



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, impertinent, 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

<p>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.</p>



Minutes

Item 1.

**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

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



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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- 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
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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:

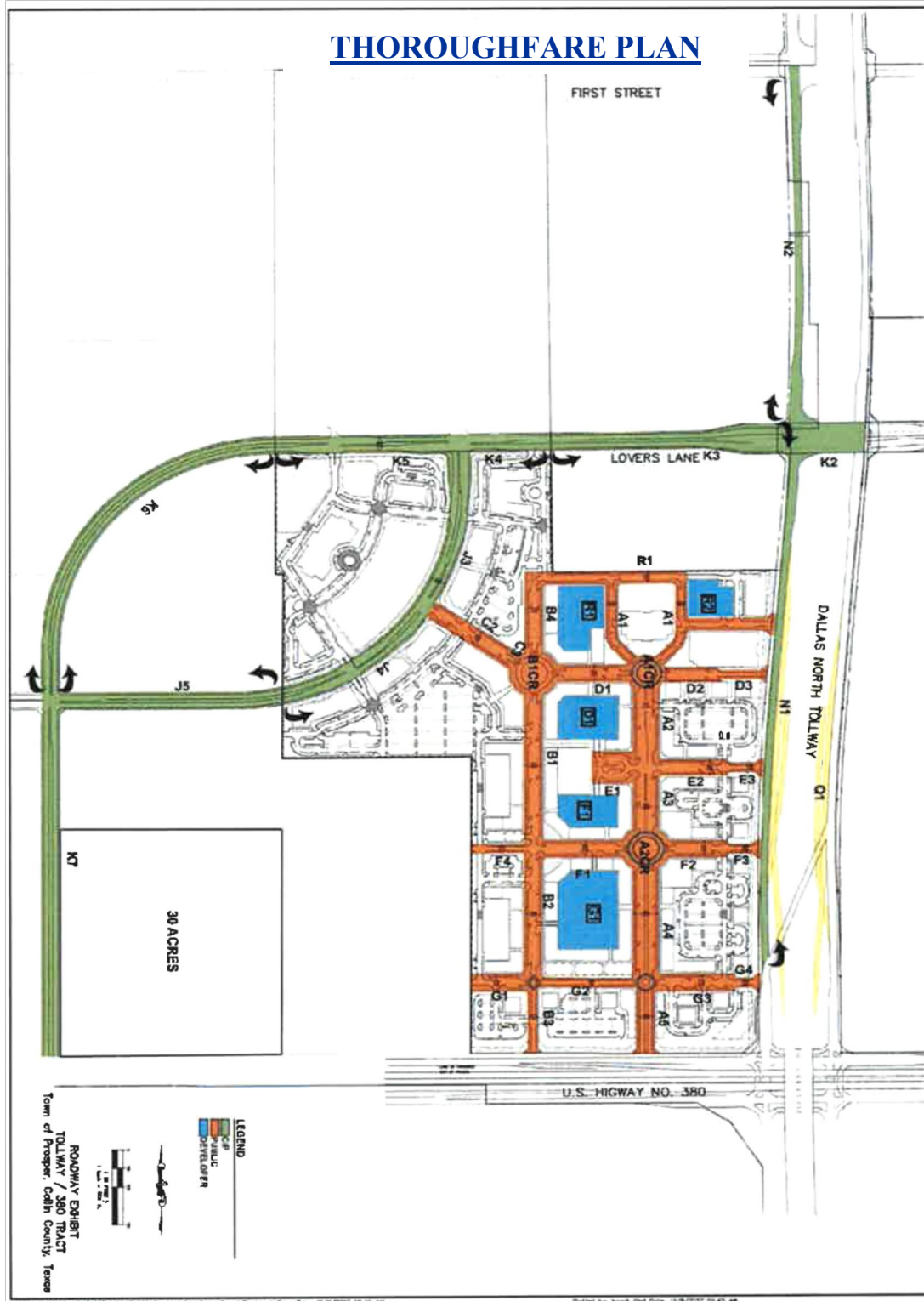
Business Name	Address	Area	CO Issued Date
Children's Health Andrews Institute	1300 Children's Way	3,820	11/26/2024

Town of Prosper, Texas
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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
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As of September 30, 2025



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

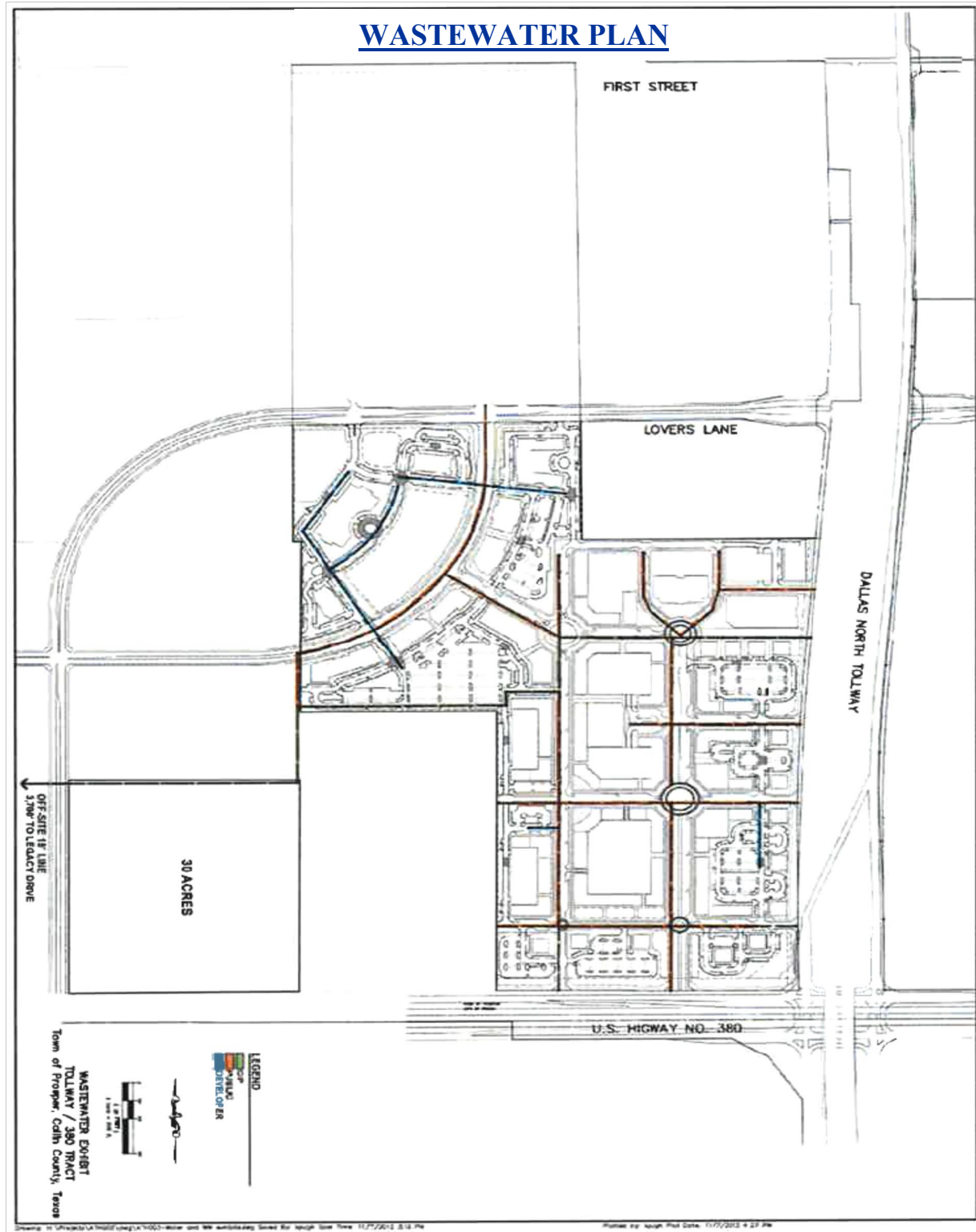
AMENDED THOROUGHFARE PLAN – 05/11/2021



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

N2 WESTSIDE TOLLWAY SERVICE DRIVE (NORTH)		Capital Imps. Program		Public Enhancement	
	Units	Cost	Quantity Total	Quantity	Total
Length of Street (LF)	2,155				
1 Erosion control measures	STA	\$400.00	22 \$8,620.00	0	\$0
2 Excavation (3' in depth width of ROW)	CY	\$2.75	21,550 \$59,263	0	\$0
3 Drainage	LF	\$100.00	2,155 \$215,500	0	\$0
4 10"-3600 PSI concrete street pavement (37' B-B)	SY	\$65.00	10,990 \$714,350	0	\$0
5 8" HMAC base material	SY	\$40.00	10,990 \$439,600	0	\$0
6 12"(66lbs./sy) lime stabilized subgrade	SY	\$5.50	3,640 \$20,020	0	\$0
7 Hydrated lime material	TN	\$175.00	382 \$66,850	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0 \$0	4	\$5,000
9 Street signs	EA	\$650.00	0 \$0	3	\$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	\$0
12 Testing	SY	\$0.90	3,640 \$3,276	0	\$0
13 Payment, performance & maintenance bonds		\$49,136	1 \$49,136	0	\$0
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0 \$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		Public Enhancement	
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		Public Enhancement	
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
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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
Tax Increment Reinvestment Zone #2
As of September 30, 2025

J4		Capital Imps. Program		
2 - 25' B-B with median	Units	Cost	Quantity	Total
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		Capital Imps. Program		
Segment J5	Units	Cost	Quantity	Total
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
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STREET "A"			Public		Public Enhancement		
	Street "A5"	Units	Cost	Quantity	Total	Quantity	Total
	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

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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"	Units	Cost	25' B-B		25' B-B	
			Quantity	Total	Quantity	Total
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	Cost	2-25' B-B		2-25' B-B	
			Quantity	Total	Quantity	Total
Length of Street Segment (LF)	360		2-25' B-B		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

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Public						Public Enhancement	
Street "A2"	Units	Cost	Quantity	Total	Quantity	Total	
Length of Street Segment (LF)	430		2-25' B-B		2-25' B-B		
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
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Town of Prosper, Texas
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STREET "B"				Public		Public Enhancement	
Street "B-4"	Units	Cost	Quantity	Total	Quantity	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"				Public		Public Enhancement	
Circle "B1"	Units	Cost	Quantity	Total	Quantity	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"				Public		Public Enhancement	
Street "B-1"	Units	Cost	Quantity	Total	Quantity	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	

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Public						Public Enhancement	
Street "B-2"	Units	Cost	Quantity	Total	Quantity	Total	
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	
3 7"-3600 PSI concrete street pavement	SY	\$42.00	1,889	\$79,338	0	\$0	
4 6"-3600 PSI conc. parking	SY	\$40.00	2,337	\$93,480	0	\$0	
5 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	4,654	\$12,799	0	\$0	
6 Hydrated lime material	TN	\$175.00	75	\$13,125	0	\$0	
7 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500	
8 Street signs	EA	\$400.00	0	\$0	0	\$0	
9 6' 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
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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

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STREET "D1"				Public		Public Enhancement	
Street "D1"	Units	Cost	Quantity	Total	Quantity	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	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"				Public		Public Enhancement	
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"				Public		Public Enhancement	
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"				\$92,603		\$27,533	

TOTAL COST OF STREET " D"				\$555,314		\$137,096	
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Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
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STREET "E1"			Public		Public Enhancement		
	Street "E1"	Units	Cost	Quantity	Total	Quantity	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"							
	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

TOTAL COST OF STREET " E "				\$466,285		\$158,521
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Town of Prosper, Texas
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STREET "F"		Public Enhancement					
	Street "F3"	Units	Cost	Quantity	Total	Quantity	Total
	Length of Street Segment (LF)	190		25' B-B		25' B-B	
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		Total		Quantity		Total	
Length of Street Segment (LF)		300				25' B-B				25' B-B			
1 Erosion control measures	STA	\$400.00	3	\$1,200.00		0		\$0		0		\$0	
2 Excavation (2' in depth width of ROW)	CY	\$2.75	1,978	\$5,439		0		\$0		0		\$0	
3 Drainage	LF	\$100.00	300	\$30,000		0		\$0		0		\$0	
4 7"-3600 PSI concrete street pavement	SY	\$42.00	833	\$34,986		0		\$0		0		\$0	
5 6"-3600 PSI conc. parking	SY	\$40.00	962	\$38,480		0		\$0		0		\$0	
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,795	\$4,936		0		\$0		0		\$0	
7 Hydrated lime material	TN	\$175.00	32	\$5,600		0		\$0		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		Total		Quantity		Total	
Length of Street Segment (LF)		500				25' B-B				25' B-B			
1 Erosion control measures	STA	\$400.00	5	\$2,000.00		0		\$0		0		\$0	
2 Excavation (2' in depth width of ROW)	CY	\$2.75	3,296	\$9,065		0		\$0		0		\$0	
3 Drainage	LF	\$200.00	500	\$100,000		0		\$0		0		\$0	
4 7"-3600 PSI concrete street pavement	SY	\$42.00	1,389	\$58,338		0		\$0		0		\$0	
5 6"-3600 PSI conc. parking	SY	\$40.00	1,312	\$52,480		0		\$0		0		\$0	
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,917	\$8,022		0		\$0		0		\$0	
7 Hydrated lime material	TN	\$175.00	48	\$8,400		0		\$0		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					

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Street "F4"	Units	Cost	Public		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	Quantity		Quantity	
			Total		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	Quantity		Quantity	
			Total		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

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Street "G2"	Units	Cost	Public		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	Public		Public Enhancement	
			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
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Street "R1"

Street "R1"	Units	Cost	Public		Public Enhancement	
			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

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Street "R2"		Public			Public Enhancement		
	Street "R2"	Units	Cost	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
As of September 30, 2025

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
As of September 30, 2025

Item 2.

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.

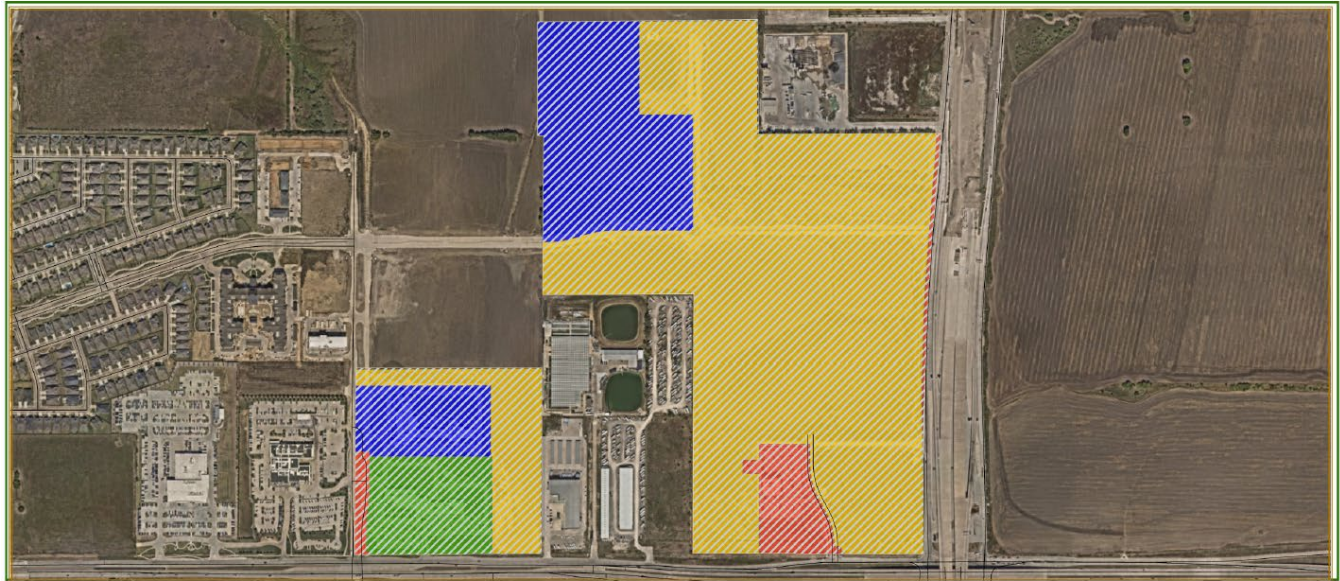
As of September 30, 2025
TIRZ FUND FINANCIAL STATEMENT

		CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance:				
	<i>10/1/24</i>	\$ 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:				
	<i>9/30/25</i>	\$ 41,205	\$ -	\$ 41,205

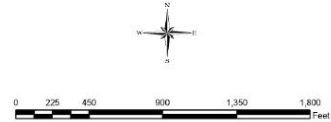
Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2025

Item 2.

TIRZ 2 Property Tax Rollback



-  TIRZ_2
-  Agricultural Land
-  Exempt Properties
-  Properties Not Applicable to Rollback Tax
-  Rollback Taxes Collected



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

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As of September 30, 2025

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		