

ORDINANCE NO. 2025-08-25-11

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR WHITEWING TRAILS PUBLIC IMPROVEMENT DISTRICT NUMBER TWO (PHASE #2 PROJECT) INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Whitewing Trails Number Two Public Improvement District (the "PID") in accordance with the requirements of Section 372.005 of the Public Improvement District Assessment Act (the "Act"); and

WHEREAS, the City Council has approved and accepted the Service and Assessment Plan for Whitewing Trails Public Improvement District Number Two (Phase #2 Project) in conformity with the requirements of the Act and adopted the assessment ordinance, which assessment ordinance approved the assessment roll and levied the assessments on property within the PID; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City requires that an update to the Service and Assessment Plan and the Assessment Roll for Whitewing Trails Public Improvement District Number Two (Phase #2 Project) for 2025-2026 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in Phase #2 Project of the PID, and the City now desires to approve such Annual Service and Assessment Plan Update.

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

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the City of Princeton, Whitewing Trails Public Improvement District Number Two (Phase #2 Project) Annual Service and Assessment Plan Update attached hereto as *Exhibit A*.

Section 3. Approval of Update. The 2025-2026 Annual Service and Assessment Plan Update for the Whitewing Trails Public Improvement District Number Two (Phase #2 Project) is hereby approved and accepted by the City Council.

Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED, APPROVED AND EFFECTIVE this August 25, 2025.

Eugene Edelman Sr.  
Mayor

ATTEST:  
[Signature]  
City Secretary



**WHITEWING TRAILS  
PUBLIC IMPROVEMENT DISTRICT NO. 2**

**CITY OF PRINCETON, TEXAS**



**ANNUAL SERVICE PLAN UPDATE  
2025-26**

**AS APPROVED BY CITY COUNCIL ON:  
AUGUST 25, 2025**

**PREPARED BY:**  
**MUNICAP, INC.**  
— PUBLIC FINANCE —

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# **WHITEWING TRAILS PID No. 2 PUBLIC IMPROVEMENT DISTRICT**

## **ANNUAL SERVICE PLAN UPDATE – 2025-26**

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## ***I. INTRODUCTION***

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The Whitewing Trails Public Improvement District No. 2 (the "PID") was created by Resolution No. 2019-06-10-R-04 adopted by the City Council of the City of Princeton (the "City Council") on June 10, 2019 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On February 13, 2023, the, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2023 (Whitewing Trails Public Improvement District No. 2 Phase # 2 Project) (the "Series 2023 PID Bonds") in the aggregate principal amount of \$13,650,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Series 2023 PID Bonds are secured by the Phase #2 Assessments (the "Phase #2 Assessments").

A service and assessment plan originally dated August 26, 2019, and most recently on February 23, 2023 (the "Current Service and Assessment Plan" or "Current SAP") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update Current SAP for 2025-26 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Capitalized terms shall have the meanings set forth in the Current Service and Assessment Plan unless otherwise defined herein.

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## ***II. UPDATE OF THE SERVICE PLAN***

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Pursuant to Section 372.013 of the PID Act, the Service Plan must:

- (i) define the annual indebtedness and the projected costs for the improvements,
- (ii) cover a period of at least five (5) years, and
- (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code.

The governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.

### **A. PID INDEBTEDNESS - SOURCES AND USES FOR AUTHORIZED IMPROVEMENTS**

#### ***Phase #2 Authorized Improvements Sources and Uses***

According to the Developer quarterly disclosure for the quarter ending March 31, 2024, the Phase #2 Improvements were completed and accepted by the City in July 2023.

The sources and uses of funds for the Series 2023 PID Bonds are presented below in Table II-1 as shown in the Current SAP.

**Table II-1**  
**Series 2023 PID Bonds Sources and Uses of Funds**

<b>Sources of Funds</b>	<b>Total</b>
Principal Amount of Bonds	\$16,650,000
Original Issue Discount	(\$22,072)
<b>Total Sources</b>	<b>\$13,627,928</b>
<b>Uses of Funds</b>	
Project Fund	
Phase #2 Improvement Account	\$11,210,000
Capitalized Interest	\$339,524
Debt Service Reserve	\$928,354
Cost of Issuance	\$695,549
Underwriter's Discount	\$409,500
Administrative Fund	\$45,000
<b>Total Uses</b>	<b>\$13,627,928</b>

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## **B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS**

### *Description of the Authorized Improvements – Phase #2*

Pursuant to the Current SAP, the Phase 2 Improvements consist of the on-site Public Infrastructure necessary for the development of Phase 2. The Phase 2 Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, hardscape, streetlights and poles, signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, testing and chlorination, trench safety, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, lines, manholes, system testing and inspection, trench safety, bonds, and all other works, equipment, and services for the collection and transportation of wastewater.
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, rip rap, testing, trench safety, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water;
- Earthwork; and
- Soft costs, including but not limited to, engineering, surveying, construction staking, construction administration, testing, plan check and inspection fees, PID creation service including legal, financial and other consulting services costs incurred in connection with the creation of the PID and the levy of assessments

The costs of the Phase #2 Authorized Improvements, PID creation, issuance of the Series 2023 (Phase #2 Project) are shown in Table II-2 on the following page.

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**Table II-2**  
**Projected Costs for Phase #2 Authorized Improvements**

Description	Authorized Improvement Costs	Additional Public Improvements	Private Improvements	Total
<i>Public and Private Improvements</i>	-			
Engineering/ Soft Costs	\$1,243,446	\$0	\$188,002	\$1,431,449
Excavation	\$348,520	\$0	\$2,887,724	\$3,226,244
Water	\$2,368,707	\$0	\$0	\$2,368,707
Sewer	\$1,888,513	\$0	\$0	\$1,888,513
Off-Site Sewer	\$244,551	\$0	\$0	\$244,551
Stormwater	\$2,363,407	\$0	\$0	\$2,363,407
Paving	\$5,739,562	\$0	\$0	\$5,739,562
Miscellaneous	\$0	\$0	\$4,039	\$4,039
PID Creation, Legal, and Consulting	\$535,000	\$0	\$0	\$535,000
<i>Total Public and Private Improvements</i>	<i>\$14,731,707</i>	<i>\$0</i>	<i>\$3,069,765</i>	<i>\$17,801,472</i>
<i>Additional Public Improvements</i>				
Road Impact Fees	\$0	\$1,691,570	\$0	\$1,691,570
Water Impact Fees	\$0	\$1,650,972	\$0	\$1,650,972
Sewer Impact Fees	\$0	\$986,700	\$0	\$986,700
City PID Fees	\$0	\$1,495,780	\$0	\$1,495,780
<i>Total City and PID Fees</i>	<i>\$0</i>	<i>\$5,824,842</i>	<i>\$0</i>	<i>\$5,824,842</i>
<b>Total Assessed Costs</b>	<b>\$11,210,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,210,000</b>

### C. ANNUAL BUDGET

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.



Pursuant to Section IV.6 of the Current Service and Assessment Plan, the Phase #2 TIRZ Annual Credit shall apply to each Parcel of Phase #2 Assessed Property. The Phase #2 TIRZ Annual Credit shall be calculated in arrears, and the amount of the Phase #2 TIRZ Annual Credit for each such Parcel constituting Phase #2 Assessed Property shall be determined by multiplying the Phase #2 TIRZ Fund balance as of June 30 by the ratio of such Parcel's incremental taxable value to the incremental taxable value for all Parcels for which a Phase #2 TIRZ Annual Credit applies. According to the City, there have been TIRZ incremental revenues collected in 2025 in the total amount of \$20,433.96 as of June 30, 2025, that are available to be used as a TIRZ Annual Credit in 2025-26 for the respective Parcels within Phase #2 Assessed Property. This TIRZ Credit amount is allocated based upon the ratio of each Parcel's incremental taxable value to the incremental taxable value for all Parcels for which a Phase #2 Parcel is applicable as calculated in Appendix C.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full.

Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Phase #2 Assessed Property commenced with the 2024 tax year. The calculation of the Annual Installments for the Phase #2 Assessed Property, is shown in Table II-3 on the following page, before application of the Phase #2 TIRZ Annual Credit. The average Phase #2 TIRZ Annual Credit per lot is also shown below. The actual Phase #2 TIRZ Annual Credit for each Parcel is shown in the Assessment Roll included herein as Appendix C.

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**Table II-3**  
**Annual Installment Calculation- Phase #2 Project**

<b>Aggregate</b>			
<b>Revenues and Expenditures</b>	<b>Total</b>	<b>Total Ph #2 60' Lots</b>	<b>Total Phase #2 50' Lots</b>
<b>Revenues</b>			
Annual Installments	\$1,003,380	\$230,723	\$772,657
Phase #2 TIRZ Annual Credit	\$20,434	\$4,121	\$16,313
Available Fund Balance			
Administrative Fund	\$0	\$0	\$0
Reserve Fund	\$30,000	\$6,294	\$23,706
<b>Total Revenues</b>	<b>\$1,053,814</b>	<b>\$241,138</b>	<b>\$812,676</b>
<b>Expenditures</b>			
Series 2023 Bonds			
March 1 2026 Interest	\$342,159	\$78,294	\$263,865
September 1 2026 Interest	\$342,159	\$78,294	\$263,865
September 1 2026 Principal	\$227,000	\$51,943	\$175,057
Additional Interest	\$66,115	\$15,129	\$50,986
Administrative Expenses	\$76,380	\$17,478	\$58,902
<b>Total Expenditures</b>	<b>\$1,053,814</b>	<b>\$241,138</b>	<b>\$812,676</b>
<b>Per Lot/Unit</b>			
<b>Revenues</b>		<b>Per Unit Phase #2 60' Lots</b>	<b>Per Unit Phase #2 50' Lots</b>
Annual Installments		\$1,922.69	\$1,709.42
Phase #2 TIRZ Annual Credit		\$34.34	\$36.09
Available Fund Balances		\$0.00	\$0.00
Administrative Fund		\$0.00	\$0.00
Pledged Revenue Fund		\$52.45	\$52.45
<b>Total Revenues</b>		<b>\$2,009.48</b>	<b>\$1,797.96</b>
<b>Expenditures</b>			
Series 2023 Bonds			
March 1, 2026, Interest		\$652.45	\$583.77
September 1, 2026 Interest		\$652.45	\$583.77
September1, 2026 Principal		\$432.86	\$387.29
Additional Interest		\$126.07	\$112.80
Administrative Expenses		\$145.65	\$130.32
<b>Total Expenditures</b>		<b>\$2,009.48</b>	<b>\$1,797.96</b>

The Annual Installments are allocated to each Lot Type pursuant to the Assessment apportionment as show in Table II-3 above.

#### D. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-4 below.

**Table II-4**  
**Five Year Service Plan – Series 2023 PID Bonds**

Description	2026	2027	2028	2029	2030	2031
<b>Revenues</b>						
Annual Installments	\$1,003,380	\$1,054,559	\$1,054,860	\$1,054,716	\$1,055,130	\$1,055,053
TIRZ Annual Credit	\$20,434	\$0	\$0	\$0	\$0	\$0
Available Fund Balances			\$0	\$0	\$0	\$0
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Fund	\$30,000	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$1,053,814</b>	<b>\$1,054,559</b>	<b>\$1,054,860</b>	<b>\$1,054,716</b>	<b>\$1,055,130</b>	<b>\$1,055,053</b>
<b>Expenditures</b>						
Bond Debt Service	\$911,319	\$911,671	\$911,599	\$911,101	\$911,179	\$910,789
Administrative Expenses	\$76,380	\$77,908	\$79,466	\$81,055	\$82,676	\$84,330
Additional Interest	\$66,115	\$64,980	\$63,795	\$62,560	\$61,275	\$59,935
<b>Total Expenditures</b>	<b>\$1,053,814</b>	<b>\$1,054,559</b>	<b>\$1,054,860</b>	<b>\$1,054,716</b>	<b>\$1,055,130</b>	<b>\$1,055,053</b>

#### E. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix D.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the

PID Act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

#### **F. BOND REDEMPTION RELATED UPDATES**

##### *Series 2023 PID Bonds*

The Series 2023 PID Bonds were issued in 2023. Pursuant to Section 4.3 of the Series 2023 PID Bonds Indenture , the City reserves the right and option to redeem the Series 2023 PID Bonds before their scheduled maturity dates, in whole or in part, on date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Series 2023 PID Bonds Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2023 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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### ***III. UPDATE OF THE ASSESSMENT PLAN***

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Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefited. Furthermore, Section 372.015 of the PID Act provides that the City Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Authorized Improvements, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the City Council apportions costs in a manner that results in equal shares allocated to Parcels similarly benefited.

The determination by the City Council of the assessment methodology set forth herein is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Parcel owners. Notwithstanding any applicable impact fee, the City shall not be liable for payment of any costs of the Authorized Improvements or the Private Improvements from general funds or other revenues or resources of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any Parcel, portion or phase of the Property.

#### *Assessment Methodology*

This method of assessing property has not been changed and the assessed property will continue to be assessed as provided for in the Amended Service and Assessment Plan.

#### **A. Allocation of Budgeted Costs**

##### **1. Phase #2 Authorized Improvements**

The City Council has determined to allocate the Phase #2 Budgeted Costs to each lot within Phase #2 in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within Phase #2 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Phase #2 Assessments are levied receive a direct and special benefit from the Phase #2 Improvements, and this benefit is equal to or greater than the amount assessed.

## B. Calculation of Assessments

### 1. Phase #2 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Phase #2 and the resulting assessments and estimated Annual Installments for each Lot Type are shown in Table III-1. Estimated value-to-Assessment ratios are shown in Table III-2.

**Table III-1**  
**Estimated Value to Assessment Ratio – Phase #2**

<b><u>Lot Type</u></b>	<b><u>Estimated Count</u></b>	<b><u>Estimated Home Value</u></b>	<b><u>Total Buildout Value</u></b>	<b><u>% of Buildout Value</u></b>	<b><u>% per Lot</u></b>	<b><u>Total Assessment Per Lot Type</u></b>	<b><u>Original Assessment Per Unit</u></b>
Lot Type 60 Foot	120	\$475,000	\$57,000,000	22.88%	0.19%	\$3,123,444	\$26,028.70
Lot Type 50 Foot	452	\$425,000	\$192,100,000	77.12%	0.17%	\$10,526,556	\$23,288.84
<b>Total</b>	<b>572</b>		<b>\$249,100,000</b>	<b>100.00%</b>		<b>\$13,650,000</b>	

**Table III-2**  
**Resulting Assessments and Estimated Annual Installments – Phase #2**

<b><u>Lot Type</u></b>	<b><u>No. of Outstanding Units</u></b>	<b><u>Total Outstanding Special Assessments</u></b>	<b><u>Percentage of Total Special Assessment</u></b>	<b><u>Annual Installments</u></b>	<b><u>Annual Installment Per Lot Type</u></b>
Lot Type 60 Foot	120	\$3,025,737	22.88%	\$241,138	\$2,009.48
Lot Type 50 Foot	452	\$10,197,263	77.12%	\$812,676	\$1,797.96
<b>Total</b>	<b>572</b>	<b>\$13,223,000</b>	<b>100.00%</b>	<b>\$1,053,814</b>	

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## ***IV. UPDATE OF THE ASSESSMENT ROLL***

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### **A. PARCEL UPDATES**

According to the Current Service and Assessment Plan, Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision as described below.

$$A = S \times (L \div T)$$

Where the terms have the following meanings:

“A” means the allocated Assessment for a new Parcel.

“S” means the Assessment for the subdivided Parcel.

“L” means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

“T” means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

The determination of the (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the applicable Phase, the replat of such recorded final plats, if applicable, and prior to the recordation of each such final plat the Final Plats included in Appendix E attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table III-1.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator

and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

## **B. PREPAYMENT OF ASSESSMENTS**

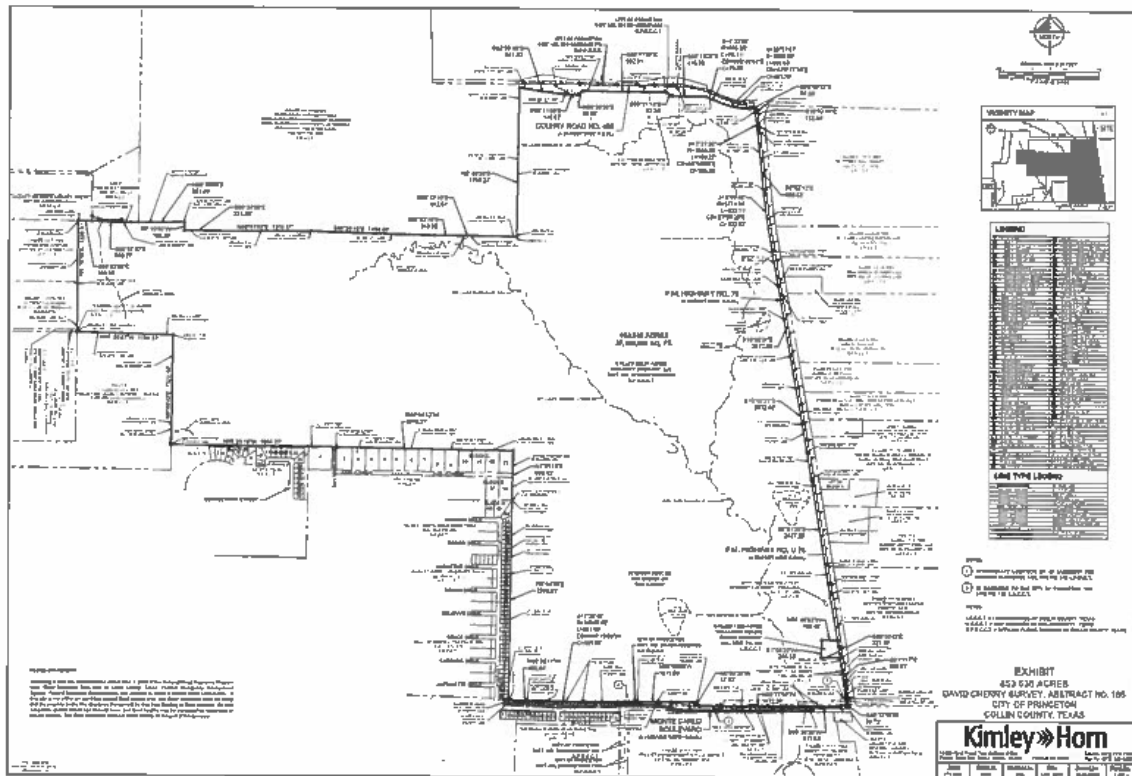
There have been no Assessment prepayments as of June 30, 2025.

The complete Assessment Rolls are available for review at the City Hall, located at 2000 E Princeton Drive, Princeton, TX 75407

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**APPENDIX A**  
**PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS**



**APPENDIX B-1**  
**PHASE #2 ASSESSMENT ROLL SUMMARY – 2025-26**

Appendix B  
Phase #2 Assessment Roll Summary - 2025-26

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Reserve Fund Credit	Total Annual Installment
2875554	WHITEWING TRAILS PHASE 2B(CPN)	A	77	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$67.86)	(\$52.45)	\$1,677.65
2875558	WHITEWING TRAILS PHASE 2B(CPN)	A	78	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$88.14)	(\$52.45)	\$1,657.37
2875559	WHITEWING TRAILS PHASE 2B(CPN)	A	79	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.28)	(\$52.45)	\$1,668.23
2875560	WHITEWING TRAILS PHASE 2B(CPN)	A	80	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$72.26)	(\$52.45)	\$1,673.24
2875561	WHITEWING TRAILS PHASE 2B(CPN)	A	81	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.09)	(\$52.45)	\$1,668.42
2875562	WHITEWING TRAILS PHASE 2B(CPN)	A	82	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.56)	(\$52.45)	\$1,669.95
2875565	WHITEWING TRAILS PHASE 2B(CPN)	B	2	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$85.07)	(\$52.45)	\$1,660.44
2875567	WHITEWING TRAILS PHASE 2B(CPN)	B	3	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$74.46)	(\$52.45)	\$1,671.05
2875568	WHITEWING TRAILS PHASE 2B(CPN)	B	4	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$83.46)	(\$52.45)	\$1,662.04
2875569	WHITEWING TRAILS PHASE 2B(CPN)	B	5	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.04)	(\$52.45)	\$1,670.46
2875570	WHITEWING TRAILS PHASE 2B(CPN)	B	6	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$44.20)	(\$52.45)	\$1,701.31
2875571	WHITEWING TRAILS PHASE 2B(CPN)	B	7	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$64.77)	(\$52.45)	\$1,680.74
2875572	WHITEWING TRAILS PHASE 2B(CPN)	B	8	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$84.52)	(\$52.45)	\$1,660.99
2875574	WHITEWING TRAILS PHASE 2B(CPN)	B	9	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	\$0.00	(\$52.45)	\$1,745.51
2875575	WHITEWING TRAILS PHASE 2B(CPN)	B	10	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.56)	(\$52.45)	\$1,669.95
2875577	WHITEWING TRAILS PHASE 2B(CPN)	B	11	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.09)	(\$52.45)	\$1,668.42
2875578	WHITEWING TRAILS PHASE 2B(CPN)	B	12	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$64.80)	(\$52.45)	\$1,680.70
2875579	WHITEWING TRAILS PHASE 2B(CPN)	B	13	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$82.65)	(\$52.45)	\$1,662.86
2875580	WHITEWING TRAILS PHASE 2B(CPN)	B	14	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$72.26)	(\$52.45)	\$1,673.24
2875581	WHITEWING TRAILS PHASE 2B(CPN)	B	15	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.28)	(\$52.45)	\$1,668.23
2875582	WHITEWING TRAILS PHASE 2B(CPN)	B	16	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$56.11)	(\$52.45)	\$1,653.02
2875583	WHITEWING TRAILS PHASE 2B(CPN)	B	17	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.56)	(\$52.45)	\$1,669.95
2875584	WHITEWING TRAILS PHASE 2B(CPN)	B	18	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$88.86)	(\$52.45)	\$1,656.65
2875585	WHITEWING TRAILS PHASE 2B(CPN)	B	19	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$83.43)	(\$52.45)	\$1,662.08
2875586	WHITEWING TRAILS PHASE 2B(CPN)	B	20	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$88.38)	(\$52.45)	\$1,660.13
2875587	WHITEWING TRAILS PHASE 2B(CPN)	B	21	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$83.47)	(\$52.45)	\$1,662.04
2875588	WHITEWING TRAILS PHASE 2B(CPN)	B	22	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.09)	(\$52.45)	\$1,670.42
2875589	WHITEWING TRAILS PHASE 2B(CPN)	B	23	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$56.11)	(\$52.45)	\$1,653.02
2875590	WHITEWING TRAILS PHASE 2B(CPN)	B	24	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$84.46)	(\$52.45)	\$1,661.05
2875591	WHITEWING TRAILS PHASE 2B(CPN)	B	25	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$80.60)	(\$52.45)	\$1,664.90
2875593	WHITEWING TRAILS PHASE 2B(CPN)	C	1	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$70.56)	(\$52.45)	\$1,674.95
2875594	WHITEWING TRAILS PHASE 2B(CPN)	C	2	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$73.83)	(\$52.45)	\$1,671.67
2875596	WHITEWING TRAILS PHASE 2B(CPN)	C	3	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.56)	(\$52.45)	\$1,669.95
2875597	WHITEWING TRAILS PHASE 2B(CPN)	C	4	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.28)	(\$52.45)	\$1,668.23
2875598	WHITEWING TRAILS PHASE 2B(CPN)	C	5	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$76.99)	(\$52.45)	\$1,668.52
2875599	WHITEWING TRAILS PHASE 2B(CPN)	C	6	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$52.24)	(\$52.45)	\$1,693.26
2875600	WHITEWING TRAILS PHASE 2B(CPN)	C	7	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	\$0.00	(\$52.45)	\$1,745.51
2875601	WHITEWING TRAILS PHASE 2B(CPN)	C	8	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$51.48)	(\$52.45)	\$1,694.03
2875602	WHITEWING TRAILS PHASE 2B(CPN)	C	9	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$53.91)	(\$52.45)	\$1,691.60
2875603	WHITEWING TRAILS PHASE 2B(CPN)	C	10	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$48.07)	(\$52.45)	\$1,697.44
2875604	WHITEWING TRAILS PHASE 2B(CPN)	C	11	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$55.38)	(\$52.45)	\$1,690.13
2875605	WHITEWING TRAILS PHASE 2B(CPN)	C	12	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$52.92)	(\$52.45)	\$1,692.59
2875606	WHITEWING TRAILS PHASE 2B(CPN)	C	13	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$72.26)	(\$52.45)	\$1,673.24
2875607	WHITEWING TRAILS PHASE 2B(CPN)	C	14	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.28)	(\$52.45)	\$1,668.23
2875608	WHITEWING TRAILS PHASE 2B(CPN)	C	15	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$76.99)	(\$52.45)	\$1,668.52
2875609	WHITEWING TRAILS PHASE 2B(CPN)	C	16	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$58.92)	(\$52.45)	\$1,686.59
2875610	WHITEWING TRAILS PHASE 2B(CPN)	C	17	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$91.56)	(\$52.45)	\$1,653.95
2875612	WHITEWING TRAILS PHASE 2B(CPN)	D	1	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$91.56)	(\$52.45)	\$1,653.95
2875614	WHITEWING TRAILS PHASE 2B(CPN)	D	2	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.56)	(\$52.45)	\$1,669.95
2875615	WHITEWING TRAILS PHASE 2B(CPN)	D	3	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.28)	(\$52.45)	\$1,668.23
2875616	WHITEWING TRAILS PHASE 2B(CPN)	D	4	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$67.86)	(\$52.45)	\$1,677.65
2875617	WHITEWING TRAILS PHASE 2B(CPN)	D	5	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$60.11)	(\$52.45)	\$1,685.40
2875618	WHITEWING TRAILS PHASE 2B(CPN)	D	6	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$54.42)	(\$52.45)	\$1,691.09
2875619	WHITEWING TRAILS PHASE 2B(CPN)	D	7	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$70.81)	(\$52.45)	\$1,674.70
2875620	WHITEWING TRAILS PHASE 2B(CPN)	D	8	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$88.81)	(\$52.45)	\$1,656.70
2875621	WHITEWING TRAILS PHASE 2B(CPN)	D	9	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$83.47)	(\$52.45)	\$1,662.04
2875622	WHITEWING TRAILS PHASE 2B(CPN)	D	10	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$80.92)	(\$52.45)	\$1,664.59
2875623	WHITEWING TRAILS PHASE 2B(CPN)	D	11	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$83.47)	(\$52.45)	\$1,662.04
2875624	WHITEWING TRAILS PHASE 2B(CPN)	D	12	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$50.53)	(\$52.45)	\$1,694.98
2875625	WHITEWING TRAILS PHASE 2B(CPN)	D	13	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$90.49)	(\$52.45)	\$1,655.02
2875626	WHITEWING TRAILS PHASE 2B(CPN)	D	14	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$72.26)	(\$52.45)	\$1,673.24
2875627	WHITEWING TRAILS PHASE 2B(CPN)	D	15	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$77.09)	(\$52.45)	\$1,668.42
2875628	WHITEWING TRAILS PHASE 2B(CPN)	D	16	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.56)	(\$52.45)	\$1,669.95
2875629	WHITEWING TRAILS PHASE 2B	D	17	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$88.14)	(\$52.45)	\$1,657.37
2875630	WHITEWING TRAILS PHASE 2B	D	18	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$56.13)	(\$52.45)	\$1,689.38
2875631	WHITEWING TRAILS PHASE 2B	D	19	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$51.40)	(\$52.45)	\$1,694.11
2875632	WHITEWING TRAILS PHASE 2B	D	20	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$64.72)	(\$52.45)	\$1,680.79
2875633	WHITEWING TRAILS PHASE 2B	D	21	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$36.96)	(\$52.45)	\$1,708.54
2875634	WHITEWING TRAILS PHASE 2B	D	22	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$89.77)	(\$52.45)	\$1,655.73
2875635	WHITEWING TRAILS PHASE 2B	D	23	Lot Type 50 Foot	\$22,288.84	\$22,560.32	\$387.29	\$1,167.55	\$130.32	\$112.80	(\$75.92)	(\$52.45)	\$1,669.95



### Phase #2 Assessment Roll Summary - 2025-26

**A-1-3**

### Phase #2 Assessment Roll Summary - 2025-26

A-1-4

### Phase #2 Assessment Roll Summary - 2025-26

**A-1-5**





### Phase #2 Assessment Roll Summary - 2025-26

\$13,649,999.68	\$13,223,000.00	\$227,000.00	\$684,318.76	\$76,380.00	\$66,115.00	(\$20,433.96)	(\$30,000.00)	\$1,003,379.80
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**APPENDIX C**  
**PHASE #2 TIRZ CREDIT CALCULATION – 2025-26**

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875554	\$317,219	\$388	\$316,831	0.33%	(\$67.86)
2875558	\$411,895	\$388	\$411,507	0.43%	(\$88.14)
2875559	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875560	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875561	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875562	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875565	\$397,564	\$388	\$397,176	0.42%	(\$85.07)
2875567	\$348,001	\$388	\$347,613	0.36%	(\$74.46)
2875568	\$390,056	\$388	\$389,668	0.41%	(\$83.46)
2875569	\$350,743	\$388	\$350,354	0.37%	(\$75.04)
2875570	\$206,751	\$388	\$206,362	0.22%	(\$44.20)
2875571	\$302,783	\$388	\$302,395	0.32%	(\$64.77)
2875572	\$394,979	\$388	\$394,591	0.41%	(\$84.52)
2875574	\$0	\$388	\$0	0.00%	\$0.00
2875575	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875577	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875578	\$302,938	\$388	\$302,549	0.32%	(\$64.80)
2875579	\$386,252	\$388	\$385,863	0.40%	(\$82.65)
2875580	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875581	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875582	\$422,846	\$388	\$422,458	0.44%	(\$90.49)
2875583	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875584	\$415,223	\$388	\$414,835	0.43%	(\$88.86)
2875585	\$389,886	\$388	\$389,498	0.41%	(\$83.43)
2875586	\$398,979	\$388	\$398,591	0.42%	(\$85.38)
2875587	\$390,061	\$388	\$389,673	0.41%	(\$83.47)
2875588	\$350,938	\$388	\$350,550	0.37%	(\$75.09)
2875589	\$262,349	\$388	\$261,961	0.27%	(\$56.11)
2875590	\$394,704	\$388	\$394,316	0.41%	(\$84.46)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875591	\$376,704	\$388	\$376,316	0.39%	(\$80.60)
2875593	\$329,819	\$388	\$329,431	0.35%	(\$70.56)
2875594	\$345,093	\$388	\$344,705	0.36%	(\$73.83)
2875596	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875597	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875598	\$359,842	\$388	\$359,454	0.38%	(\$76.99)
2875599	\$244,302	\$388	\$243,914	0.26%	(\$52.24)
2875600	\$0	\$388	\$0	0.00%	\$0.00
2875601	\$240,740	\$388	\$240,352	0.25%	(\$51.48)
2875602	\$252,075	\$388	\$251,687	0.26%	(\$53.91)
2875603	\$224,798	\$388	\$224,410	0.24%	(\$48.07)
2875604	\$258,917	\$388	\$258,529	0.27%	(\$55.38)
2875605	\$247,432	\$388	\$247,044	0.26%	(\$52.92)
2875606	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875607	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875608	\$359,842	\$388	\$359,454	0.38%	(\$76.99)
2875609	\$275,461	\$388	\$275,073	0.29%	(\$58.92)
2875610	\$427,846	\$388	\$427,458	0.45%	(\$91.56)
2875612	\$427,846	\$388	\$427,458	0.45%	(\$91.56)
2875614	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875615	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875616	\$317,219	\$388	\$316,831	0.33%	(\$67.86)
2875617	\$281,019	\$388	\$280,631	0.29%	(\$60.11)
2875618	\$254,456	\$388	\$254,067	0.27%	(\$54.42)
2875619	\$330,955	\$388	\$330,567	0.35%	(\$70.81)
2875620	\$415,000	\$388	\$414,612	0.43%	(\$88.81)
2875621	\$390,061	\$388	\$389,673	0.41%	(\$83.47)
2875622	\$378,183	\$388	\$377,795	0.40%	(\$80.92)
2875623	\$390,061	\$388	\$389,673	0.41%	(\$83.47)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875624	\$236,292	\$388	\$235,904	0.25%	(\$50.53)
2875625	\$422,846	\$388	\$422,458	0.44%	(\$90.49)
2875626	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875627	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875628	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875629	\$411,895	\$388	\$411,507	0.43%	(\$88.14)
2875630	\$262,431	\$388	\$262,043	0.27%	(\$56.13)
2875631	\$240,372	\$388	\$239,984	0.25%	(\$51.40)
2875632	\$302,556	\$388	\$302,168	0.32%	(\$64.72)
2875633	\$172,963	\$388	\$172,575	0.18%	(\$36.96)
2875634	\$419,516	\$388	\$419,128	0.44%	(\$89.77)
2875635	\$354,811	\$388	\$354,423	0.37%	(\$75.92)
2875636	\$396,505	\$388	\$396,117	0.42%	(\$84.85)
2875638	\$390,061	\$388	\$389,673	0.41%	(\$83.47)
2875639	\$303,137	\$388	\$302,749	0.32%	(\$64.85)
2875640	\$422,846	\$388	\$422,458	0.44%	(\$90.49)
2875641	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875642	\$317,219	\$388	\$316,831	0.33%	(\$67.86)
2875643	\$0	\$388	\$0	0.00%	\$0.00
2875644	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875645	\$267,858	\$388	\$267,470	0.28%	(\$57.29)
2875646	\$0	\$388	\$0	0.00%	\$0.00
2875647	\$262,865	\$388	\$262,477	0.28%	(\$56.22)
2875648	\$247,686	\$388	\$247,298	0.26%	(\$52.97)
2875649	\$239,872	\$388	\$239,484	0.25%	(\$51.30)
2875650	\$248,579	\$388	\$248,191	0.26%	(\$53.16)
2875651	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875652	\$422,846	\$388	\$422,458	0.44%	(\$90.49)
2875653	\$361,199	\$388	\$360,810	0.38%	(\$77.28)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875654	\$307,937	\$388	\$307,549	0.32%	(\$65.88)
2875655	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875656	\$272,374	\$388	\$271,986	0.29%	(\$58.26)
2875658	\$181,448	\$388	\$181,060	0.19%	(\$38.78)
2875659	\$178,779	\$388	\$178,390	0.19%	(\$38.21)
2875660	\$173,472	\$388	\$173,084	0.18%	(\$37.07)
2875661	\$195,300	\$388	\$194,911	0.20%	(\$41.75)
2875662	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875663	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875664	\$227,292	\$388	\$226,904	0.24%	(\$48.60)
2875665	\$254,456	\$388	\$254,067	0.27%	(\$54.42)
2875666	\$422,846	\$388	\$422,458	0.44%	(\$90.49)
2875667	\$171,982	\$388	\$171,594	0.18%	(\$36.75)
2875668	\$164,123	\$388	\$163,734	0.17%	(\$35.07)
2875669	\$385,434	\$388	\$385,046	0.40%	(\$82.47)
2875670	\$228,698	\$388	\$228,310	0.24%	(\$48.90)
2875672	\$180,123	\$388	\$179,735	0.19%	(\$38.50)
2875673	\$173,120	\$388	\$172,732	0.18%	(\$37.00)
2875674	\$254,456	\$388	\$254,067	0.27%	(\$54.42)
2875675	\$247,432	\$388	\$247,044	0.26%	(\$52.92)
2875676	\$269,178	\$388	\$268,789	0.28%	(\$57.57)
2875677	\$227,292	\$388	\$226,904	0.24%	(\$48.60)
2875678	\$281,737	\$388	\$281,349	0.29%	(\$60.26)
2875679	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875680	\$163,734	\$388	\$163,346	0.17%	(\$34.99)
2875681	\$196,424	\$388	\$196,036	0.21%	(\$41.99)
2875682	\$170,930	\$388	\$170,542	0.18%	(\$36.53)
2875683	\$134,763	\$388	\$134,374	0.14%	(\$28.78)
2875685	\$64,501	\$388	\$64,113	0.07%	(\$13.73)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875686	\$145,139	\$388	\$144,751	0.15%	(\$31.00)
2875687	\$0	\$388	\$0	0.00%	\$0.00
2875688	\$109,891	\$388	\$109,503	0.11%	(\$23.45)
2875689	\$328,154	\$388	\$327,766	0.34%	(\$70.21)
2875690	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875691	\$279,404	\$388	\$279,016	0.29%	(\$59.76)
2875692	\$227,292	\$388	\$226,904	0.24%	(\$48.60)
2875693	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875694	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875695	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875696	\$110,080	\$388	\$109,692	0.11%	(\$23.50)
2875697	\$107,395	\$388	\$107,007	0.11%	(\$22.92)
2875698	\$90,363	\$388	\$89,974	0.09%	(\$19.27)
2875699	\$142,965	\$388	\$142,577	0.15%	(\$30.54)
2875700	\$88,913	\$388	\$88,525	0.09%	(\$18.96)
2875701	\$180,123	\$388	\$179,735	0.19%	(\$38.50)
2875702	\$134,763	\$388	\$134,374	0.14%	(\$28.78)
2875704	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875706	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875707	\$247,432	\$388	\$247,044	0.26%	(\$52.92)
2875708	\$236,292	\$388	\$235,904	0.25%	(\$50.53)
2875709	\$386,252	\$388	\$385,863	0.40%	(\$82.65)
2875710	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875711	\$14,474	\$388	\$14,086	0.01%	(\$3.02)
2875712	\$175,705	\$388	\$175,317	0.18%	(\$37.55)
2875713	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875714	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875715	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875716	\$57,400	\$388	\$57,012	0.06%	(\$12.21)



**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875717	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875718	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875719	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875720	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875721	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875722	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875723	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875724	\$317,219	\$388	\$316,831	0.33%	(\$67.86)
2875725	\$236,413	\$388	\$236,024	0.25%	(\$50.56)
2875726	\$342,763	\$388	\$342,374	0.36%	(\$73.33)
2875727	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875728	\$422,846	\$388	\$422,458	0.44%	(\$90.49)
2875729	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875730	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875733	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875734	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875735	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875736	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875737	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875738	\$0	\$388	\$0	0.00%	\$0.00
2875739	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875740	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875741	\$317,219	\$388	\$316,831	0.33%	(\$67.86)
2875742	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875743	\$411,895	\$388	\$411,507	0.43%	(\$88.14)
2875744	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875745	\$302,938	\$388	\$302,549	0.32%	(\$64.80)
2875746	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875747	\$64,501	\$388	\$64,113	0.07%	(\$13.73)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875749	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875750	\$89,465	\$388	\$89,077	0.09%	(\$19.08)
2875751	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875752	\$90,379	\$388	\$89,990	0.09%	(\$19.28)
2875753	\$88,913	\$388	\$88,525	0.09%	(\$18.96)
2875754	\$90,369	\$388	\$89,981	0.09%	(\$19.27)
2875755	\$232,692	\$388	\$232,304	0.24%	(\$49.76)
2875756	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875757	\$380,432	\$388	\$380,044	0.40%	(\$81.40)
2875758	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875759	\$316,826	\$388	\$316,438	0.33%	(\$67.78)
2875760	\$416,395	\$388	\$416,007	0.44%	(\$89.11)
2875761	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2875762	\$361,199	\$388	\$360,810	0.38%	(\$77.28)
2875763	\$0	\$388	\$0	0.00%	\$0.00
2875764	\$302,938	\$388	\$302,549	0.32%	(\$64.80)
2875765	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875766	\$317,219	\$388	\$316,831	0.33%	(\$67.86)
2875767	\$422,846	\$388	\$422,458	0.44%	(\$90.49)
2875768	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875769	\$87,787	\$388	\$87,399	0.09%	(\$18.72)
2875770	\$90,331	\$388	\$89,943	0.09%	(\$19.27)
2875771	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875772	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875773	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875774	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875775	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875776	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875777	\$90,379	\$388	\$89,990	0.09%	(\$19.28)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875778	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875779	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875780	\$0	\$388	\$0	0.00%	\$0.00
2875781	\$0	\$388	\$0	0.00%	\$0.00
2875782	\$138,970	\$388	\$138,581	0.15%	(\$29.68)
2875783	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875784	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875785	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875786	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875787	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875788	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875789	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875790	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875791	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875792	\$301,974	\$388	\$301,586	0.32%	(\$64.60)
2875793	\$327,221	\$388	\$326,832	0.34%	(\$70.01)
2875794	\$0	\$388	\$0	0.00%	\$0.00
2875795	\$385,434	\$388	\$385,046	0.40%	(\$82.47)
2875796	\$337,763	\$388	\$337,375	0.35%	(\$72.26)
2875797	\$386,252	\$388	\$385,863	0.40%	(\$82.65)
2875798	\$353,155	\$388	\$352,767	0.37%	(\$75.56)
2875799	\$360,281	\$388	\$359,893	0.38%	(\$77.09)
2892321	\$77,805	\$388	\$77,417	0.08%	(\$16.58)
2892324	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892325	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892326	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892327	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892328	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892329	\$276,519	\$388	\$276,131	0.29%	(\$59.15)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2892330	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892331	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892332	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892333	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892334	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892335	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892336	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892337	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892338	\$211,630	\$388	\$211,242	0.22%	(\$45.25)
2892339	\$264,146	\$388	\$263,758	0.28%	(\$56.50)
2892340	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892341	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892342	\$74,101	\$388	\$73,712	0.08%	(\$15.79)
2892343	\$0	\$388	\$0	0.00%	\$0.00
2892344	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892345	\$217,086	\$388	\$216,698	0.23%	(\$46.42)
2892346	\$85,215	\$388	\$84,827	0.09%	(\$18.17)
2892347	\$85,799	\$388	\$85,411	0.09%	(\$18.29)
2892348	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892349	\$268,046	\$388	\$267,658	0.28%	(\$57.33)
2892350	\$193,696	\$388	\$193,308	0.20%	(\$41.41)
2892351	\$201,206	\$388	\$200,818	0.21%	(\$43.01)
2892352	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892354	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892355	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892356	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892357	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892358	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892359	\$147,143	\$388	\$146,754	0.15%	(\$31.43)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2892360	\$135,642	\$388	\$135,253	0.14%	(\$28.97)
2892361	\$173,120	\$388	\$172,732	0.18%	(\$37.00)
2892362	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892363	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892364	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892365	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892366	\$87,296	\$388	\$86,908	0.09%	(\$18.62)
2892367	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892368	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892369	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892370	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892371	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892372	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892373	\$228,085	\$388	\$227,697	0.24%	(\$48.77)
2892374	\$250,773	\$388	\$250,385	0.26%	(\$53.63)
2892375	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892376	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892377	\$281,362	\$388	\$280,974	0.29%	(\$60.18)
2892378	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892379	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892380	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892381	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892382	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892383	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892384	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892385	\$0	\$388	\$0	0.00%	\$0.00
2892386	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892387	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892388	\$57,500	\$388	\$57,112	0.06%	(\$12.23)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2892389	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892390	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892391	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892392	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892393	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892394	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892395	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892396	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892397	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892398	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892399	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892400	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892401	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892402	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892403	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892404	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892405	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892406	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892407	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892408	\$41,874	\$388	\$41,486	0.04%	(\$8.89)
2892409	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892410	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892411	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892412	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892413	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892414	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892415	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892416	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892417	\$78,001	\$388	\$77,613	0.08%	(\$16.62)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Incremental Taxable Value	TIRZ Annual Credit
2892418	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892419	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892420	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892421	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892422	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892423	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892424	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892425	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892426	\$0	\$388	\$0	0.00%	\$0.00
2892427	\$89,699	\$388	\$89,311	0.09%	(\$19.13)
2892428	\$85,799	\$388	\$85,411	0.09%	(\$18.29)
2892429	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892430	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892431	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892432	\$113,578	\$388	\$113,190	0.12%	(\$24.24)
2892434	\$142,093	\$388	\$141,705	0.15%	(\$30.35)
2892435	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892436	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892437	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892438	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892439	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892440	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892441	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892442	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892443	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892444	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2892445	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892446	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892447	\$89,052	\$388	\$88,664	0.09%	(\$18.99)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2892448	\$150,961	\$388	\$150,573	0.16%	(\$32.25)
2892450	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892451	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892452	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892453	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892454	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892455	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892457	\$331,200	\$388	\$330,812	0.35%	(\$70.86)
2892458	\$343,169	\$388	\$342,781	0.36%	(\$73.42)
2892459	\$347,167	\$388	\$346,779	0.36%	(\$74.28)
2892460	\$233,871	\$388	\$233,483	0.24%	(\$50.01)
2892461	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892462	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892463	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892464	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892465	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892466	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892467	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892468	\$0	\$388	\$0	0.00%	\$0.00
2892469	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892470	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892471	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892472	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892473	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892474	\$0	\$388	\$0	0.00%	\$0.00
2892475	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892476	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892477	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892478	\$78,001	\$388	\$77,613	0.08%	(\$16.62)



**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2892479	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892480	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892481	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892482	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892483	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892484	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892485	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892486	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892487	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892488	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892489	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892490	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892491	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892492	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892493	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892494	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892495	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892496	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892497	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892498	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892499	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892500	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892501	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892502	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892504	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892505	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892506	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892508	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892509	\$78,001	\$388	\$77,613	0.08%	(\$16.62)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2892510	\$0	\$388	\$0	0.00%	\$0.00
2892511	\$186,681	\$388	\$186,293	0.20%	(\$39.90)
2892512	\$169,002	\$388	\$168,614	0.18%	(\$36.12)
2892513	\$256,607	\$388	\$256,219	0.27%	(\$54.88)
2892514	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892515	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892517	\$182,781	\$388	\$182,393	0.19%	(\$39.07)
2892518	\$202,678	\$388	\$202,290	0.21%	(\$43.33)
2892519	\$222,654	\$388	\$222,266	0.23%	(\$47.61)
2892520	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892521	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892522	\$233,871	\$388	\$233,483	0.24%	(\$50.01)
2892523	\$243,752	\$388	\$243,364	0.26%	(\$52.13)
2892524	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2892525	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892527	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892528	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892529	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892530	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892531	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892532	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892533	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892534	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892535	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892536	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2892537	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892538	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892540	\$108,915	\$388	\$108,526	0.11%	(\$23.25)
2892541	\$280,899	\$388	\$280,511	0.29%	(\$60.08)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2892542	\$149,185	\$388	\$148,797	0.16%	(\$31.87)
2892543	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2892544	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892545	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892546	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892547	\$243,752	\$388	\$243,364	0.26%	(\$52.13)
2892548	\$260,768	\$388	\$260,380	0.27%	(\$55.77)
2892549	\$181,000	\$388	\$180,612	0.19%	(\$38.69)
2892550	\$243,752	\$388	\$243,364	0.26%	(\$52.13)
2892551	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892552	\$0	\$388	\$0	0.00%	\$0.00
2892553	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892554	\$57,500	\$388	\$57,112	0.06%	(\$12.23)
2892555	\$260,768	\$388	\$260,380	0.27%	(\$55.77)
2892556	\$220,884	\$388	\$220,496	0.23%	(\$47.23)
2892557	\$232,499	\$388	\$232,111	0.24%	(\$49.72)
2892558	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2875951	\$78,119	\$388	\$77,731	0.08%	(\$16.65)
2875952	\$518,629	\$388	\$518,241	0.54%	(\$111.00)
2875953	\$398,900	\$388	\$398,511	0.42%	(\$85.36)
2875954	\$361,676	\$388	\$361,287	0.38%	(\$77.39)
2875955	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875956	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875958	\$526,255	\$388	\$525,866	0.55%	(\$112.64)
2875959	\$428,396	\$388	\$428,008	0.45%	(\$91.68)
2875960	\$360,115	\$388	\$359,727	0.38%	(\$77.05)
2875961	\$212,202	\$388	\$211,814	0.22%	(\$45.37)
2875962	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875963	\$0	\$388	\$0	0.00%	\$0.00

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875964	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875965	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875966	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875967	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875968	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875969	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875970	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875971	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875972	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2875973	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875976	\$456,686	\$388	\$456,298	0.48%	(\$97.74)
2875978	\$419,714	\$388	\$419,326	0.44%	(\$89.82)
2875979	\$280,163	\$388	\$279,775	0.29%	(\$59.93)
2875980	\$330,249	\$388	\$329,860	0.35%	(\$70.65)
2875981	\$356,215	\$388	\$355,827	0.37%	(\$76.22)
2875982	\$419,714	\$388	\$419,326	0.44%	(\$89.82)
2875983	\$531,254	\$388	\$530,866	0.56%	(\$113.71)
2875984	\$444,901	\$388	\$444,513	0.47%	(\$95.21)
2875985	\$0	\$388	\$0	0.00%	\$0.00
2875986	\$521,255	\$388	\$520,867	0.55%	(\$111.57)
2875987	\$418,401	\$388	\$418,013	0.44%	(\$89.54)
2875988	\$207,053	\$388	\$206,665	0.22%	(\$44.27)
2875989	\$62,999	\$388	\$62,611	0.07%	(\$13.41)
2875990	\$521,255	\$388	\$520,867	0.55%	(\$111.57)
2875991	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875992	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875993	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2875994	\$0	\$388	\$0	0.00%	\$0.00
2875995	\$78,001	\$388	\$77,613	0.08%	(\$16.62)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2875996	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2875997	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2875998	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2875999	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876000	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876001	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876002	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876003	\$407,927	\$388	\$407,539	0.43%	(\$87.29)
2876004	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876005	\$62,999	\$388	\$62,611	0.07%	(\$13.41)
2876006	\$392,741	\$388	\$392,353	0.41%	(\$84.04)
2876007	\$414,712	\$388	\$414,324	0.43%	(\$88.75)
2876008	\$361,485	\$388	\$361,097	0.38%	(\$77.34)
2876009	\$167,643	\$388	\$167,255	0.18%	(\$35.83)
2876011	\$62,999	\$388	\$62,611	0.07%	(\$13.41)
2876012	\$62,999	\$388	\$62,611	0.07%	(\$13.41)
2876013	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876014	\$110,791	\$388	\$110,403	0.12%	(\$23.65)
2876015	\$330,278	\$388	\$329,890	0.35%	(\$70.66)
2876016	\$356,587	\$388	\$356,199	0.37%	(\$76.30)
2876017	\$285,790	\$388	\$285,401	0.30%	(\$61.13)
2876018	\$250,980	\$388	\$250,592	0.26%	(\$53.68)
2876019	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2876020	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876021	\$360,115	\$388	\$359,727	0.38%	(\$77.05)
2876022	\$334,149	\$388	\$333,761	0.35%	(\$71.49)
2876023	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2876024	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876025	\$62,999	\$388	\$62,611	0.07%	(\$13.41)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2876026	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2876027	\$0	\$388	\$0	0.00%	\$0.00
2876028	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876029	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876030	\$89,699	\$388	\$89,311	0.09%	(\$19.13)
2876031	\$89,699	\$388	\$89,311	0.09%	(\$19.13)
2876032	\$109,337	\$388	\$108,949	0.11%	(\$23.34)
2876033	\$157,510	\$388	\$157,122	0.16%	(\$33.65)
2876034	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876035	\$0	\$388	\$0	0.00%	\$0.00
2876036	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876037	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2876038	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876039	\$56,900	\$388	\$56,512	0.06%	(\$12.10)
2876040	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876041	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876042	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2876043	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2876044	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2876045	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876046	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876047	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876048	\$353,743	\$388	\$353,355	0.37%	(\$75.69)
2876049	\$301,970	\$388	\$301,582	0.32%	(\$64.60)
2876050	\$318,582	\$388	\$318,194	0.33%	(\$68.16)
2876051	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2876052	\$78,001	\$388	\$77,613	0.08%	(\$16.62)

**Appendix C**  
**Phase #2 TIRZ Credit Calculation - 2025-26**

<b>Parcel</b>	<b>2024 Taxable Value</b>	<b>Base Value</b>	<b>2024 Incremental Taxable Value</b>	<b>Incremental Taxable Value</b>	<b>TIRZ Annual Credit</b>
2876053	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876054	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876055	\$57,400	\$388	\$57,012	0.06%	(\$12.21)
2876056	\$62,999	\$388	\$62,611	0.07%	(\$13.41)
2876057	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2876059	\$81,901	\$388	\$81,513	0.09%	(\$17.46)
2876060	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876061	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876062	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876063	\$198,873	\$388	\$198,485	0.21%	(\$42.51)
2876064	\$362,505	\$388	\$362,117	0.38%	(\$77.56)
2876065	\$309,925	\$388	\$309,537	0.32%	(\$66.30)
2876066	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876067	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876068	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876069	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876070	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876071	\$78,001	\$388	\$77,613	0.08%	(\$16.62)
2876072	\$89,699	\$388	\$89,311	0.09%	(\$19.13)
2876073	\$89,699	\$388	\$89,311	0.09%	(\$19.13)
2876074	\$64,501	\$388	\$64,113	0.07%	(\$13.73)
2876075	\$348,246	\$388	\$347,858	0.36%	(\$74.51)
2876076	\$0	\$388	\$0	0.00%	\$0.00
	<b>\$95,612,449</b>	<b>\$222,052</b>	<b>\$95,399,326</b>	<b>100.00%</b>	<b>(\$20,433.96)</b>

**APPENDIX D**  
**PID ASSESSMENT NOTICE**



**PID Assessment Notice**

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF PRINCETON, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Princeton, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Whitewing Trails Public Improvement District No. 2 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto:txpid@municap.com).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

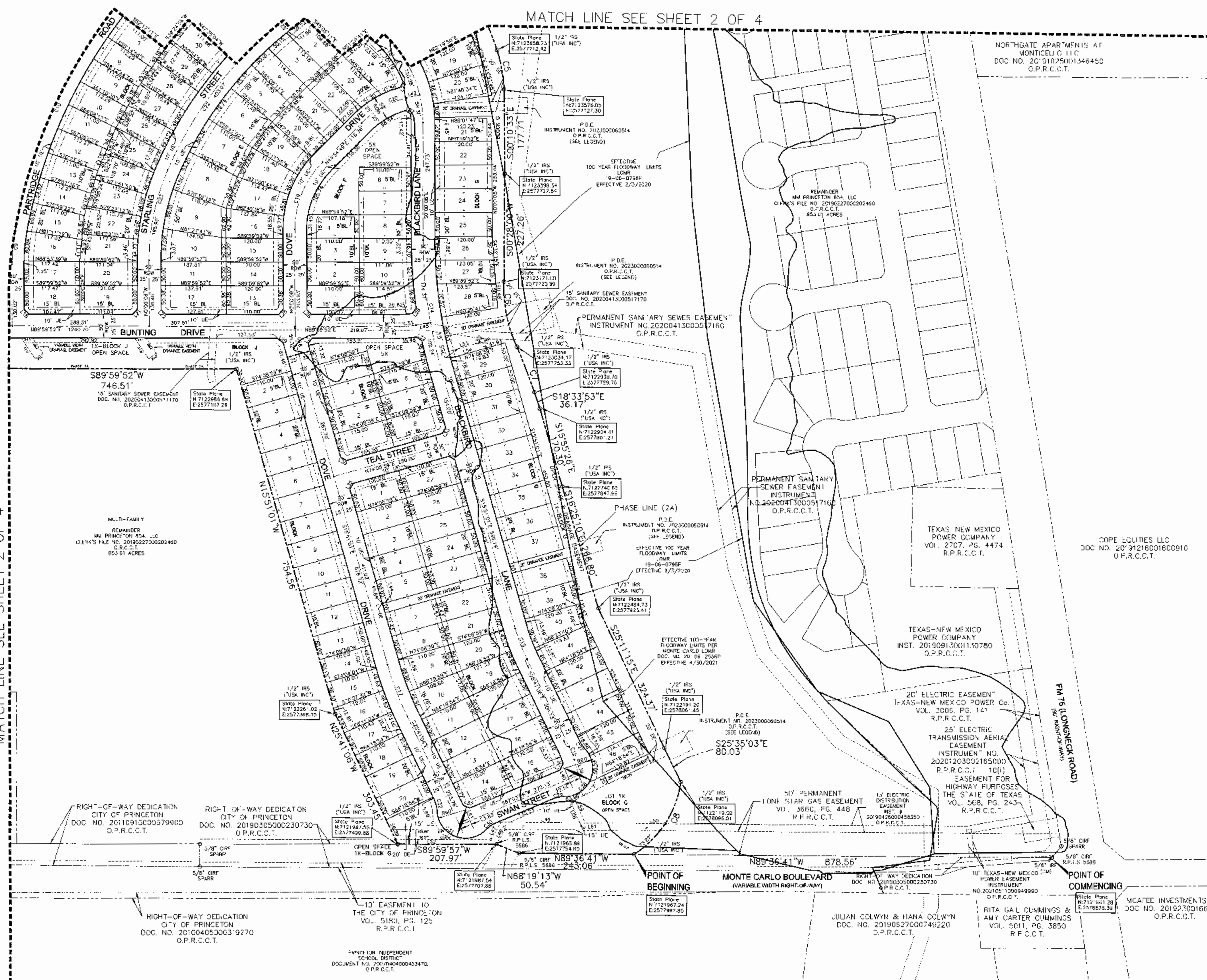
\_\_\_\_\_  
Notary Public, State of Texas

**APPENDIX E**  
**FINAL PLATS**



MATCH LINE SEE SHEET 2 OF 4

MATCH LINE SEE SHEET 2 OF 4



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.VICINITY MAP  
N.T.S.

## NOTES:

1. Basis of Bearings and coordinates are based on Texas State Plane Coordinate System, North Central Zone, NAD 83.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permit.
3. All open space - non residential lots shall be owned and maintained by the homeowners association, fencing along open space- non residential lots shall comply with PD zoning requirements. PD Ordinance No. 2009-07-28
4. Sidewalks shall be constructed in accordance with the thoroughfare plan and subdivision ordinance.
5. Development standards of this plat shall comply with zoning ordinance PD 2009-07-28.
6. Refer to sheet 3 of 4 for Line and Curve Data.

## LEGEND

- 100 Y.F.P.  
P.D.E.  
CRR  
CRRS  
CCNC  
MCN  
IRT  
IRS  
VOL  
PAGE  
N.R.C.C.T.  
O.R.C.C.T.  
O.P.R.C.C.T.  
EAST  
UE  
BL
- 100 YEAR FLOODPLAIN  
PERMANENT DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)  
CAPPTD. IRON ROD FOUND  
CONCRETE  
MONUMENT  
IRON ROD FOUND  
IRON ROD SET  
VOLUME  
PAGE  
MAP RECORDS, COLLIN COUNTY, TEXAS  
DEED RECORDS, COLLIN COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
EASEMENT  
UTILITY EASEMENT  
BUILDING LINE/SETBACK LINE  
STREET NAME CHANGE

## NOTE:

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

FINAL PLAT  
WHITewing TRAILS PHASE 2A  
227 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 51.660 ACRES OF LAND SITUATED IN THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
BLOCK A, 1X, LOTS 2-30, BLOCK B, LOTS 1-18,  
BLOCK C, LOTS 1-15, BLOCK D, LOTS 1-34,  
BLOCK E, LOTS 1-24, BLOCK F, LOTS 1-4, 5X, 6 11  
BLOCK G, 1X, LOTS 2-46,  
BLOCK H LOTS 1-4, 5X, 6-8, BLOCK I, LOTS 1-5, 6X, 7-27,  
BLOCK J, 1X, LOTS 2-20  
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

# S13083

## FLOOD NOTE:

According to the National Flood Insurance Rate Map, Community Panel No. 48085 C0285 J, with an effective date of June 2, 2009, and according to the Letter of Map Revision (LOMR) No. 19-06-0798P, effective 2/3/2020 and LOMR 20-06-2556P, effective 4/30/2021, revising this effective area, this property lies in Zone X, Shaded Zone X, and Zone AE.

Lots affected by the LOMR are Lots 12, and 15-22, Block I; Lots 4 & 6, Block II; Lots 1, 7, 8, 10 & 11, Block F; and Lots 5-12, and 14-46, Block G and Lot 24, Block F.

A new LOMR (Case No. 23-06-1094P) has been submitted and is under review to remove these lots as listed.

From  
R-6166-002-1370-1 - 51.660 AC  
For 2024

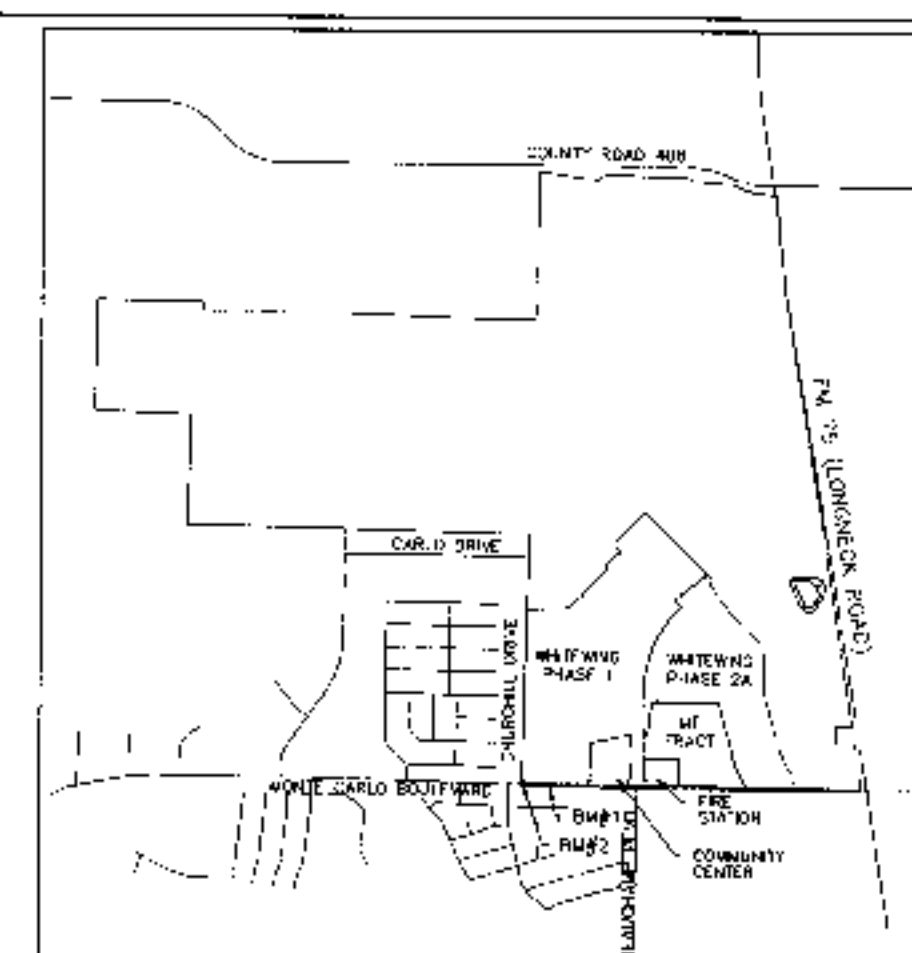
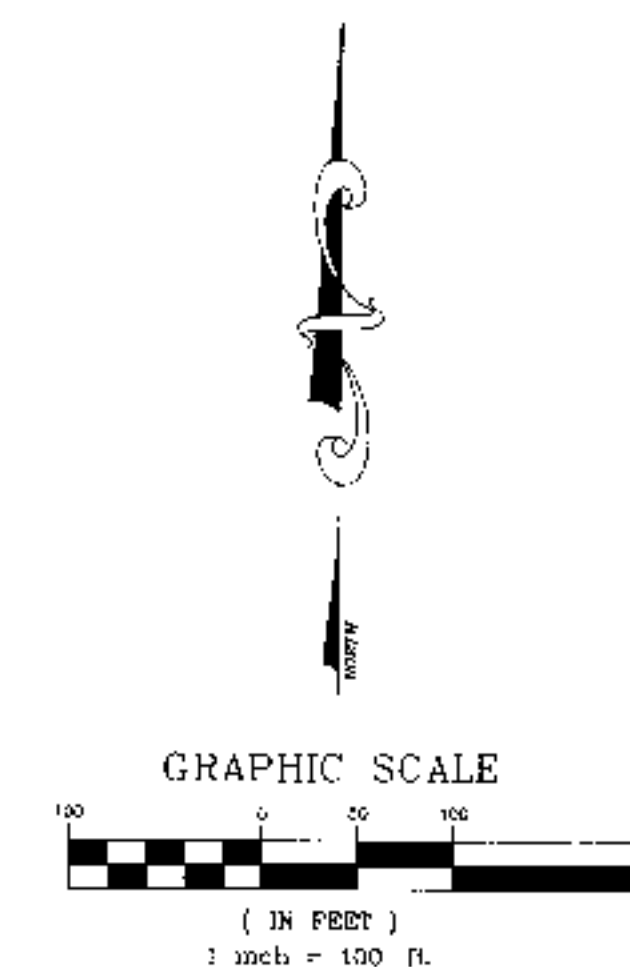
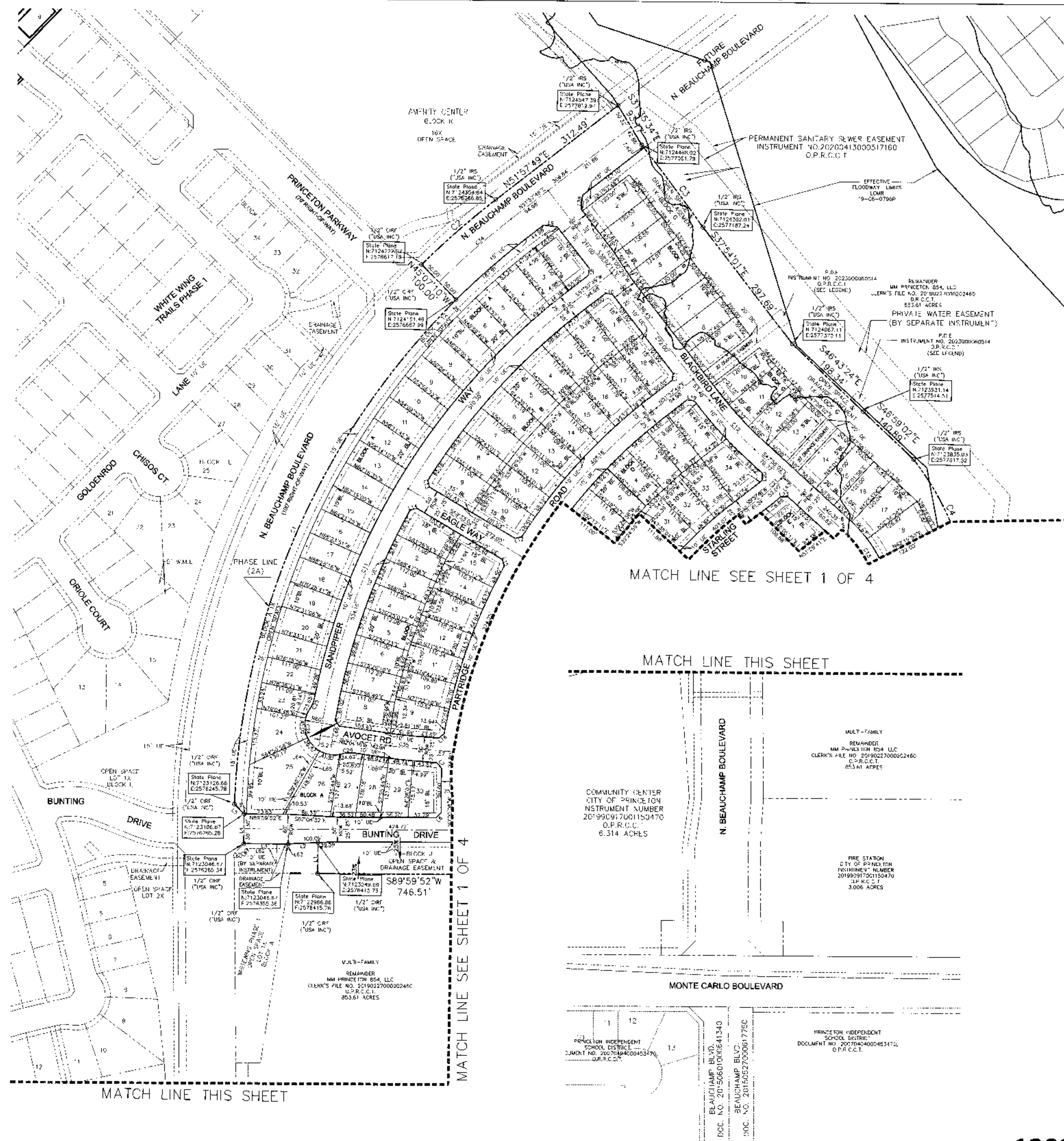
13083-1

AUGUST 22, 2023

2019007-40

SHEET 1 OF 4



VICINITY MAP  
N.T.S.

## LEGEND

CONC.	CONCRETE
MON.	MONUMENT
IRF	IRON ROD FOUND
VOL.	IRON ROD SET
PG.	VOLUME
PAGE	PAGE
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
ESMT	EASEMENT
UL	UTILITY EASEMENT
BL	BUILDING LINE/SETBACK LINE
	STREET NAME CHANGE

## NOTES:

- Bearings are based on Texas State Plane Coordinate System, North Central Zone, NAD 83.
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- All open space - non residential lots shall be owned and maintained by the homeowners association, fencing along open space- non residential lots shall comply with PD zoning requirements. PD Ordinance No. 2009-07-28
- Sidewalks shall be constructed in accordance with the thoroughfare plan and subdivision ordinance.
- Development standards of this plat shall comply with zoning ordinance PD 2009-07-28
- Refer to Sheet 3 of 4 for line & curve tables.

## NOTE:

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

## FLOOD NOTE:

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Lots effected by the LOMR are Lots 12, and 15-22, Block I; Lots 4 & 6, Block H; Lots 1, 7, 8, 10 & 11, Block F; and Lots 5-12, and 14-46, Block G and Lot 24, Block E.

A new LOMR (Case No. 23-06-1094P) has been submitted and is under review to remove these lots as listed.

### FINAL PLAT WHITEWING TRAILS PHASE 2A 227 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 51.660 ACRES OF LAND SITUATED IN THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
BLOCK A, 1X, LOTS 2-30, BLOCK B, LOTS 1-8,  
BLOCK C, LOTS 1-15, BLOCK D, LOTS 1-34,  
BLOCK E, LOTS 1-24, BLOCK F, LOTS 1-4, 5X, 6-11,  
BLOCK G, 1X, LOTS 2-46,  
BLOCK H, LOTS 1-4, 5X, 6-8, BLOCK I, LOTS 1-5, 6X, 7-27,  
BLOCK J, 1X, LOTS 2-20

CITY OF PRINCETON, COLLIN COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF COLLIN  
I, STACY KEMP, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND ONLY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON 09/12/2023 02:27 PM  
PLAT BOOK 2023 PAGE 899 - 898  
NUMBER OF PAGES 4, AMOUNT: \$50.00  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND  
AND OFFICIAL SEAL OF OFFICE  
COUNTY CLERK, COLLIN COUNTY TEXAS



BY *Stacy Kemp*  
DEPUTY

ENGINEERS / SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.  
CIVIL ENGINEERS - SURVEYORS - PLANNERS LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED ENGINEERING FIRM F-1845  
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00  
525 VICEROY DRIVE  
DALLAS, TEXAS 75235  
(214) 634-3300 FAX (214) 634-3336  
EMAIL: mail@usaprofessionals.com

OWNER / DEVELOPER:  
MM PRINCETON 854, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234

PRINCETON INDEPENDENT  
SCHOOL DISTRICT  
DOCUMENT NO. 2007044000463470  
O.P.R.C.C.T.

PRINCETON INDEPENDENT  
SCHOOL DISTRICT  
DOCUMENT NO. 2007044000463470  
O.P.R.C.C.T.

MULTI-FAMILY  
REMANDER  
MM PRINCETON 854, LLC  
CLERK'S FILE NO. 2019022700022460  
O.P.R.C.C.T.  
853.61 ACRES

COMMUNITY CENTER  
CITY OF PRINCETON  
INSTRUMENT NUMBER  
2019090917001150470  
O.P.R.C.C.T.  
6.314 ACRES

FIRE STATION  
CITY OF PRINCETON  
INSTRUMENT NUMBER  
2019090917001150470  
O.P.R.C.C.T.  
3.006 ACRES



PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE
BLOCK A : 1	34710	BLOCK A : 21	5690	BLOCK B : 11	5962
BLOCK A : 7	6610	BLOCK A : 22	5690	BLOCK B : 12	5962
BLOCK A : 2	5676	BLOCK A : 23	5666	BLOCK B : 13	5962
BLOCK A : 4	5690	BLOCK A : 24	8296	BLOCK B : 14	5962
BLOCK A : 5	5690	BLOCK A : 25	13984	BLOCK B : 15	5962
BLOCK A : 6	5690	BLOCK A : 26	8885	BLOCK B : 16	5713
BLOCK A : 7	5690	BLOCK A : 27	6508	BLOCK B : 17	5701
BLOCK A : 8	5690	BLOCK A : 28	6235	BLOCK B : 18	6610
BLOCK A : 9	5690	BLOCK A : 29	6167	BLOCK C : 1	7003
BLOCK A : 10	5690	BLOCK A : 30	6968	BLOCK C : 2	3750
BLOCK A : 11	5690	BLOCK B : 1	6670	BLOCK C : 3	3750
BLOCK A : 12	5690	BLOCK B : 2	6114	BLOCK C : 4	5761
BLOCK A : 13	5690	BLOCK B : 3	6291	BLOCK C : 5	6117
BLOCK A : 14	5690	BLOCK B : 4	5301	BLOCK C : 6	6383
BLOCK A : 15	5690	BLOCK B : 5	6312	BLOCK C : 7	6261
BLOCK A : 16	5690	BLOCK B : 6	6312	BLOCK C : 8	7499
BLOCK A : 17	5680	BLOCK B : 7	6312	BLOCK C : 9	7485
BLOCK A : 18	5680	BLOCK B : 8	6312	BLOCK C : 10	5985
BLOCK A : 19	5680	BLOCK B : 9	7853	BLOCK C : 11	6177
BLOCK A : 20	5680	BLOCK B : 10	5887	BLOCK C : 12	6165

PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE
BLOCK C : 13	5351	BLOCK D : 13	6996	BLOCK E : 3	5698
BLOCK C : 14	5851	BLOCK D : 19	7212	BLOCK E : 4	5739
BLOCK C : 15	6875	BLOCK D : 20	6552	BLOCK E : 5	6767
BLOCK D : 1	6730	BLOCK D : 21	6357	BLOCK E : 6	6222
BLOCK D : 2	5772	BLOCK D : 22	6311	BLOCK E : 7	6386
BLOCK D : 3	5754	BLOCK D : 23	6071	BLOCK E : 8	9175
BLOCK D : 4	5727	BLOCK D : 24	5616	BLOCK E : 9	9295
BLOCK D : 5	5739	BLOCK D : 25	5675	BLOCK E : 10	6182
BLOCK D : 6	5792	BLOCK D : 26	5616	BLOCK E : 11	6875
BLOCK D : 7	5819	BLOCK D : 27	5740	BLOCK E : 12	6253
BLOCK D : 8	5820	BLOCK D : 28	5726	BLOCK E : 13	7150
BLOCK D : 9	5820	BLOCK D : 29	5753	BLOCK E : 14	6000
BLOCK D : 10	5819	BLOCK D : 30	5776	BLOCK E : 15	6000
BLOCK D : 11	5819	BLOCK D : 31	5855	BLOCK E : 16	6640
BLOCK D : 12	5819	BLOCK D : 32	5902	BLOCK E : 17	6784
BLOCK D : 13	5819	BLOCK D : 33	6141	BLOCK E : 18	6417
BLOCK D : 14	5819	BLOCK D : 34	7962	BLOCK E : 19	6275
BLOCK D : 15	6369			BLOCK E : 20	5670
BLOCK D : 16	6486	BLOCK E : 1	7075	BLOCK E : 21	5530
BLOCK D : 17	6507	BLOCK E : 2	5578	BLOCK E : 22	5439

PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE
BLOCK E : 23	5573	BLOCK G : 8	6020	BLOCK H : 28	7350
BLOCK E : 24	7950	BLOCK G : 9	6030	BLOCK H : 29	5999
BLOCK F : 1	5673	BLOCK G : 10	6322	BLOCK H : 30	6030
BLOCK F : 2	5620	BLOCK G : 11	6629	BLOCK H : 31	6030
BLOCK F : 3	5620	BLOCK G : 12	6397	BLOCK H : 32	6030
BLOCK F : 4	5471	BLOCK G : 13	6200	BLOCK H : 33	6030
BLOCK F : 5	5038	BLOCK G : 14	6200	BLOCK H : 34	6030
BLOCK F : 6	5500	BLOCK G : 15	6200	BLOCK H : 35	6030
BLOCK F : 7	5500	BLOCK G : 16	6071	BLOCK H : 36	6030
BLOCK F : 8	5500	BLOCK G : 17	6887	BLOCK H : 37	6030
BLOCK F : 9	5617	BLOCK G : 18	7354	BLOCK H : 38	6030
BLOCK F : 10	5631	BLOCK G : 19	6992	BLOCK H : 39	6030
BLOCK F : 11	7008	BLOCK G : 20	6962	BLOCK H : 40	6722
BLOCK G : 1	141177	BLOCK G : 21	6166	BLOCK H : 41	6195
BLOCK G : 2	6997	BLOCK G : 22	6000	BLOCK H : 42	6206
BLOCK G : 3	6002	BLOCK G : 23	6000	BLOCK H : 43	6200
BLOCK G : 4	6115	BLOCK G : 24	6000	BLOCK H : 44	6000
BLOCK G : 5	6119	BLOCK G : 25	6000	BLOCK H : 45	5895
BLOCK G : 6	6000	BLOCK G : 26	6085	BLOCK H : 46	6084
BLOCK G : 7	6000	BLOCK G : 27	6175	BLOCK H : 1	6850

Curve Table						Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	45°04'48"	1626.00'	1742.87'	N23°20'28"E	1116.14'	C21	89°55'51"	300.00'	52.00'	N45°59'54"E	51.93'
C2	07°04'59"	1620.00'	200.27'	N48°25'20"E	200.14'	C22	28°20'10"	815.00'	403.07'	N37°47'44"E	368.31'
C3	02°43'15"	4482.14'	208.10'	S37°04'41"E	208.08'	C23	23°37'47"	475.00'	195.90'	N11°46'45"E	194.51'
C4	20°10'39"	571.48'	201.25'	S28°17'34"E	200.22'	C24	139°11'47"	60.00'	145.77'	S36°01'48"E	112.47'
C5	13°13'46"	184.64'	84.20'	S10°11'59"E	84.01'	C25	27°35'10"	60.00'	23.65'	N22°16'32"E	23.50'
C6	27°52'11"	289.60'	141.01'	S11°17'24"E	139.62'	C26	23°33'23"	60.00'	24.67'	S86°09'02"W	24.49'
C7	03°38'20"	1609.18'	102.20'	S20°52'58"E	102.18'	C27	18°01'39"	60.00'	18.98'	S34°41'55"E	18.80'
C8	48°32'45"	219.55'	186.27'	S32°53'28"W	180.75'	C28	134°18'34"	60.00'	140.67'	N23°27'02"E	110.59'
C9	10°43'29"	400.00'	74.87'	S88°21'36"W	74.76'	C29	23°33'23"	60.00'	24.67'	S78°50'08"W	24.49'
C10	41°14'28"	1087.00'	782.42'	S31°20'35"W	765.64'	C30	23°33'23"	60.00'	24.67'	S55°16'45"W	24.49'
C11	44°02'05"	1359.00'	104.46'	S29°58'47"W	1018.95'	C31	134°22'15"	60.00'	140.71'	S69°18'50"E	110.61'
C12	09°55'51"	778.00'	134.85'	S43°00'06"E	134.08'	C32	23°33'23"	60.00'	24.67'	N13°34'24"W	24.49'
C13	47°57'54"	250.00'	206.29'	S23°59'05"E	203.23'	C33	08°58'26"	200.00'	34.87'	N85°00'09"E	34.83'
C14	15°50'53"	1000.00'	276.80'	S07°45'50"E	275.72'	C34	07°04'59"	1570.00'	194.09'	S48°25'00"W	193.95'
C15	09°50'04"	400.00'	68.66'	S20°46'03"E	68.57'	C35	03°48'23"	800.00'	53.15'	S83°58'28"E	53.14'
C16	09°40'27"	175.00'	29.55'	S20°50'52"E	29.51'						
C17	09°50'04"	682.00'	117.06'	S20°46'03"E	116.92'						
C18	15°50'53"	203.00'	55.32'	S07°55'35"E	55.14'						
C19	44°54'57"	200.00'	155.79'	N22°27'21"E	152.80'						
C20	51°45'12"	200.00'	110.72'	N60°45'25"E	109.32'						

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N00°00'00"W	62.83'	L21	N44°50'52"E	14.14'	L41	S22°56'34"E	25.00'	L61	S44°33'06"W	14.03'
L2	S87°08'01"W	60.48'	L22	S45°00'08"E	14.14'	L42	N76°38'01"E	28.18'	L62	N60°59'52"E	65.83'
L3	S89°59'52"W	90.01'	L23	S89°00'52"W	14.62'	L43	N47°01'58"E	7.53'	L63	S0°00'08"E	0.02'
L4	N00°00'27"W	60.00'	L24	N28°50'41"E	13.11'	L44	S85°51'01"E	12.03'	L64	N28°48'12"E	130.01'
L5	N44°17'22"W	27.93'	L25	N41°59'59"E	14.14'	L45	S80°00'28"W	30.96'	L65	N29°49'12"E	124.34'
L6	N44°58'52"E	14.14'	L26	S45°00'08"E	14.14'	L46	S07°55'44"W	25.00'			
L7	N42°50'06"W	14.62'	L27	N25°00'07"W	13.02'	L47	N30°02'19"E	47.78'			
L8	N18°57'49"E	14.14'	L28	N35°52'07"E	14.34'	L48	S48°02'19"W	36.42'			
L9	NK°50'21"W	26.28'	L29	S52°55'34"E	15.96'	L49	S89°36'41"E	265.78'			
L10	N83°02'11"W	14.14'	L30	N69°51'01"W	14.14'	L50	S89°36'41"E	61.93'			
L11	N45°57'49"E	14.14'	L31	N40°04'21"E	13.22'	L51	N89°36'41"W	226.03'			
L12	N76°13'20"E	14.33'	L32	S55°46'01"E	14.58'	L52	N90°10'00"E	201.22'			
L13	S13°14'25"E	13.88'	L33	S29°38'59"W	14.14'	L53	N74°08'59"E	68.73'			
L14	S74°48'18"W	13.98'	L34	S60°51'01"E	14.14'	L54	N74°08'59"E	77.88'			
L15	N15°19'25"W	14.23'	L35	N29°08'59"E	14.14'	L55	N14°33'34"E	9.17'			
L16	N51°06'44"E	14.63'	L36	S25°31'24"W	14.97'	L56	N13°33'34"E	20.12'			
L17	S36°25'37"E	13.98'	L37	N68°18'36"W	14.48'	L57	N48°32'36"W	77.78'			
L18	S41°00'09"E	14.14'	L38	N06°57'49"E	28.28'	L58	S22°56'34"E	50.06'			
L19	N83°02'11"W	14.14'	L39	S16°00'38"E	33.80'	L59	S22°56'34"E	52.80'			
L20	N00°37'24"W	14.56'	L40	S22°56'34"E	25.00'	L60	N80°00'00"E	14.04'			

PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE	BLOCK	SQUARE FOOTAGE
BLOCK I : 2	5750	BLOCK I : 14	6868	BLOCK J : 7	5500
BLOCK I : 3	5750	BLOCK I : 15	6213	BLOCK J : 8	5500
BLOCK I : 4	5750	BLOCK I : 16	6000	BLOCK J : 9	5500
BLOCK I : 5	12108	BLOCK I : 17	6000	BLOCK J : 10	5500
BLOCK I : 6	5750	BLOCK I : 18	6000	BLOCK J : 11	5500
BLOCK I : 7	5750	BLOCK I : 19	6384	BLOCK J : 12	5500
BLOCK I : 8	6880	BLOCK I : 20	6534	BLOCK J : 13	5500
BLOCK I : 1	6500	BLOCK I : 21	6000	BLOCK J : 14	5500
BLOCK I : 2	5000	BLOCK I : 22	6177	BLOCK J : 15	5400
BLOCK I : 3	5000	BLOCK I : 23	6030	BLOCK J : 16	5800
BLOCK I : 4	5000	BLOCK I : 24	6030	BLOCK J : 17	5600
BLOCK I : 5	5000	BLOCK I : 25	6030	BLOCK J : 18	5500
BLOCK I : 6	4600	BLOCK I : 26	6030	BLOCK J : 19	5500
BLOCK I : 7	5800	BLOCK I : 27	7150	BLOCK J : 20	5500
BLOCK I : 8	5500	BLOCK J : 1	57275		
BLOCK I : 9	7266	BLOCK J : 2	5500		
BLOCK I : 10	6675	BLOCK J : 3	5500		
BLOCK I : 11	5500	BLOCK J : 4	5500		
BLOCK I : 12	5500	BLOCK J : 5	5500		
BLOCK I : 13	5500	BLOCK J : 6	5500		

**FLOOD NOTE:**

According to the National Flood Insurance Rate Map, Community Panel No. 48085 C0285 J, with an effective date of June 2, 2009, and according to the Letter of Map Revision (LOMR) No. 19-06-0798P, effective 2/3/2020 and LOMR 20-06-2556P, effective 4/30/2021, revising this effective area, this property lies in Zone X, Shaded Zone X, and Zone AE.

Lots effected by the LOMR are Lots 12, and 15-22, Block I; Lots 4 & 6, Block H; Lots 1, 7, 8, 10 & 11, Block F; and Lots 5-12, and 14-46, Block G and Lot 24, Block E.

A new LOMR (Case No. 23-06-1094P) has been submitted and is under review to remove these lots as listed.

**NOTE:**

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

**FINAL PLAT**  
**WHITEWING TRAILS PHASE 2A**  
 227 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 51.660 ACRES OF LAND SITUATED IN THE  
 DAVID CHERRY SURVEY, ABSTRACT NO. 166  
 BLOCK A, 1X, LOTS 2-30, BLOCK B, LOTS 1-18,  
 BLOCK C, LOTS 1-15, BLOCK D, LOTS 1-34,  
 BLOCK E, LOTS 1-24, BLOCK F, LOTS 1-4, 5X, 6-11  
 BLOCK G, 1X, LOTS 2-46,  
 BLOCK H LOTS 1-4, 5X, 6-8, BLOCK I, LOTS 1-5, 6X, 7-27,  
 BLOCK J, 1X, LOTS 2-20  
**CITY OF PRINCETON, COLLIN COUNTY, TEXAS**

STATE OF TEXAS, COUNTY OF COLLIN  
 I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,  
 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
 MY OFFICE AND DUPLICATES IN THE PLAT RECORDS  
 OF COLLIN COUNTY ON: 09/12/2023 02:27 PM  
 PLAT BOOK: 2023 PAGE: 985 - 988  
 NUMBER OF PAGES: 4 (BOOK) 583 40  
 IN TESTIMONY WHEREOF, WITNESS MY HAND  
 AND OFFICIAL SEAL OF OFFICE  
 COUNTY CLERK, COLLIN COUNTY, TEXAS



BY: *Stacey Kemp*  
 Deputy Clerk

ENGINEERS / SURVEYORS:

## OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS MM PRINCETON 854, L.L.C., is the owner of a 51.660 acres tract or parcel of land situated in the David Cherry Survey, Abstract No. 166, in the City of Princeton, Collin County, Texas and being a part of an 853.61 acre tract of land described in Trustee's Deed Without Warranty to MM Princeton 854, L.L.C., as recorded in County Clerk's File No. 2019022700020240 in the Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at 53° capped "R.P.L.S. 5686" iron rod found at the westerly end of a corner clip at the northwesterly intersection of FM 75 (4-lane Road) and the North line of Monte Carlo Boulevard (a variable width Right-of-way) as described in deed to the City of Princeton, Texas as recorded in County Clerk's File No. 20190305000230730, said point being the most Southeasterly corner of said MM Princeton 854, L.L.C. tract;

THENCE North 89 degrees 36 minutes 41 seconds West along said Northerly Right-of-way of said Monte Carlo Boulevard and the Southerly line of said MM Princeton L.L.C. tract a distance of 878.56 feet to a 1/2" iron rod with red cap stamped "USA INC" set for the POINT OF BEGINNING;

THENCE North 89 degrees 36 minutes 41 seconds West continuing along said common line a distance of 243.06 feet to a 5/8" capped "R.P.L.S. 5686" iron rod found for corner;

THENCE North 68 degrees 19 minutes 13 seconds West continuing along said common line a distance of 50.54 feet to a 5/8" capped "R.P.L.S. 5686" iron rod found for corner;

THENCE South 89 degrees 59 minutes 57 seconds West continuing along said common line a distance of 207.97 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

THENCE Crossing said MM Princeton L.L.C. tract the following courses and distances:

North 25 degrees 41 minutes 06 seconds West a distance of 303.45 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 15 degrees 51 minutes 01 seconds West a distance of 754.56 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 89 degrees 59 minutes 52 seconds West a distance of 746.51 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 00 degree 00 minutes 08 seconds West a distance of 62.83 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 87 degrees 08 minutes 01 seconds West a distance of 60.48 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 89 degrees 59 minutes 52 seconds West a distance of 90.01 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 00 degree 03 minutes 27 seconds West a distance of 60.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner, said point being a corner clip of a proposed Easterly right-of-way line of North Beauchamp Boulevard (100' right-of-way);

North 44 degrees 17 minutes 22 seconds West along said corner clip a distance of 27.93 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner, said point being at the beginning of a curve to the right whose chord bears North 23 degrees 21 minutes 26 seconds East, a chord distance of 1,116.14 feet;

In a Northeasterly direction along said curve to the right having a central angle of 43 degrees 04 minutes 48 seconds, a radius of 1530.00 feet, an arc length of 1,142.97 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 45 degrees 07 minutes 10 seconds West a distance of 100.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner, said point being the Westerly right-of-way line for the North Beauchamp Boulevard, said point also being at the beginning of a non-tangent curve to the right whose chord bears North 48 degrees 25 minutes 20 seconds East, a chord distance of 200.14 feet;

In a Northeasterly direction along said curve to the right having a central angle of 07 degrees 04 minutes 59 seconds, a radius of 1620.00 feet, an arc length of 200.27 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 51 degrees 57 minutes 49 seconds East a long said proposed Westerly right-of-way line a distance of 312.49 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 31 degrees 35 minutes 34 seconds East a distance of 93.17 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 37 degrees 04 minutes 41 seconds East a chord distance of 200.08 feet;

In a Southeasterly direction along said curve to the right having a central angle of 02 degrees 43 minutes 15 seconds, a radius of 4382.14 feet, an arc length of 208.10 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 37 degrees 54 minutes 01 seconds East a distance of 297.69 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 43 minutes 24 seconds East a distance of 108.34 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 59 minutes 02 seconds East a distance of 140.89 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 28 degrees 17 minutes 34 seconds East a chord distance of 200.22 feet;

In a Southeasterly direction along said curve to the right having a central angle of 20 degrees 10 minutes 39 seconds, a radius of 571.48 feet, an arc length of 201.25 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a compound curve to the right whose chord bears South 10 degrees 11 minutes 59 seconds East, a chord distance of 364.01 feet;

In a Southeasterly direction along said curve to the right having a central angle of 13 degrees 13 minutes 48 seconds, a radius of 364.64 feet, an arc length of 84.20 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 00 degree 10 minutes 33 seconds East a distance of 177.71 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 09 degree 28 minutes 00 seconds West a distance of 227.26 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the left whose chord bears South 11 degrees 17 minutes 24 seconds East a chord distance of 139.62 feet;

In a Southeasterly direction along said curve to the left having a central angle of 27 degrees 52 minutes 11 seconds, a radius of 289.89 feet, an arc length of 141.01 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 26 degrees 52 minutes 59 seconds East a chord distance of 102.18 feet;

In a Southeasterly direction along said curve to the right having a central angle of 03 degrees 38 minutes 20 seconds, a radius of 1609.18 feet, an arc length of 102.20 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 18 degrees 33 minutes 53 seconds East a distance of 36.17 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 15 degrees 55 minutes 26 seconds East a distance of 170.30 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 16 degrees 25 minutes 10 seconds East a distance of 266.80 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 25 degrees 11 minutes 15 seconds East a distance of 324.37 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 25 degrees 35 minutes 03 seconds East a distance of 80.63 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 32 degrees 53 minutes 26 seconds West a chord distance of 180.75 feet;

In a Southwesterly direction along said curve to the right having a central angle of 48 degrees 32 minutes 45 seconds, a radius of 219.85 feet, an arc length of 186.27 feet to the POINT OF BEGINNING, and containing 2,250,327.68 square feet or 51.660 acres of land more or less.

## DEDICATION STATEMENT

THAT MM Princeton 854, L.L.C., does hereby adopt this plat designating the hereinabove described property as **WHITEWING TRAILS, PHASE 2A**, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements as shown for mutual use and accommodation of the City of Princeton, Texas and all public utilities desiring to use or using same, all and any public utility and the City of Princeton shall have the right to remove and keep removed any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction maintenance or efficiency of its respective systems on said easements and the City of Princeton and all public utility constructing, reconstructing, inspecting, patrolling, maintain and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations of the City of Princeton, Texas.

WITNESS OUR HAND at Dallas, Texas, this the 28<sup>th</sup> day of August, 2023.

MM Princeton 854, LLC

By: MM Princeton 854, LLC

Name: Mehrad Moayedi

Title: Manager

STATE OF TEXAS:  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Mehrad Moayedi, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28<sup>th</sup> day of August, 2023.

Jessica King  
NOTARY PUBLIC  
MY COMMISSION EXPIRES June 29, 2026



## SURVEYOR'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

That I, William V. Perry, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Princeton, Collin County, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the 24<sup>th</sup> day of August, 2023.

William V. Perry  
William V. Perry, RPLS Registration No. 4699  
Registered Professional Land Surveyor  
USA Professional Services Group Inc.



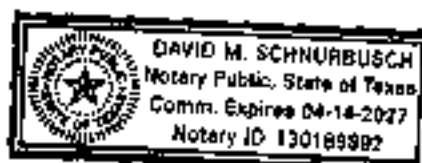
STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared William V. Perry, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24<sup>th</sup> day of August, 2023.

David M. Schnurbusch  
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES 04-17-2027



## RECOMMENDED FOR APPROVAL

[Signature]  
Chairman, Planning and Zoning Commission Date 9-11-23  
City of Princeton, Texas

"APPROVED"

[Signature]  
Mayor, City of Princeton, Texas Date 9-12

"CERTIFICATE OF COMPLETION"

"ACCEPTED"

[Signature]  
Mayor, City of Princeton, Texas Date 9-12

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing Plat of Whitewing Trails Phase 2A, Subdivision or Addition to the City of Princeton was submitted to the City Council on this the 11 day of September, 2023, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, water, and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESSED MY HAND, this the 12 day of September, 2023.

[Signature]  
City Secretary  
City of Princeton, Texas



## NOTES:

1. Bearings are based on Texas State Plane Coordinate System, North Central Zone, NAD 83.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permit.
3. All open space - non residential lots shall be owned and maintained by the homeowners association, fencing along open space- non residential lots shall comply with PD zoning requirements. PD Ordinance No. 2009-07-28
4. Sidewalks shall be constructed in accordance with the thoroughfare plan and subdivision ordinance.
5. Development standards of this plat shall comply with zoning ordinance PD.

## FLOOD NOTE:

According to the National Flood Insurance Rate Map, Community Panel No. 48085 C0285 J, with an effective date of June 2, 2009, and according to the Letter of Map Revision (LOMR) No. 19-06-0798P, effective 2/3/2020 and LOMR 20-06-2556P, effective 4/30/2021, revising this effective area, this property lies in Zone X, Shaded Zone X, and Zone AE.

Lots effected by the LOMR are Lots 15-22, Block I; Lots 4 & 6, Block H; Lots 1, 7, 8, 10 & 11, Block F; and Lots 5-8, 10-12, and 14-46, Block G.

A new LOMR (Case No. 23-06-1094P) has been submitted and is under review to remove these lots as listed.

## NOTE:

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

**FINAL PLAT**  
**WHITEWING TRAILS PHASE 2A**  
227 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 51.660 ACRES OF LAND SITUATED IN THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
BLOCK A, 1X, LOTS 2-30. BLOCK B, LOTS 1-18,  
BLOCK C, LOTS 1-15, BLOCK D, LOTS 1-34,  
BLOCK E, LOTS 1-24, BLOCK F, LOTS 1-4, 5X, 6-11  
BLOCK G, 1X, LOTS 2-46,  
BLOCK H LOTS 1-4, 5X, 6-8, BLOCK I, LOTS 1-5, 6X, 7-27,  
BLOCK J, 1X, LOTS 2-20

**CITY OF PRINCETON, COLLIN COUNTY, TEXAS**



STATE OF TEXAS, COUNTY OF COLLIN  
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON 09/12/2023 02:27 PM  
PLAT BOOK: 2023 PAGE: 895 - 898  
NUMBER OF PAGES: 4 AMOUNT: \$65.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE,  
COUNTY CLERK, COLLIN COUNTY, TEXAS  
By: [Signature] DEPUTY  
Stacey Kemp



OWNER / DEVELOPER:  
MM PRINCETON 854, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234

ENGINEERS / SURVEYORS:



**USA PROFESSIONAL SERVICES GROUP, INC.**  
CIVIL ENGINEERS - SURVEYORS - PLANNERS LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED ENGINEERING FIRM F-1845  
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00  
1525 VICEROY DRIVE  
DALLAS, TEXAS 75235  
(214) 634-3300 FAX (214) 634-3338  
EMAIL: mail@usaengineers.com

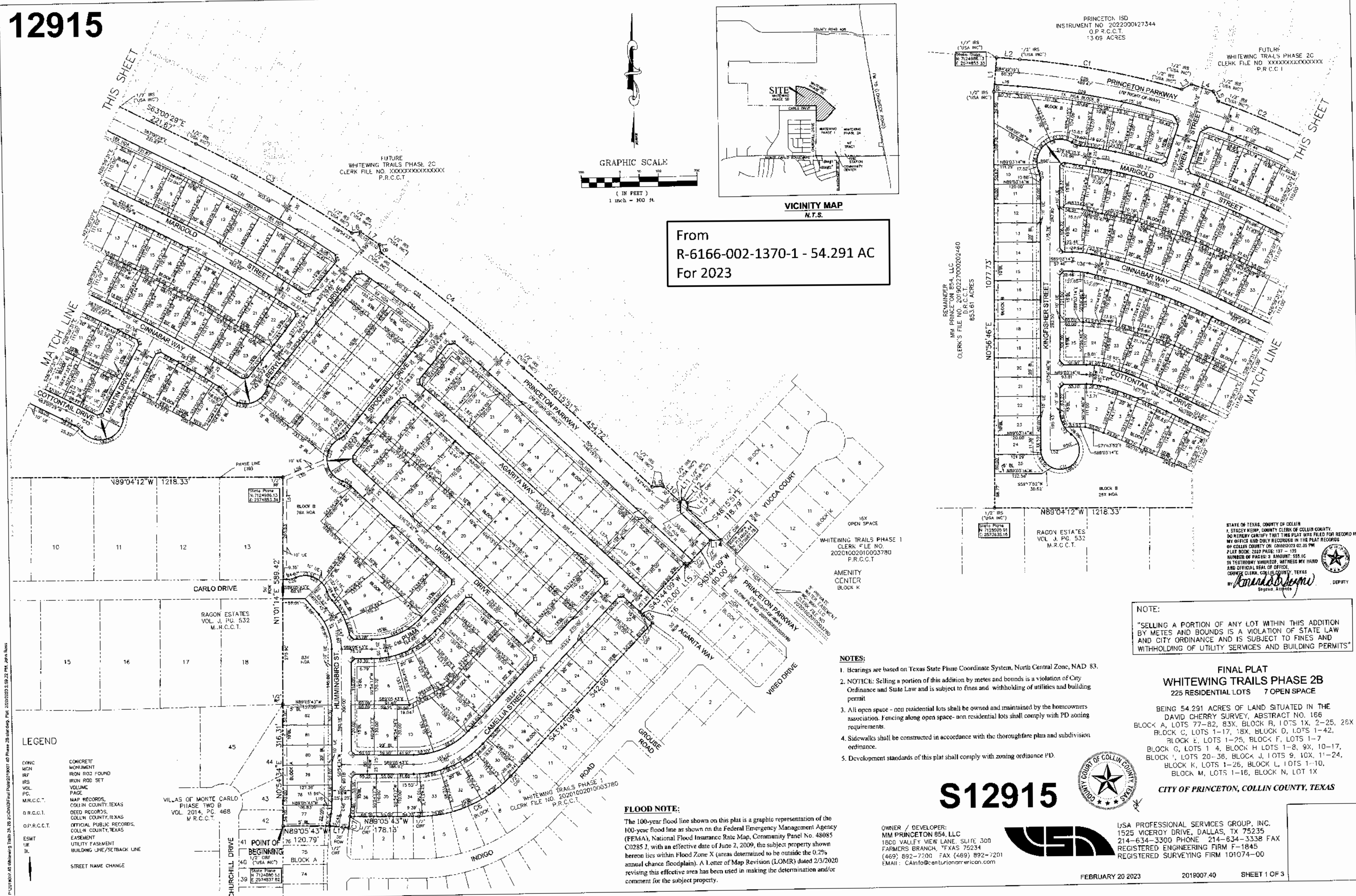
**13083-4**

AUGUST 22, 2023

2019007.40

SHEET 4 OF 4





**S12915**

OWNER / DEVELOPER:  
MM PRINCETON 854, LLC  
1800 VALLBY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
(469) 892-7200 FAX (469) 892-7201  
EMAIL: CAlinfo@centurionamerican.com

USA PROFESSIONAL SERVICES GROUP, INC.  
1525 VICEROY DRIVE, DALLAS, TX 75235  
214-634-3300 PHONE 214-634-3338 FAX  
REGISTERED ENGINEERING FIRM F-1845  
REGISTERED SURVEYING FIRM 101074-00

FEBRUARY 20 2023 2019007.40 SHEET 1 OF 3



PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK A : 77	6710.61	0.15
BLOCK A : 78	6627.24	0.15
BLOCK A : 79	6617.56	0.15
BLOCK A : 80	6617.56	0.15
BLOCK A : 81	6617.56	0.15
BLOCK A : 82	6617.57	0.15
BLOCK A : 83X	31976.14	0.73
BLOCK B : 1X	9584.14	0.22
BLOCK B : 2	6750.47	0.15
BLOCK B : 3	5701.51	0.13
BLOCK B : 4	5768.85	0.13
BLOCK B : 5	5665.99	0.13
BLOCK B : 6	6088.03	0.14
BLOCK B : 7	8280.73	0.19
BLOCK B : 8	13592.60	0.31
BLOCK B : 9	8475.48	0.19
BLOCK B : 10	582.82	0.14
BLOCK B : 11	6000.00	0.14
BLOCK B : 12	6000.00	0.14
BLOCK B : 13	6000.00	0.14

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK B : 14	6000.00	0.14
BLOCK B : 15	6000.00	0.14
BLOCK B : 16	6000.00	0.14
BLOCK B : 17	6000.00	0.14
BLOCK B : 18	6000.00	0.14
BLOCK B : 19	6000.00	0.14
BLOCK B : 20	6000.00	0.14
BLOCK B : 21	6000.00	0.14
BLOCK B : 22	6000.00	0.14
BLOCK B : 23	6000.00	0.14
BLOCK B : 24	6004.82	0.14
BLOCK B : 25	6611.88	0.15
BLOCK B : 26X	229987.03	5.28
BLOCK C : 1	6850.74	0.16
BLOCK C : 2	5840.52	0.13
BLOCK C : 3	5744.16	0.13
BLOCK C : 4	5744.16	0.13
BLOCK C : 5	5611.60	0.13
BLOCK C : 6	5577.00	0.13
BLOCK C : 7	5577.00	0.13

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK C : 8	5577.00	0.13
BLOCK C : 9	5615.70	0.13
BLOCK C : 10	5668.97	0.13
BLOCK C : 11	5668.97	0.13
BLOCK C : 12	5668.97	0.13
BLOCK C : 13	5668.97	0.13
BLOCK C : 14	5668.97	0.13
BLOCK C : 15	5668.97	0.13
BLOCK C : 16	5668.97	0.13
BLOCK C : 17	7233.05	0.17
BLOCK C : 18X	18188.39	0.42
BLOCK D : 1	7923.30	0.18
BLOCK D : 2	6753.39	0.14
BLOCK D : 3	5840.94	0.13
BLOCK D : 4	5772.38	0.13
BLOCK D : 5	5798.42	0.13
BLOCK D : 6	5830.86	0.13
BLOCK D : 7	5788.73	0.13
BLOCK D : 8	5764.34	0.13
BLOCK D : 9	5787.68	0.13

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK F : 1	7040.33	0.16
BLOCK F : 2	7911.40	0.18
BLOCK F : 3	6049.07	0.14
BLOCK F : 4	6111.88	0.14
BLOCK F : 5	5922.80	0.14
BLOCK F : 6	5698.56	0.13
BLOCK F : 7	5599.52	0.13
BLOCK G : 1	7363.08	0.17
BLOCK G : 2	6087.04	0.14
BLOCK G : 3	5972.60	0.14
BLOCK G : 4	5680.29	0.13
BLOCK H : 1	5596.07	0.13
BLOCK H : 2	5981.19	0.14
BLOCK H : 3	6000.00	0.14
BLOCK H : 4	6000.00	0.14
BLOCK H : 5	6000.00	0.14
BLOCK H : 6	6000.00	0.14
BLOCK H : 7	6000.00	0.14
BLOCK H : 8	6290.92	0.14
BLOCK H : 9X	6975.12	0.16

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK H : 10	6852.56	0.16
BLOCK H : 11	6000.00	0.14
BLOCK H : 12	6000.00	0.14
BLOCK H : 13	6000.00	0.14
BLOCK H : 14	6000.00	0.14
BLOCK H : 15	6000.00	0.14
BLOCK H : 16	5919.51	0.14
BLOCK H : 17	5615.73	0.13
BLOCK I : 20	6559.52	0.15
BLOCK I : 21	5500.00	0.13
BLOCK I : 22	5500.00	0.13
BLOCK I : 23	5500.00	0.13
BLOCK I : 24	5500.00	0.13
BLOCK I : 25	5500.00	0.13
BLOCK I : 26	5500.00	0.13
BLOCK I : 27	5500.00	0.13
BLOCK I : 28	5500.00	0.13
BLOCK I : 29	5500.00	0.13
BLOCK I : 30	5976.59	0.14
BLOCK I : 31	6358.49	0.15

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK I : 32	7780.21	0.18
BLOCK I : 33	7518.66	0.17
BLOCK I : 34	6675.52	0.15
BLOCK I : 35	6050.00	0.14
BLOCK J : 36	7175.84	0.16
BLOCK J : 9	6600.00	0.15
BLOCK J : 10X	21672.66	0.50
BLOCK J : 11	6578.28	0.15
BLOCK J : 12	6240.00	0.14
BLOCK J : 13	6240.00	0.14
BLOCK J : 14	6240.00	0.14
BLOCK J : 15	6240.00	0.14
BLOCK J : 16	6240.00	0.14
BLOCK J : 17	6240.00	0.14
BLOCK J : 18	6240.00	0.14
BLOCK J : 19	6240.00	0.14
BLOCK J : 20	6240.00	0.14
BLOCK J : 21	6240.00	0.14
BLOCK J : 22	6340.83	0.15
BLOCK J : 23	6196.10	0.14

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	12'02'29"	2035.00'	427.68'	S78°21'04"E	426.90'
C2	6'30'25"	2035.00'	231.11'	S66°15'41"E	230.98'
C3	7'53'32"	3534.97'	466.36'	S59°13'43"E	466.02'
C4	7'43'23"	3535.00'	476.48'	S50°07'33"E	476.12'
C5	3'23'33"	525.00'	31.09'	S47°57'38"E	31.08'
C6	47°10'27"	395.00'	267.56'	S67°19'14"W	260.07'
C7	1°44'18"	882.46'	29.81'	S7°37'35"W	29.81'
C8	22°19'54"	50.00'	23.39'	S68°38'8"E	23.24'
C9	143°54'47"	80.00'	150.71'	S50°34'5"W	114.10'
C10	27°19'54"	60.00'	23.39'	N10°13'11"W	23.24'
C11	234°26'15"	50.00'	204.99'	N63°43'38"E	88.93'
C12	54°26'15"	88.50'	66.03'	S20°16'22"E	53.58'
C13	0°46'19"	27°7.54'	36.62'	N62°37'30"W	36.62'
C14	24°03'35"	60.00'	25.20'	N50°12'32"W	25.01'
C15	136°06'08"	60.00'	142.53'	N73°46'11"E	111.30'
C16	23°33'23"	60.00'	24.67'	S17°29'49"W	24.49'
C17	24°01'03"	60.00'	25.15'	N44°42'48"W	24.97'
C18	130°56'44"	60.00'	137.13'	N8°14'9"22"E	109.17'
C19	23°33'23"	60.00'	24.67'	S28°07'41"W	24.49'
C20	3°58'20"	3465.00'	240.23'	N52°19'40"W	240.18'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C21	23°33'23"	60.00'	24.67'	N51°41'05"E	24.49'
C22	133°17'01"	60.00'	139.57'	S3°10'44"E	110.17'
C23	23°33'23"	60.00'	24.67'	N58°02'33"W	24.49'
C24	24°40'45"	60.00'	25.84'	S28°52'08"E	25.64'
C25	96°07'21"	60.00'	100.66'	N64°35'26"W	89.26'
C26	23°33'23"	60.00'	24.67'	N79°07'36"E	24.49'
C27	1°47'22"	2902.00'	90.84'	N62°06'48"W	90.63'
C28	21°2'50"	2000.00'	745.74'	N73°41'24"W	741.43'
C29	11°59'28"	1965.00'	411.25'	N76°22'35"W	410.50'
C30	6°27'24"	1965.00'	221.44'	N86°14'11"W	221.32'
C31	7°27'01"	3465.00'	450.57'	N59°18'58"W	450.25'
C32	6°44'37"	1202.81'	1202.81'	N73°41'06"W	1219.18'
C33	3°45'39"	600.00'	39.38'	N77°55'25"W	39.38'
C34	3°32'07"	1810.00'	411.79'	N69°31'32"W	410.91'
C35	7°58'47"	3310.00'	460.99'	N59°01'05"W	460.62'
C36	13°00'20"	200.00'	45.40'	N82°33'04"W	45.36'
C37	13°02'28"	1538.00'	350.05'	N69°31'42"W	348.29'
C38	7°37'34"	3038.00'	404.36'	N59°11'42"W	404.08'
C39	2°41'37"	1000.00'	47.01'	N38°33'34"E	47.01'
C40	2°41'37"	1000.00'	47.01'	S38°33'34"W	47.01'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C41	18°27'19"	200.00'	64.12'	N79°49'35"W	64.14'
C42	7°35'26"	1266.00'	167.72'	N66°48'2"W	167.60'
C43	2°16'59"	2766.00'	110.22'	N61°51'59"W	110.21'
C44	5°43'55"	500.00'	50.02'	S42°46'20"W	50.00'
C45	5°43'55"	500.00'	50.02'	S42°46'20"W	50.00'
C46	47°13'09"	200.00'	64.65'	N67°19'13"E	160.04'
C47	40°03'27"	155.35'	115.60'	S19°28'53"E	113.26'
C48	7°55'34"	300.00'	41.30'	N45°57'21"E	41.47'
C49	1°45'06"	1000.00'	30.57'	S75°35'35"W	30.57'
C50	47°10'09"	220.00'	181.12'	N67°19'13"E	176.04'
C51	2°50'14"	3465.00'	171.58'	N47°40'58"W	171.57'
C52	3°34'54"	3300.00'	205.28'	N48°03'18"W	206.25'
C53	2°41'37"	975.00'	45.84'	S36°33'34"W	45.83'
C54	3°28'35"	3465.00'	210.23'	N52°19'40"W	210.20'

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK D : 10	5667.46	0.13
BLOCK D : 11	5550.00	0.13
BLOCK D : 12	5550.00	0.13
BLOCK D : 13	5550.00	0.13
BLOCK D : 14	5550.00	0.13
BLOCK D : 15	5680.05	0.13
BLOCK D : 16	5719.33	0.13
BLOCK D : 17	5719.33	0.13
BLOCK D : 18	5680.47	0.13
BLOCK D : 19	5682.45	0.13
BLOCK D : 20	5725.52	0.13
BLOCK D : 21	5729.22	0.13
BLOCK D : 22	7215.65	0.17
BLOCK D : 23	7279.00	0.17
BLOCK D : 24	5673.53	0.13
BLOCK D : 25	5691.86	0.13
BLOCK D : 26	5741.36	0.13
BLOCK D : 27	5703.86	0.13
BLOCK D : 28	5681.87	0.13
BLOCK D : 29	5706.35	0.13

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK D : 30	5693.33	0.13
BLOCK D : 31	0.00	0.00
BLOCK D : 32	5661.00	0.13
BLOCK D : 33	5661.00	0.13
BLOCK D : 34	5661.00	0.13
BLOCK D : 35	5713.83	0.13
BLOCK D : 36	5808.91	0.13
BLOCK D : 37	5822.68	0.13
BLOCK D : 38	5805.24	0.13
BLOCK D : 39	5756.63	0.13
BLOCK D : 40	5805.24	0.13
BLOCK D : 41	5798.64	0.13
BLOCK D : 42	7158.09	0.16
BLOCK D : 43	7541.41	0.17
BLOCK E : 1	7820.15	0.18
BLOCK E : 2	7536.99	0.17
BLOCK E : 3	6065.78	0.14
BLOCK E : 4	5859.11	0.13
BLOCK E : 5	5728.18	0.13
BLOCK E : 6	5992.68	0.14

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK E : 7	6192.84	0.14
BLOCK E : 8	5542.68	0.13
BLOCK E : 9	5522.00	0.13
BLOCK E : 10	5531.41	0.13
BLOCK E : 11	5651.10	0.13
BLOCK E : 12	5724.73	0.13
BLOCK E : 13	7060.35	0.16
BLOCK E : 14	6742.56	0.15
BLOCK E : 15	5608.84	0.13
BLOCK E : 16	0.00	0.00
BLOCK E : 17	5614.45	0.13
BLOCK E : 18	5568.59	0.13
BLOCK E : 19	5578.00	0.13
BLOCK E : 20	5597.65	0.13
BLOCK E : 21	5861.53	0.13
BLOCK E : 22	5844.13	0.13
BLOCK E : 23	5751.31	0.13
BLOCK E : 24	6284.23	0.14
BLOCK F : 25	6549.04	0.15
BLOCK F : 26	6670.00	0.15

PARCEL TABLE		
LOT	SQUARE FOOT	ACRE
BLOCK J : 24	6883.86	0.16
BLOCK K : 1	7498.16	0.17
BLOCK K : 2	6519.35	0.15
BLOCK K : 3	5913.95	0.14
BLOCK K : 4	5856.26	0.13
BLOCK K : 5	5830.00	0.13
BLOCK K : 6	5830.00	0.13
BLOCK K : 7	5830.00	0.13
BLOCK K : 8	5830.00	0.13
BLOCK K : 9	5830.00	0.13
BLOCK K : 10	5830.00	0.13
BLOCK K : 11	5830.00	0.13
BLOCK K : 12	5830.00	0.13
BLOCK K : 13	6550.00	0.15
BLOCK K : 14	6550.00	0.15
BLOCK K : 15	5830.00	0.13
BLOCK K : 16	5830.00	0.13
BLOCK K : 17	5830.00	0.13
BLOCK K : 18	5830.00	0.13



OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS MM PRINCETON 854, L.L.C., is the owner of a 54.291 acres tract or parcel of land situated in the David Cherry Survey, Abstract No. 166, in the City of Princeton, Collin County, Texas and being a part of an 853.61 acre tract conveyed to MM Princeton 854, L.L.C., as recorded in County Clerk's File No. 20190227000202460 in the Deed Records of Collin County, Texas and being more particularly describe as follows:

BEGINNING at 1/2" cap iron rod with red cap stamped found for the most northwest corner of Whitewing Trails Phase I, an addition to the City of Princeton, Collin County, Texas as recorded in County Clerk's File No. 20201002010003780 in the Plat Records of Collin County, Texas, said point also being in the east line of the Villas of Monte Carlo Phase Two B, an addition to the City of Princeton, Collin County, Texas as recorded in Volume 2014, Page 468 of the Map Records of Collin County, Texas;

THENCE North 0 degrees 54 minutes 34 seconds East, along the east line of said Villas of Monte Carlo, a distance of 316.31 feet to a 1/2" iron rod found for the most northeast corner of said Villas of Monte Carlo Phase Two B and the most Southeast corner of Ragon Estates, an addition to the City of Princeton, Collin County, Texas as recorded in Volume 1, Page 532 of the Map Records, Collin County, Texas;

THENCE North 1 degree 01 minutes 14 seconds East, along the east line of said Ragon Estates, a distance of 589.42 feet to a 1/2" iron rod found for corner for the northeast corner of said Ragon Estates;

THENCE North 89 degrees 04 minutes 12 seconds West, along the north line of said Ragon Estates, a distance of 1218.33 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner in the north line of Lot 6 of said Ragon Estates;

THENCE Northerly, crossing said MM Princeton 854, L.L.C. tract, the following courses and distances:

North 0 degree 56 minutes 46 seconds East, a distance of 1077.73 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 5 degrees 37 minutes 41 seconds East, a distance of 90.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being in the south line of a 13.09 acre tract of land conveyed to Princeton ISD and recorded in Instrument No. 2022000127344 of the Official Public Records, Collin County, Texas;

South 84 degrees 22 minutes 19 seconds East, along the common line of said MM Princeton 854, L.L.C. and said Princeton ISD tract, a distance of 60.32 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a curve to the right having a radius of 2,035.00 feet, a central angle of 12 degrees 02 minutes 29 seconds, whose chord bears South 78 degrees 21 minutes 04 seconds East, a chord distance of 426.90 feet;

Southeasterly, continuing along said common line and said curve to the right, an arc length of 427.68 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 63 degrees 30 minutes 51 seconds East, continuing along said common line, a distance of 28.56 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 70 degrees 55 minutes 21 seconds East, a distance of 60.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 25 degrees 21 minutes 34 seconds East, a distance of 28.56 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a non-tangent curve to the right having a radius of 2,035.00 feet, a central angle of 06 degrees 30 minutes 25 seconds, whose chord bears South 66 degrees 15 minutes 41 seconds East, a chord distance of 230.98 feet;

Southeasterly, along said non-tangent curve to the right, an arc length of 231.11 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 63 degrees 00 minutes 29 seconds East, a distance of 221.67 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a curve to the right having a radius of 3,534.97 feet, a central angle of 07 degrees 33 minutes 32 seconds, whose chord bears South 59 degrees 13 minutes 43 seconds East, a chord distance of 466.02 feet;

Southeasterly, along said curve to the right, an arc length of 466.36 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 82 degrees 17 minutes 22 seconds East, a distance of 22.16 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 54 degrees 43 minutes 05 seconds East, a distance of 60.20 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 7 degrees 06 minutes 04 seconds East, a distance of 20.46 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a non-tangent curve to the right having a radius of 3,535.00 feet, a central angle of 07 degrees 43 minutes 23 seconds, whose chord bears South 50 degrees 07 minutes 33 seconds East, a chord distance of 476.12 feet;

Southeasterly, along said non-tangent curve to the right, an arc length of 476.48 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 454.72 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 88 degrees 44 minutes 09 seconds East, a distance of 28.28 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 60.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 43 degrees 44 minutes 09 seconds East, a distance of 11.21 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 15.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner in the most Northerly line of said Whitewing Trails Phase I;

THENCE along the Northerly line of said Whitewing Trails Phase I the following courses and distances;

South 1 degree 15 minutes 51 seconds East, a distance of 15.86 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 118.79 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 88 degrees 44 minutes 10 seconds West, a distance of 28.28 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 43 degrees 44 minutes 09 seconds West, a distance of 90.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 46 degrees 15 minutes 51 seconds West, a distance of 8.28 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 43 degrees 44 minutes 09 seconds West, a distance of 170.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 12.05 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner at the beginning of a curve to the right having a radius of 525.00 feet, a central angle of 03 degrees 23 minutes 33 seconds, whose chord bears South 47 degrees 57 minutes 38 seconds East, a chord distance of 31.08 feet;

Southeasterly, along said curve to the left, an arc length of 31.09 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 43 degrees 44 minutes 09 seconds West a distance of 542.66 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner at the beginning of a curve to the right having a radius of 325.00 feet, a central angle of 47 degrees 10 minutes 12 seconds, whose chord bears South 67 degrees 19 minutes 14 seconds East, a chord distance of 260.07 feet;

Southwesterly, along said curve to the right, an arc length of 267.56 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 89 degrees 05 minutes 43 seconds West a distance of 178.13 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner at the beginning of a non-tangent curve to the right having a radius of 982.46 feet, a central angle of 01 degrees 44 minutes 18 seconds, whose chord bears South 7 degrees 57 minutes 35 seconds West, a chord distance of 29.81 feet;

Southwesterly, along said non-tangent curve to the right, an arc length of 29.81 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 82 degrees 54 minutes 58 seconds West, a distance of 50.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 89 degrees 05 minutes 43 seconds West, a distance of 120.79 feet to the POINT OF BEGINNING, and containing 2,364,918 square feet or 54.291 acres of land, more or less.

DEDICATION STATEMENT

THAT MM Princeton 845, L.L.C., does hereby adopt this plat designating the hereinabove described property as **WHITEWING TRAILS, PHASE 2B**, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements as shown for mutual use and accommodation of the City of Princeton, Collin County, Texas and all public utilities desiring to use or using same, all and any public utility and the City of Princeton shall have the right to remove and keep removed any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction maintenance or efficiency of its respective systems on said easements and the City of Princeton and all public utility constructing, reconstructing, inspecting, patrolling, maintain and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations of the City of Princeton, Collin County, Texas.

WITNESS OUR HAND at Dallas, Texas, this the 21 day of February, 2023.

MM Princeton 845, L.L.C.

By: MM Princeton 845, LLC

Name: Melvin May Jr.

Title: Authorized Agent

STATE OF TEXAS:  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Melvin May Jr., know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21<sup>st</sup> day of February, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3.14.2026



SURVEYOR'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

That I, William V. Perry, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Princeton, Collin County, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the 20th day of February, 2023.

William V. Perry  
William V. Perry, RPLS Registration No. 4699  
Registered Professional Land Surveyor  
USA Professional Services Group Inc.



STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared William V. Perry, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21<sup>st</sup> day of February, 2023.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES 03/14/2026



RECOMMENDED FOR APPROVAL

[Signature]  
Chairman, Planning and Zoning Commission  
City of Princeton, Texas

2-21-23

Date

"APPROVED"

Brian Chacon  
Mayor, City of Princeton, Texas

2-28-23

Date

CERTIFICATE OF COMPLETION  
"ACCEPTED"

Brian Chacon  
Mayor, City of Princeton, Texas

2-28-23

Date

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing Plat of Whitewing Trails Phase 2B, Subdivision or Addition to the City of Princeton was submitted to the City Council on this the 13 day of February, 2023, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, water, and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESSED MY HAND, this the 28 day of February, 2023.

Amber Anderson  
City Secretary  
City of Princeton, Texas



NOTE:

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

**S12915**

FINAL PLAT  
WHITEWING TRAILS PHASE 2B  
225 RESIDENTIAL LOTS 7 OPEN SPACE

BEING 54.291 ACRES OF LAND SITUATED IN THE DAVID CHERRY SURVEY, ABSTRACT NO. 166 BLOCK A, LOTS 77-82, 83X, BLOCK B, LOTS 1X, 2-25, 26X BLOCK C, LOTS 1-17, 18X, BLOCK D, LOTS 1-42, BLOCK E, LOTS 1-25, BLOCK F, LOTS 1-7 BLOCK G, LOTS 1-4, BLOCK H LOTS 1 8, 9X, 10-17, BLOCK I, LOTS 20-36, BLOCK J, LOTS 9, 10X, 11-24, BLOCK K, LOTS 1-26, BLOCK L, LOTS 1-10, BLOCK M, LOTS 1-16, BLOCK N, LOT 1X

CITY OF PRINCETON, COLLIN COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF COLLIN  
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND FULLY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 03/02/2023 02:35 PM  
PLAT BOOK: 2023 PAGE: 137 - 139  
NUMBER OF PAGES: 3 AMOUNT: \$56.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE  
COUNTY CLERK, COLLIN COUNTY, TEXAS  
BY [Signature] DEPUTY



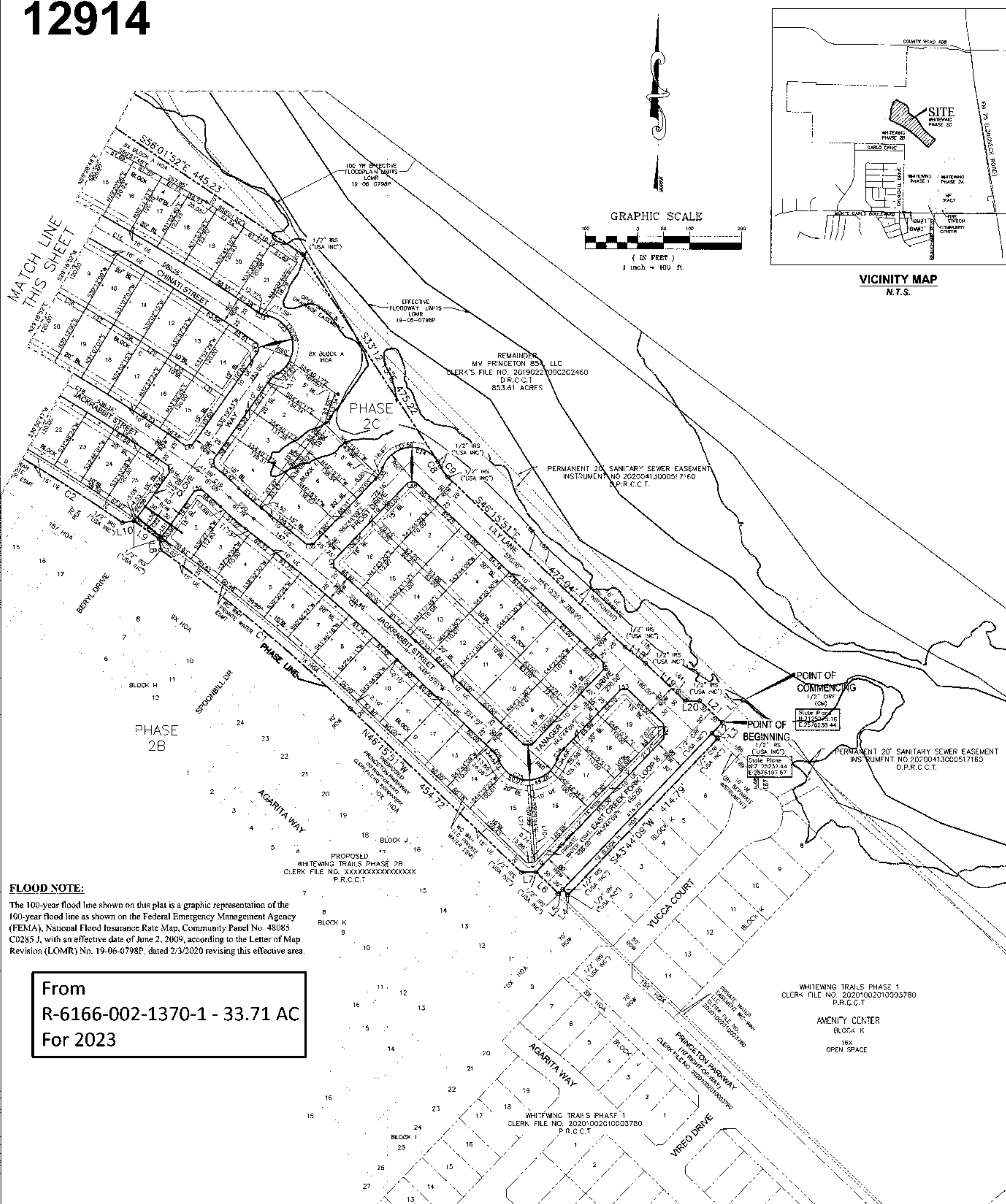
OWNER / DEVELOPER:  
MM PRINCETON 854, L.L.C.  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
(469) 892-7200 FAX (469) 892-7701  
EMAIL: info@centurionamericas.com



USA PROFESSIONAL SERVICES GROUP, INC.  
1525 VICEROY DRIVE, DALLAS, TX 75235  
214-634-3300 PHONE 214-634-3338 FAX  
REGISTERED ENGINEERING FIRM F-1845  
REGISTERED SURVEYING FIRM 101074-00

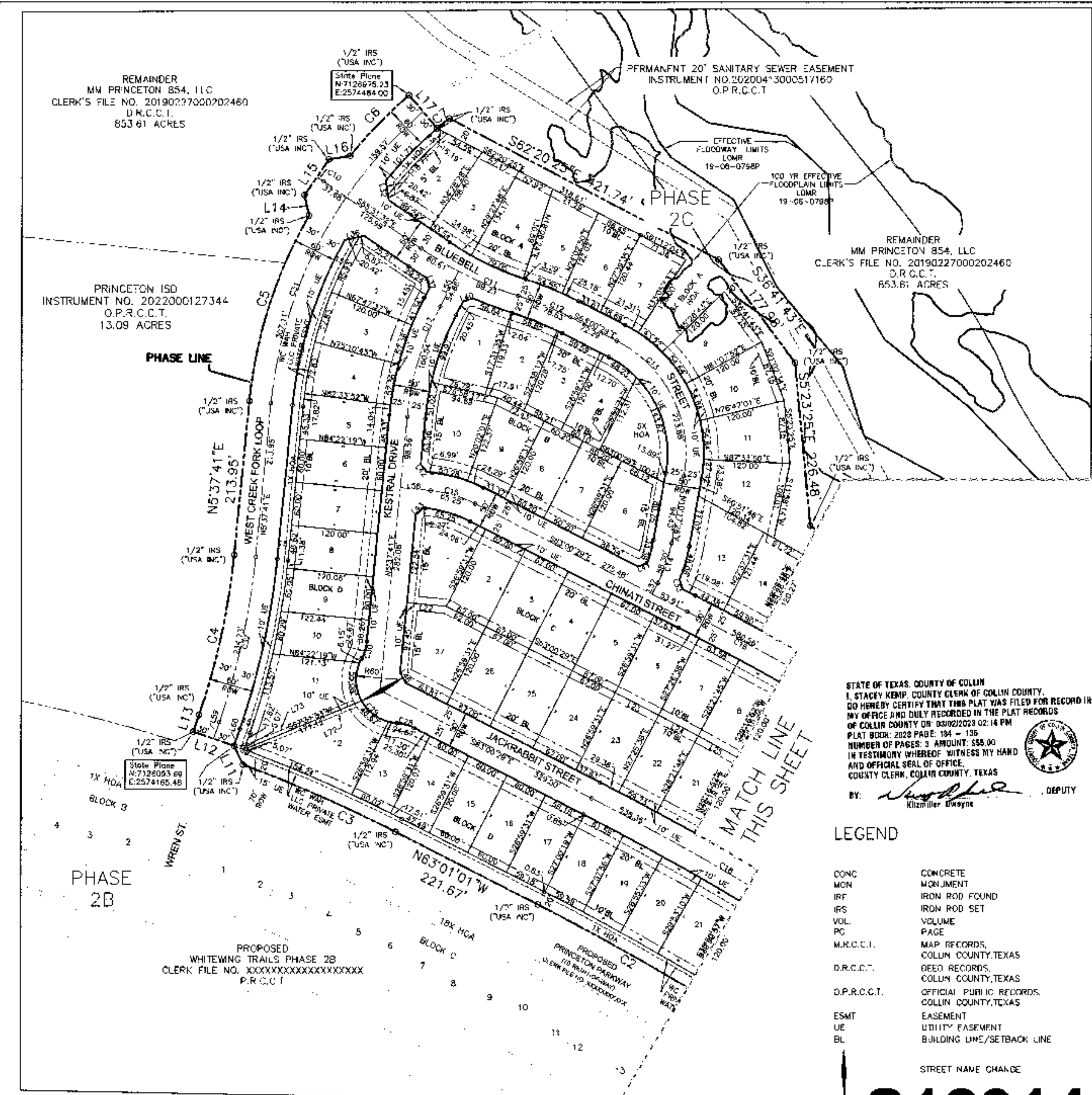


12914

**FLOOD NOTE:**

The 100-year flood line shown on this plat is a graphic representation of the 100-year flood line as shown on the Federal Emergency Management Agency (FEMA), National Flood Insurance Rate Map, Community Panel No. 48083 C0285 J, with an effective date of June 2, 2009, according to the Letter of Map Revision (LOMR) No. 19-06-0798P, dated 2/3/2020 revising this effective area.

From  
R-6166-002-1370-1 - 33.71 AC  
For 2023



PARCEL TABLE			PARCEL TABLE			PARCEL TABLE		
LOT	SQUARE FOOT	ACRES	LOT	SQUARE FOOT	ACRES	LOT	SQUARE FOOT	ACRES
BLOCK A : 1X	1653.16	0.04	BLOCK A : 21	7292.49	0.17	BLOCK C : 10	7518.91	0.17
BLOCK A : 2	8270.66	0.19	BLOCK B : 1	9199.45	0.21	BLOCK C : 11	7518.91	0.17
BLOCK A : 3	8264.04	0.19	BLOCK B : 2	7544.85	0.17	BLOCK C : 12	7518.91	0.17
BLOCK A : 4	8779.16	0.20	BLOCK B : 3	7533.43	0.17	BLOCK C : 13	7518.91	0.17
BLOCK A : 5	8079.39	0.19	BLOCK B : 4	7091.84	0.16	BLOCK C : 14	8848.49	0.20
BLOCK A : 6	7571.58	0.17	BLOCK B : 5X	7636.74	0.18	BLOCK C : 15	8466.58	0.19
BLOCK A : 7	7854.74	0.18	BLOCK B : 6	9964.45	0.23	BLOCK C : 16	7277.85	0.17
BLOCK A : 8X	84817.27	1.95	BLOCK B : 7	7224.00	0.17	BLOCK C : 17	7277.85	0.17
BLOCK A : 9	8350.12	0.19	BLOCK B : 8	7224.00	0.17	BLOCK C : 18	7277.85	0.17
BLOCK A : 10	8350.12	0.19	BLOCK B : 9	7824.71	0.18	BLOCK C : 19	7277.85	0.17
BLOCK A : 11	8350.12	0.19	BLOCK B : 10	9906.55	0.23	BLOCK C : 20	7277.85	0.17
BLOCK A : 12	9092.51	0.21	BLOCK C : 1	9933.77	0.23	BLOCK C : 21	7277.85	0.17
BLOCK A : 13	10549.15	0.24	BLOCK C : 2	7440.00	0.17	BLOCK C : 22	7277.85	0.17
BLOCK A : 14	7343.68	0.17	BLOCK C : 3	8040.00	0.18	BLOCK C : 23	8094.10	0.19
BLOCK A : 15	7300.06	0.17	BLOCK C : 4	8040.00	0.18	BLOCK C : 24	8040.00	0.18
BLOCK A : 16	7313.24	0.17	BLOCK C : 5	8040.00	0.18	BLOCK C : 25	8040.00	0.18
BLOCK A : 17	7383.24	0.17	BLOCK C : 6	8213.36	0.19	BLOCK C : 26	8040.00	0.18
BLOCK A : 18	7483.74	0.17	BLOCK C : 7	7518.91	0.17	BLOCK C : 27	11041.54	0.25
BLOCK A : 19	7402.87	0.17	BLOCK C : 8	7518.91	0.17	BLOCK D : 1X	29791.09	0.68
BLOCK A : 20	7322.12	0.17	BLOCK C : 9	7518.91	0.17	BLOCK D : 2	9325.05	0.21

PARCEL TABLE			PARCEL TABLE			PARCEL TABLE		
LOT	SQUARE FOOT	ACRES	LOT	SQUARE FOOT	ACRES	LOT	SQUARE FOOT	ACRES
BLOCK D : 3	7811.23	0.18	BLOCK D : 23	7270.64	0.17	BLOCK F : 11	6930.00	0.16
BLOCK D : 4	7811.23	0.18	BLOCK D : 24	7270.64	0.17	BLOCK F : 12	6928.26	0.16
BLOCK D : 5	7351.52	0.17	BLOCK D : 25	8459.56	0.19	BLOCK F : 13	6820.17	0.16
BLOCK D : 6	7200.00	0.17	BLOCK E : 1	7219.15	0.17	BLOCK F : 14	6856.56	0.16
BLOCK D : 7	7200.00	0.17	BLOCK E : 2	7993.94	0.18	BLOCK F : 15	6858.22	0.16
BLOCK D : 8	7200.23	0.17	BLOCK E : 3	7816.51	0.18	BLOCK F : 16	8320.91	0.19
BLOCK D : 9	7257.71	0.17	BLOCK E : 4	9376.38	0.22	BLOCK F : 1X	24525.88	0.56
BLOCK D : 10	7429.41	0.17	BLOCK E : 5	9639.70	0.22	BLOCK G : 2	8248.83	0.19
BLOCK D : 11	12180.12	0.28	BLOCK E : 6	8137.25	0.19	BLOCK G : 3	6781.81	0.16
BLOCK D : 12	12374.66	0.28	BLOCK E : 7	8486.94	0.19	BLOCK G : 4	6753.46	0.16
BLOCK D : 13	7123.59	0.16	BLOCK F : 1	7732.17	0.18	BLOCK G : 5	6690.94	0.15
BLOCK D : 14	7200.44	0.17	BLOCK F : 2	6846.97	0.16	BLOCK G : 6	6690.94	0.15
BLOCK D : 15	7200.00	0.17	BLOCK F : 3	6929.59	0.16	BLOCK G : 7	6690.94	0.15
BLOCK D : 16	7200.00	0.17	BLOCK F : 4	6993.90	0.16	BLOCK G : 8	6690.94	0.15
BLOCK D : 17	7202.36	0.17	BLOCK F : 5	6931.74	0.16	BLOCK G : 9	6694.51	0.15
BLOCK D : 18	7270.64	0.17	BLOCK F : 6	6930.00	0.16	BLOCK G : 10	6600.00	0.15
BLOCK D : 19	7270.64	0.17	BLOCK F : 7	6830.00	0.16	BLOCK G : 11	6600.00	0.15
BLOCK D : 20	7270.64	0.17	BLOCK F : 8	7805.63	0.18	BLOCK G : 12	6600.00	0.15
BLOCK D : 21	7270.64	0.17	BLOCK F : 9	7937.10	0.18	BLOCK G : 13	6600.00	0.15
BLOCK D : 22	7270.64	0.17	BLOCK F : 10	6930.00	0.16	BLOCK G : 14	6447.70	0.15

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK G : 15	12322.85	0.28
BLOCK G : 16	10405.82	0.24
BLOCK G : 17	7987.21	0.18
BLOCK G : 18	7365.73	0.17
BLOCK G : 19	8088.50	0.19
BLOCK H : 1X	6221.80	0.14

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S43°44'09"W	59.14'	L20	N88°44'09"E	28.28'	L40	N70°53'29"E	14.54'	L59	N19°04'39"E	24.44'
L2	S43°44'09"W	29.00'	L21	S46°15'51"W	60.00'	L41	S89°55'25"W	13.62'	L60	S19°04'39"W	24.44'
L3	S45°15'51"E	15.00'	L22	N84°22'19"W	54.71'	L42	N39°22'19"W	14.14'	L61	S25°17'26"E	10.15'
L4	N46°15'51"W	15.00'	L23	N62°54'26"W	67.95'	L43	S50°37'41"W	14.14'	L62	S43°44'09"W	10.00'
L5	S43°44'09"W	11.21'	L24	N67°05'49"W	61.65'	L44	S8°53'17"E	14.09'	L63	N46°15'51"W	259.26'
L6	N46°15'51"W	60.00'	L25	N6°11'10'41"W	61.65'	L45	S80°05'53"W	14.20'	L64	N46°15'51"W	115.50'
L7	S88°44'09"W	28.28'	L26	N60°15'34"W	61.65'	L46	S28°41'24"E	16.52'	L65	N88°44'09"E	14.14'
L8	N7°06'04"W	20.46'	L27	N59°20'26"W	61.65'	L47	N2°06'51"W	13.55'	L66	S46°15'51"E	128.85'
L9	N54°43'05"W	60.20'	L28	N58°25'19"W	61.65'	L48	N88°44'09"E	14.14'	L67	S7°56'55"W	25.58'
L10	S82°17'22"W	22.16'	L29	N67°30'12"W	61.65'	L49	S1°15'51"E	14.14'	L68	S2°56'55"W	20.00'
L11	N25°21'34"W	28.56'	L30	N58°35'04"W	61.65'	L50	S88°44'09"W	14.14'	L69	S46°15'51"E	109.27'
L12	N70°55'21"W	60.00'	L31	N55°35'04"W	72.56'	L51	S39°54'23"W	4.76'	L70	N3°29'14"W	150.35'
L13	N19°04'39"E	24.44'	L32	S8°32'57"E	27.29'	L52	N81°49'47"E	13.77'	L71	N3°29'14"W	157.04'
L14	N12°45'21"W	28.94'	L33	S19°46'29"E	14.42'	L53	N88°44'09"E	14.14'	L72	S67°31'53"W	168.92'
L15	N34°28'24"E	60.07'	L34	S6°53'52"E	13.98'	L54	S1°15'51"E	28.28'	L73	S67°31'58"W	167.71'
L16	N80°55'13"E	29.32'	L35	N86°36'40"E	14.68'	L55	N27°31'45"E	54.86'			
L17	S40°32'15"E	60.00'	L36	S77°29'52"W	27.29'	L56	N84°22'19"W	41.89'			
L18	S51°56'29"E	50.23'	L37	N1°50'56"W	14.54'	L57	S26°59'31"W	17.37'			
L19	S46°15'51"E	105.00'	L38	N9°56'39"W	14.07'	L58	S39°54'23"W	7.18'			

CURVE TABLE					CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE	CURVE #	DELTA	RADIUS	LENGTH
C1	7°43'23"	3535.00'	476.48'	N50°07'33"W	476.12'	C21	6°01'07"	3890.00'	387.61'
C2	7°33'34"	3535.00'	466.40'	N59°13'42"W	466.07'	C22	4°34'40"	350.00'	27.96'
C3	6°30'25"	2035.00'	231.11'	N66°15'41"W	230.98'	C23	137°49'06"	60.00'	144.32'
C4	13°26'58"	970.00'	227.69'	N12°21'10"E	227.17'	C24	126°37'00"	60.00'	132.59'
C5	24°22'08"	640.00'	272.20'	N17°48'45"E	270.16'	C25	137°06'47"	60.00'	143.58'
C6	10°30'39"	640.00'	117.41'	N44°12'25"E	117.24'	C26	23°33'23"	60.00'	24.67'
C7	2°08'40"	580.00'	21.71'	N50°32'05"E	21.71'	C27	23°33'23"	60.00'	24.67'
C8	10°29'47"	60.00'	10.99'	S27°57'21"E	10.98'	C28	23°33'23"	60.00'	24.67'
C9	23°33'23"	60.00'	24.57'	S34°29'10"E	24.49'	C29	115°44'56"	60.00'	121.21'
C10	2°39'42"	250.00'	11.61'	N56°51'24"W	11.61'	C30	23°33'23"	60.00'	24.67'
C11	17°10'15"	500.00'	149.84'	S64°06'40"E	149.28'	C31	43°50'04"	610.00'	466.68'
C12	9°41'18"	465.00'	78.83'	N67°51'08"W	78.54'	C32	13°26'58"	1030.00'	234.73'
C13	73°17'55"	175.00'	223.88'	N26°21'31"W	208.92'	C33	23°33'23"	60.00'	24.67'
C14	16°42'05"	200.00'	58.30'	N18°38'29"E	58.09'	C34	23°33'23"	60.00'	24.67'
C15	21°21'50"	175.00'	65.25'	N73°41'24"W	64.88'	C35	23°33'23"	60.00'	24.67'
C16	8°20'12"	3990.00'	580.56'	N58°50'23"W	580.04'				
C17	21°54'06"	420.00'	160.54'	S16°34'43"W	159.57'				
C18	8°31'04"	3700.00'	550.05'	N58°44'57"W	549.54'				
C19	9°17'15"	500.00'	81.05'	N49°50'47"W	80.96'				
C20	7°04'49"	500.00'	61.79'	N48°44'34"W	61.75'				

STATE OF TEXAS, COUNTY OF COLLIN  
I, STACY KEMP, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON 03/02/2023 02:14 PM  
PLAT BOOK 2023 PAGE: 134 - 135  
NUMBER OF PAGES: 2 AMOUNT: \$55.00  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND  
AND OFFICIAL SEAL OF OFFICE  
COUNTY CLERK, COLLIN COUNTY, TEXAS  
BY *[Signature]* DEPUTY  
Kemp, Stacy

## NOTE:

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

# S12914

FINAL PLAT  
WHITEWING TRAILS PHASE 2C  
120 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 33.710 ACRES OF LAND SITUATED IN THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
BLOCK A, LOTS 1X, 2-7, 8X, 9-21  
BLOCK B, LOTS 1-4, 5X, 6-10  
BLOCK C, LOTS 1-27, BLOCK D, LOTS 1X, 2-25,  
BLOCK E, LOTS 1-7,  
BLOCK F, LOTS 1-16  
BLOCK G, LOTS 1X, 2-19,  
BLOCK H LOT 1X

CITY OF PRINCETON, COLLIN COUNTY, TEXAS



OWNER / DEVELOPER:  
MM PRINCETON 854, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
(469) 892-7200 FAX (469) 892-7201  
EMAIL: CAInfo@centurionamericar.com



USA PROFESSIONAL SERVICES GROUP, INC.  
1525 VICEROY DRIVE, DALLAS, TX 75235  
214-634-3300 PHONE 214-634-3338  
FAX  
REGISTERED ENGINEERING FIRM F-1845  
REGISTERED SURVEYING FIRM 101074-00



OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS MM PRINCETON 854, LLC., is the owner of a 33.71 acres tract or parcel of land situated in the David Cherry Survey, Abstract No. 166, in the City of Princeton, Collin County, Texas and being a part of an 853.61 acre tract of land conveyed to MM Princeton 854, LLC, as recorded in County Clerk's File No. 20190227000202460 in the Deed Records of Collin County, Texas, said 33.71 acre tract being more particularly describe as follows:

COMMENCING at 1/2" cap iron rod with red cap stamped found for corner at the most northerly corner of Whitewing Trails Phase 1, an addition to the City of Princeton, Collin County, Texas as recorded in County Clerk's File No. 20201002010003780 in the Plat Records of Collin County, Texas;

THENCE South 43 degrees 44 minutes 09 seconds West, along the northwesterly line of said Whitewing Trails Phase 1, a distance of 59.14 feet to the POINT OF BEGINNING;

THENCE continuing along the northerly line of said Whitewing Trails Phase 1, the following courses and distances:

South 43 degrees 44 minutes 09 seconds West, a distance of 29.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 15.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 43 degrees 44 minutes 09 seconds West, a distance of 414.79 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

THENCE departing the northerly line of said Whitewing Trails Phase 1 and crossing said MM Princeton 854 LLC tract the following courses and distances:

North 46 degrees 15 minutes 51 seconds West, a distance of 15.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 43 degrees 44 minutes 09 seconds West, a distance of 11.21 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 46 degrees 15 minutes 51 seconds West, a distance of 60.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 88 degrees 44 minutes 09 seconds West, a distance of 28.28 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 46 degrees 15 minutes 51 seconds West, a distance of 454.72 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a curve to the left having a radius of 3,535.00 feet, a central angle of 07 degrees 43 minutes 23 seconds, whose chord bears North 50 degrees 07 minutes 33 seconds West, a chord distance of 476.12 feet;

Northwesterly, along said curve to the left, an arc length of 476.48 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 07 degrees 06 minutes 04 seconds West, a distance of 20.46 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 54 degrees 43 minutes 05 seconds West, a distance of 60.20 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 82 degrees 17 minutes 22 seconds West, a distance of 22.16 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a non-tangent curve to the left having a radius of 3,535.00 feet, a central angle of 07 degrees 33 minutes 34 seconds, whose chord bears North 59 degrees 13 minutes 42 seconds West, a chord distance of 466.07 feet;

Northwesterly, along said curve to the left, an arc length of 466.40 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 63 degrees 01 minutes 01 seconds West a distance of 221.67 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a curve to the left having a radius of 2,035.00 feet, a central angle of 06 degrees 30 minutes 25 seconds, whose chord bears North 66 degrees 15 minutes 41 seconds West, a chord distance of 230.98 feet;

Northwesterly, along said curve to the left, an arc length of 231.11 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 25 degrees 21 minutes 34 seconds West, a distance 28.56 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 70 degrees 55 minutes 21 seconds West, a distance of 60.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for the southeasterly corner of a 13.09 acre tract of land conveyed to Princeton ISD and recorded in Instrument No. 2022000127344 of the Official Public Records of Collin County, Texas;

North 19 degrees 04 minutes 39 seconds East, along the east line of said Princeton ISD tract, a distance of 24.44 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a curve to the left having a radius of 970.00 feet, a central angle of 13 degrees 26 minutes 58 seconds, whose chord bears North 12 degrees 21 minutes 10 seconds East, a chord distance of 227.17 feet;

Northeasterly, along the east line of said Princeton ISD tract and said curve to the left, an arc length of 227.69 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 05 degrees 37 minutes 41 seconds East, continuing along the east line of said Princeton ISD tract, a distance of 213.95 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a curve to the right having a radius of 640.00 feet, a central angle of 24 degrees 22 minutes 08 seconds, whose chord bears North 17 degrees 48 minutes 45 seconds East, a chord distance of 270.16 feet;

Northeasterly, continuing along the east line of said Princeton ISD tract and said curve to the right, an arc length of 272.20 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 12 degrees 45 minutes 21 seconds West, a distance of 28.94 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 34 degrees 28 minutes 24 seconds , a distance of 60.07 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 80 degrees 55 minutes 13 seconds East, a distance of 29.32 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a non-tangent curve to the right having a radius of 640.00 feet, a central angle of 10 degrees 30 minutes 39 seconds, whose chord bears North 44 degrees 12 minutes 25 seconds East, a chord distance of 117.24 feet;

Northeasterly, along said non-tangent curve to the right, an arc length of 117.41 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 40 degrees 32 minutes 15 seconds East, a distance of 60.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a non-tangent curve to the left having a radius of 580.00 feet, a central angle of 02 degrees 08 minutes 40 seconds, whose chord bears North 50 degrees 32 minutes 05 seconds East, a chord distance 21.71 feet;

Northeasterly, along said non-tangent curve to the left, an arc length of 21.71 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 62 degrees 20 minutes 25 seconds East, a distance of 421.74 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 36 degrees 41 minutes 43 seconds East, a distance of 177.98 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 5 degrees 23 minutes 25 seconds East, a distance of 226.48 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 56 degrees 01 minutes 52 seconds East, a distance of 445.23 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 33 degrees 12 minutes 13 seconds East, a distance of 475.22 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a curve to the left having a radius of 60.00 feet, a central angle of 10 degrees 29 minutes 47 seconds, whose chord bears South 27 degrees 57 minutes 21 seconds East, a chord distance of 10.98 feet;

Southeasterly, along said curve to the left, an arc length of 10.99 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner at the beginning of a reverse curve to the right having a radius of 60.00 feet, a central angle of 23 degrees 33 minutes 23 seconds, whose chord bears South 34 degrees 29 minutes 10 seconds East a chord distance of 24.49 feet;

Southeasterly, along said reverse curve to the right, an arc length of 24.67 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 472.04 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 51 degrees 58 minutes 29 seconds East, a distance of 50.25 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 105.00 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 88 degrees 44 minutes 09 seconds East, a distance of 28.28 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 15 minutes 51 seconds East, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 1,468,393 square feet or 33.710 acres of land more or less.

DEDICATION STATEMENT

THAT MM Princeton 845, LLC, does hereby adopt this plat designating the hereinabove described property as **WHITEWING TRAILS S, PHASE 2C**, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements as shown for mutual use and accommodation of the City of Princeton, Collin County, Texas and all public utilities desiring to use or using same, all and any public utility and the City of Princeton shall have the right to remove and keep removed any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction maintenance or efficiency of its respective systems on said easements and the City of Princeton and all public utility constructing, reconstructing, inspecting, patrolling, maintain and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations of the City of Princeton, Texas.

WITNESS OUR HAND at Dallas, Texas, this the 21<sup>st</sup> day of February, 2023.

MM Princeton 845, LLC

By: MM Princeton 845, LLC

Name: Mehrdad Morjadi

Title: Authorized Agent

STATE OF TEXAS:  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Mehrdad Morjadi, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21<sup>st</sup> day of February, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-14-2026



SURVEYOR'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

That I, William V. Perry, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the and and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Princeton, Collin County, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the 20<sup>th</sup> day of February, 2023.

William V. Perry  
William V. Perry, RPLS Registration No. 4699  
Registered Professional Land Surveyor  
USA Professional Services Group Inc.



STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared William V. Perry, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20<sup>th</sup> day of February, 2023.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES 03/20/2026



RECOMMENDED FOR APPROVAL

[Signature]  
Chairman, Planning and Zoning Commission  
City of Princeton, Texas

2-21-23

Date

"APPROVED"

[Signature]  
Mayor, City of Princeton, Texas

2-28-23

Date

CERTIFICATE OF APPROVAL  
"ACCEPTED"

[Signature]  
Mayor, City of Princeton, Texas

2-28-23

Date

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing Plat of Whitewing Trails Phase 2C, Subdivision or Addition to the City of Princeton was submitted to the City Council on this the 13 day of February, 2023 and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESSED MY HAND, this the 28 day of February, 2023.

[Signature]  
City Secretary  
City of Princeton, Texas



STATE OF TEXAS, COUNTY OF COLLIN  
I, STACEY WAMP, COUNTY CLERK OF COLLIN COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF COLLIN COUNTY ON: 03/02/2023 02:14 PM  
PLAT BOOK: 2023 PAGE: 154 - 156  
NUMBER OF PAGES: 3 AMOUNT: \$56.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE  
COUNTY CLERK, COLLIN COUNTY, TEXAS  
BY: [Signature], DEPUTY  
Kilzmiller, Dayane



NOTE:

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

S12914

FINAL PLAT  
WHITEWING TRAILS PHASE 2C  
120 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 33.710 ACRES OF LAND SITUATED IN THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
BLOCK A, LOTS 1X, 2-7, 8X, 9-21,  
BLOCK B, LOTS 1-4, 5X, 6-10,  
BLOCK C, LOTS 1-27, BLOCK D, LOTS 1X, 2-25,  
BLOCK E, LOTS 1-7,  
BLOCK F, LOTS 1-16  
BLOCK G, LOTS 1X, 2-19,  
BLOCK H, LOT 1X

CITY OF PRINCETON, COLLIN COUNTY, TEXAS



OWNER / DEVELOPER:  
MM PRINCETON 854, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
(469) 892-7200 FAX (469) 892-7207  
EMAIL: CAInfo@centurianamerican.com



USA PROFESSIONAL SERVICES GROUP, INC.  
1525 VICEROY DRIVE, DALLAS, TX 75235  
214-634-3300 PHONE 214-634-3338  
FAX  
REGISTERED ENGINEERING FIRM E-1845  
REGISTERED SURVEYING FIRM 101074-00

FEBRUARY 20, 2023

2019007.40

SHEET 3 OF 3