | \$52,040 |
| 6 | Concrete encasement | LF | \$35.00 | 260 | \$9,107 |
| 7 | Connect to existing pipe | EA | \$1,500.00 | 4 | \$6,000 |
| 8 | Trench safety | LF | \$0.50 | 13,010 | \$6,505 |
| 9 | Testing | LF | \$2.00 | 13,010 | \$26,020 |
| 10 | Payment, performance & maint bonds | LS | 3.00% | 1 | \$19,249 |
| TOTAL | | | | | \$660,871 |

| B1. Sanitary Sewer Off-Site (CIP) | | Units | Cost | Quant | Total |
|--|------------------------------------|--------------|-------------|--------------|--------------------|
| 1 | 18" SDR 26 PVC Pipe | LF | \$85.00 | 7,360 | \$625,600 |
| 2 | 5' Diameter manhole | EA | \$6,500.00 | 15 | \$97,500 |
| 3 | Concrete encasement | LF | \$45.00 | 147 | \$6,624 |
| 4 | Connect to existing manhole | EA | \$2,500.00 | 1 | \$2,500 |
| 5 | Trench safety | LF | \$0.50 | 7,360 | \$3,680 |
| 6 | Testing | LF | \$2.00 | 7,360 | \$14,720 |
| 7 | Payment, performance & maint bonds | LS | 3.0% | 1 | \$22,519 |
| TOTAL | | | | | \$1,479,282 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
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| B2. Sanitary Sewer On-Site (CIP) | | Units | Cost | Quant | Total |
|---|------------------------------------|--------------|-------------|--------------|------------------|
| 1 | 18" PVC Pipe | LF | \$65.00 | 2,790 | \$181,350 |
| 2 | 12" PVC Pipe | LF | \$55.00 | 330 | \$18,150 |
| 3 | 10" PVC Pipe | LF | \$40.00 | 0 | \$0 |
| 4 | 8" PVC Pipe | LF | \$25.00 | 0 | \$0 |
| 5 | Concrete encasement | LF | \$35.00 | 62 | \$2,184 |
| 6 | 5' Diameter manhole | EA | \$5,500.00 | 9 | \$49,500 |
| 7 | Connect to existing manhole | EA | \$1,500.00 | 1 | \$1,500 |
| 8 | Trench safety | LF | \$0.50 | 3,120 | \$1,560 |
| 9 | Testing | LF | \$2.00 | 3,120 | \$6,240 |
| 10 | Payment, performance & maint bonds | LS | 3.0% | 1 | \$7,815 |
| TOTAL | | | | | \$268,299 |

| B3. Sanitary Sewer On-Site (Public) | | Units | Cost | Quant | Total |
|--|------------------------------------|--------------|-------------|--------------|------------------|
| 1 | 12" PVC Pipe | LF | \$55.00 | 2,490 | \$136,950 |
| 2 | 10" PVC Pipe | LF | \$40.00 | 0 | \$0 |
| 3 | 8" PVC Pipe | LF | \$25.00 | 8,785 | \$219,625 |
| 4 | Concrete encasement | LF | \$35.00 | 226 | \$7,893 |
| 5 | 5' Diameter manhole | EA | \$5,500.00 | 32 | \$176,000 |
| 6 | Connect to existing manhole | EA | \$1,500.00 | 1 | \$1,500 |
| 7 | Trench safety | LF | \$0.50 | 11,275 | \$5,638 |
| 8 | Testing | LF | \$2.00 | 11,275 | \$22,550 |
| 9 | Payment, performance & maint bonds | LS | 3.0% | 1 | \$17,105 |
| TOTAL | | | | | \$587,260 |

| B4. Sanitary Sewer On-Site (Developer) | | Units | Cost | Quant | Total |
|---|------------------------------------|--------------|-------------|--------------|------------------|
| 1 | 12" PVC Pipe | LF | \$55.00 | 0 | \$0 |
| 2 | 10" PVC Pipe | LF | \$40.00 | 0 | \$0 |
| 3 | 8" PVC Pipe | LF | \$25.00 | 3,160 | \$79,000 |
| 4 | Concrete encasement | LF | \$35.00 | 63 | \$2,212 |
| 5 | 5' Diameter manhole | EA | \$5,500.00 | 9 | \$49,500 |
| 6 | Connect to existing manhole | EA | \$1,500.00 | 1 | \$1,500 |
| 7 | Trench safety | LF | \$0.50 | 3,160 | \$1,580 |
| 8 | Testing | LF | \$2.00 | 3,160 | \$6,320 |
| 9 | Payment, performance & maint bonds | LS | 3.0% | 1 | \$4,203 |
| TOTAL | | | | | \$144,315 |

| C. Drainage (Multi-box Culvert Drainage along US 380) | | Units | Cost | Quant | Total |
|--|------------------------------------|--------------|-------------|--------------|--------------------|
| 1 | 4 barrel 8' x 3' RCB | LF | \$1,100.00 | 1,500 | \$1,650,000 |
| 2 | Storm junction box | EA | \$15,000.00 | 3 | \$45,000 |
| 3 | Wing wall at 4 barrel 8' x 3' RCB | EA | \$30,000.00 | 1 | \$30,000 |
| 4 | Rock rip rap | SY | \$85.00 | 80 | \$6,800 |
| 5 | Trench safety | LF | \$0.35 | 1,500 | \$525 |
| 6 | Testing | LF | \$1.25 | 1,500 | \$1,875 |
| 7 | Payment, performance & maint bonds | LS | 3.00% | 1 | \$52,026 |
| TOTAL | | | | | \$1,786,226 |

| D. Parking Deck Infrastructure | | Total |
|---------------------------------------|---|---------------------|
| 1 | PARKING DECK D1-5 LEVELS (each level 185 spaces @ \$12,000 per space) | \$13,320,000 |
| 2 | PARKING DECK F1-5 LEVELS (each level 135 spaces @ \$12,000 per space) | \$9,720,000 |
| 3 | PARKING DECK G1-5 LEVELS (each level 330 spaces @ \$12,000 per space) | \$23,760,000 |
| 4 | PARKING DECK R1-5 LEVELS (each level 190 spaces @ \$12,000 per space) | \$13,680,000 |
| 5 | PARKING DECK R2-4 LEVELS (each level 110 spaces @ \$12,000 per space) | \$6,336,000 |
| 6 | CONTINGENCY (10%) | \$6,681,600 |
| TOTAL | | \$73,497,600 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

CAPITAL IMPROVEMENT PLAN BUDGET

| <u>REIMBURSEMENTS</u> | | |
|------------------------------|---------|-----------------------|
| REIMBURSEMENT NO. 1 | FY 2015 | \$200,749.95 |
| REIMBURSEMENT NO. 2 | FY 2016 | \$1,147,498.19 |
| REIMBURSEMENT NO. 3 | FY 2017 | \$589,347.42 |
| REIMBURSEMENT NO. 4 | FY 2018 | \$44,938.85 |
| REIMBURSEMENT NO. 4A | FY 2018 | \$252,478.79 |
| REIMBURSEMENT NO. 5 | FY 2019 | \$46,511.71 |
| REIMBURSEMENT NO. 6 | FY 2020 | \$47,441.06 |
| REIMBURSEMENT NO. 7 | FINAL | \$14,889.51 |
| REIMBURSEMENT NO. 8 | FY 2022 | - |
| REIMBURSEMENT NO. 9 | FY 2023 | - |
| REIMBURSEMENT NO. 10 | FY 2024 | - |
| REIMBURSEMENT NO. 11 | FY 2025 | \$3,835,592.42 |
| TOTAL BILLED TO DATE | | \$6,179,447.90 |

* Reimbursement No. 4 request submitted to Engineering was denied due to ineligible costs. This is accrued interest.

** Reimbursement No. 4A is payable to Longo Toyota for remaining balance for Mahard Parkway.

***Accrued interest only.

****Accrued interest for final period of 6/1/20 - 09/22/20.

*****All interest on original terminated agreement paid in full. Longo and new MSW Prosper 380, LP agreement does not require interest payments on outstanding balances.

Reimbursement Request No. 11 is for the Town of Prosper payment to the NTTA for the Braided Ramp along the southbound frontage road. The estimated cost for the Braided Ramp in the original project plan was \$4,000,000. The actual cost is \$3,835,592.42.

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2023

Item 2.

ANNUAL FINANCIAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the financial statement.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 147,177 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$ 131,724 Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- A. Contributions /Advances from developers— \$4,925,988.07.
- B. Bonds issued and payment schedule to retire bonds— none.

4. Tax Increment base and current captured appraised value retained by the zone:

A. Tax Increment base and current captured appraised value retained for Tax Year 2024:

| Taxing Jurisdiction | Net Taxable Value Tax Year 2024 | Base Year* Value (with AG) Jan. 1, 2014 | Captured App. Value Fiscal Year 2024- 2025 |
|---------------------|---------------------------------------|---|--|
| Town of Prosper | \$32,461,288 | \$29,413 | \$31,431,875 |
| Collin County | \$32,461,288 | \$29,413 | \$31,431,875 |

B. Tax Increment base and expected captured appraised value for Tax Year 2025:

| Taxing Jurisdiction | Net Taxable Value Tax Year 2025 | Base Year* Value (with AG) Jan. 1, 2014 | Captured App. Value Fiscal Year 2025-2026 |
|---------------------|---------------------------------------|---|---|
| Town of Prosper | \$42,793,913 | \$29,413 | \$42,764,500 |
| Collin County | \$42,793,913 | \$29,413 | \$42,764,500 |

* Base Year Value as of January 1, 2014, is for Fiscal Year 2013-2014.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment-financing plan adopted by the governing body of the municipality.

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2024-2025:

| Taxing Jurisdiction | Participation Per \$100/Value | Amount of Fiscal Year 2024-2025 Increment |
|-----------------------|----------------------------------|---|
| Town of Prosper (70%) | \$ 0.505000 | \$ 114,647 |
| Collin County (50%) | \$ 0.149343 | \$ 24,217 |
| Total | \$ 0.654343 | \$ 138,864 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

Item 2.

As of September 30, 2025

ANNUAL FINANCIAL REPORT

- B. Amount of tax increment received in 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations: \$ 138,864
- C. Amount of Rollback taxes for tax year 2024: \$ 0
- D. Expected appraised value shared by the municipality and other participating taxing jurisdictions to be received in Fiscal Year 2025-2026:

| Taxing Jurisdiction | Participation Per \$100/Value | Amount of Fiscal Year 2025-2026 Increment |
|-----------------------|-------------------------------|---|
| Town of Prosper (70%) | \$ 0.505000 | \$ 151,173 |
| Collin County (50%) | \$ 0.149343 | \$ 31,933 |
| Total | \$ 0.654343 | \$ 183,105 |

- E. Other information: None

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

Item 2.

As of September 30, 2025
TIRZ FUND FINANCIAL STATEMENT

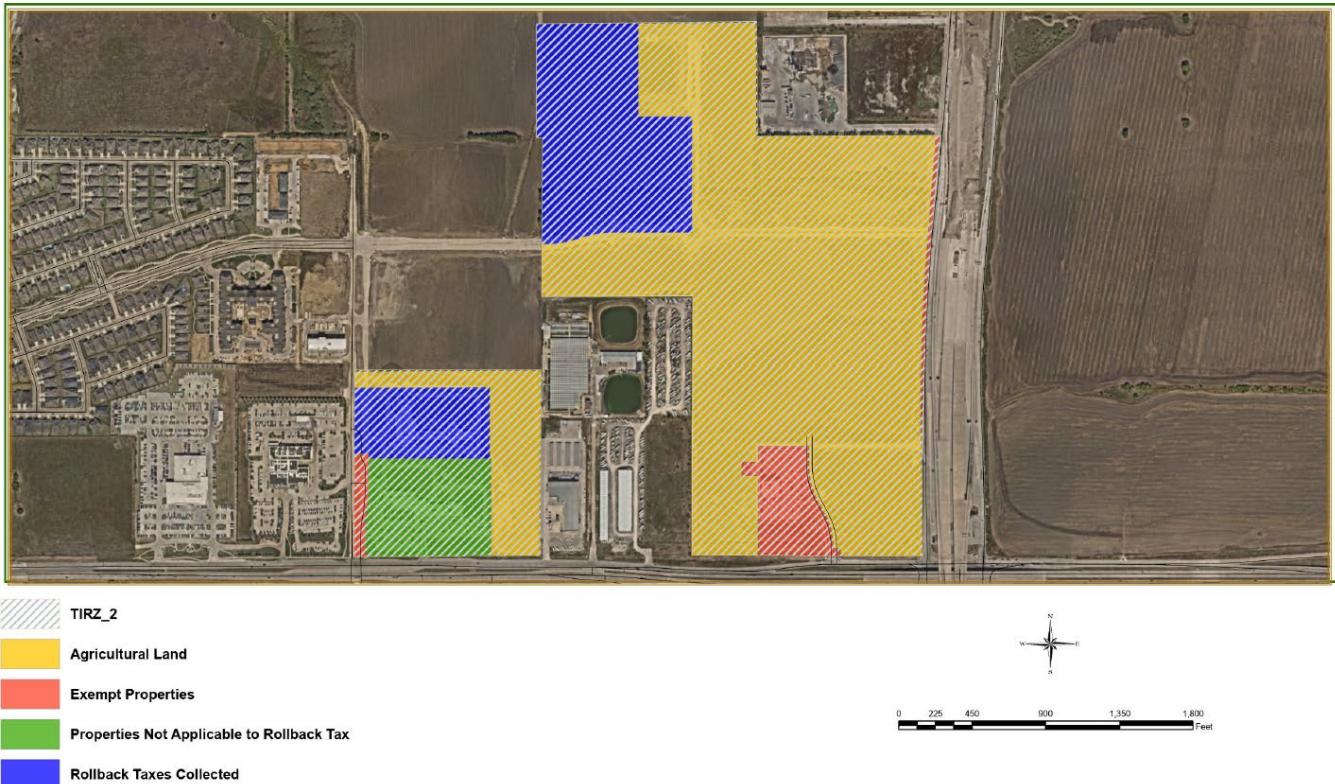
| | | CAPITAL PROJECTS | DEBT SERVICE | TOTAL |
|-------------------------------|-------------------|-----------------------------|-------------------------|--------------|
| Beginning Balance: | | | | |
| | 10/1/24 | \$ 25,751 | \$ - | \$ 25,751 |
| Revenues: | | | | |
| Property Tax: | | | | |
| Town | \$ 114,647 | \$ - | \$ 114,647 | |
| Delinquent | \$ - | \$ - | \$ - | |
| County | \$ 24,217 | \$ - | \$ 24,217 | |
| Property Rollback Taxes | \$ - | \$ - | \$ - | |
| Sales Tax | \$ 3,124 | \$ - | \$ 3,124 | |
| Impact Fees: | | | | |
| Water Impact Fees | \$ - | \$ - | \$ - | |
| Wastewater Impact Fees | \$ - | \$ - | \$ - | |
| Thoroughfare Impact Fees | \$ - | \$ - | \$ - | |
| 380 Construction Sales Office | \$ - | \$ - | \$ - | |
| Interest | \$ 5,189 | \$ - | \$ 5,189 | |
| TOTAL REVENUES | \$ 147,177 | \$ - | \$ 147,177 | |
| Expenditures: | | | | |
| Land Purchases | \$ - | \$ - | \$ - | |
| Professional Services | \$ - | \$ - | \$ - | |
| Construction/Improvements: | | | | |
| Lower DB Sewer | \$ 131,724 | \$ - | \$ 131,724 | |
| Mahard Parkway | \$ - | \$ - | \$ - | |
| Interest Expense | \$ - | \$ - | \$ - | |
| TOTAL EXPENDITURES | \$ 131,724 | \$ - | \$ 131,724 | |
| Ending Balance: | | | | |
| | 9/30/25 | \$ 41,205 | \$ - | \$ 41,205 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2025

Item 2.

TIRZ 2 Property Tax Rollback



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2025

Item 2.

REVENUES & EXPENDITURES

PAYMENT SUMMARIES

By Project:

| TIRZ 2 Totals | Lower DB Sewer | Mahard Parkway | NTTA Braided Ramps | | | | | Interest | Construction Total | Totals |
|---------------|-------------------|-------------------|---------------------|---|---|---|---|------------|---------------------|---------------------|
| Amount | 1,344,730.05 | 815,655.62 | 3,835,592.42 | - | - | - | - | 183,469.81 | 5,995,978.09 | 6,179,447.90 |
| Paid | 964,585.17 | 105,404.85 | - | - | - | - | - | 183,469.81 | 1,069,990.02 | 1,253,459.83 |
| Remaining | 380,144.88 | 710,250.77 | 3,835,592.42 | - | - | - | - | - | 4,925,988.07 | 4,925,988.07 |

By Payment Request:

| | | Lower DB Sewer | Mahard Parkway | NTTA Braided Ramps | | | | Interest | |
|--------------------------|-----------|-------------------|-------------------|---------------------|---|---|---|-----------|---------------------|
| | Amount | 95,345.10 | 105,404.85 | - | - | - | - | - | 200,749.95 |
| Reimbursement #1 Totals | Paid | 95,345.10 | 105,404.85 | - | - | - | - | - | 200,749.95 |
| | Remaining | - | - | - | - | - | - | - | - |
| | Amount | 1,082,892.73 | 64,605.46 | - | - | - | - | - | 1,147,498.19 |
| Reimbursement #2 Totals | Paid | 869,240.07 | - | - | - | - | - | - | 869,240.07 |
| | Remaining | 213,652.66 | 64,605.46 | - | - | - | - | - | 278,258.12 |
| | Amount | 166,492.22 | 393,166.52 | - | - | - | - | 29,688.68 | 589,347.42 |
| Reimbursement #3 Totals | Paid | - | - | - | - | - | - | 29,688.68 | 29,688.68 |
| | Remaining | 166,492.22 | 393,166.52 | - | - | - | - | - | 559,658.74 |
| | Amount | - | - | - | - | - | - | 44,938.85 | 44,938.85 |
| Reimbursement #4 Totals | Paid | - | - | - | - | - | - | 44,938.85 | 44,938.85 |
| | Remaining | - | - | - | - | - | - | - | - |
| | Amount | - | 252,478.79 | - | - | - | - | - | 252,478.79 |
| Reimbursement #4A Totals | Paid | - | - | - | - | - | - | - | - |
| | Remaining | - | 252,478.79 | - | - | - | - | - | 252,478.79 |
| | Amount | - | - | - | - | - | - | 46,511.71 | 46,511.71 |
| Reimbursement #5 Totals | Paid | - | - | - | - | - | - | 46,511.71 | 46,511.71 |
| | Remaining | - | - | - | - | - | - | - | - |
| | Amount | - | - | - | - | - | - | 47,441.06 | 47,441.06 |
| Reimbursement #6 Totals | Paid | - | - | - | - | - | - | 47,441.06 | 47,441.06 |
| | Remaining | - | - | - | - | - | - | - | - |
| | Amount | - | - | - | - | - | - | 14,889.51 | 14,889.51 |
| Reimbursement #7 Totals | Paid | - | - | - | - | - | - | 14,889.51 | 14,889.51 |
| | Remaining | - | - | - | - | - | - | - | - |
| | Amount | - | - | 3,835,592.42 | - | - | - | - | 3,835,592.42 |
| Reimbursement #11 Totals | Paid | - | - | - | - | - | - | - | - |
| | Remaining | - | - | 3,835,592.42 | - | - | - | - | 3,835,592.42 |

By Payments Made:

| | Total Charges | PEDC Grant | 2-May-2017 | 21-May-2019 | 30-Jun-2020 | 09/20 Int Recalc | 30-Jun-21 |
|---------------------------|------------------|------------------|------------------|-----------------------|--------------------------|------------------|-----------|
| Total Payment | | 500,000.00 | 153,628.50 | 19,958.86 | 16,503.80 | 82,047.32 | 13,771.06 |
| Interest | 183,469.81 | - | 7,026.25 | 19,958.86 | 16,503.80 | 82,047.32 | 13,771.06 |
| Construction Costs | 5,995,978.09 | 500,000.00 | 146,602.25 | - | - | - | - |
| 30-Jun-22 | 01-Jul-23 | 31-Jul-24 | 30-Sep-25 | Total Payments | Remaining Balance | | |
| 184,548.61 | 41,005.70 | 110,271.98 | 131,724.00 | 1,253,459.83 | 4,925,988.07 | | |
| 44,162.52 | - | - | - | 183,469.81 | - | | |
| 140,386.09 | 41,005.70 | 110,271.98 | 131,724.00 | 1,069,990.02 | 4,925,988.07 | | |