



## **Town of Prosper, Texas**

### **Tax Increment Reinvestment Zone #2 (TIRZ #2)**

## **ANNUAL REPORT**

# 2025

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

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**YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS**

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

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

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

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

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

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

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

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

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

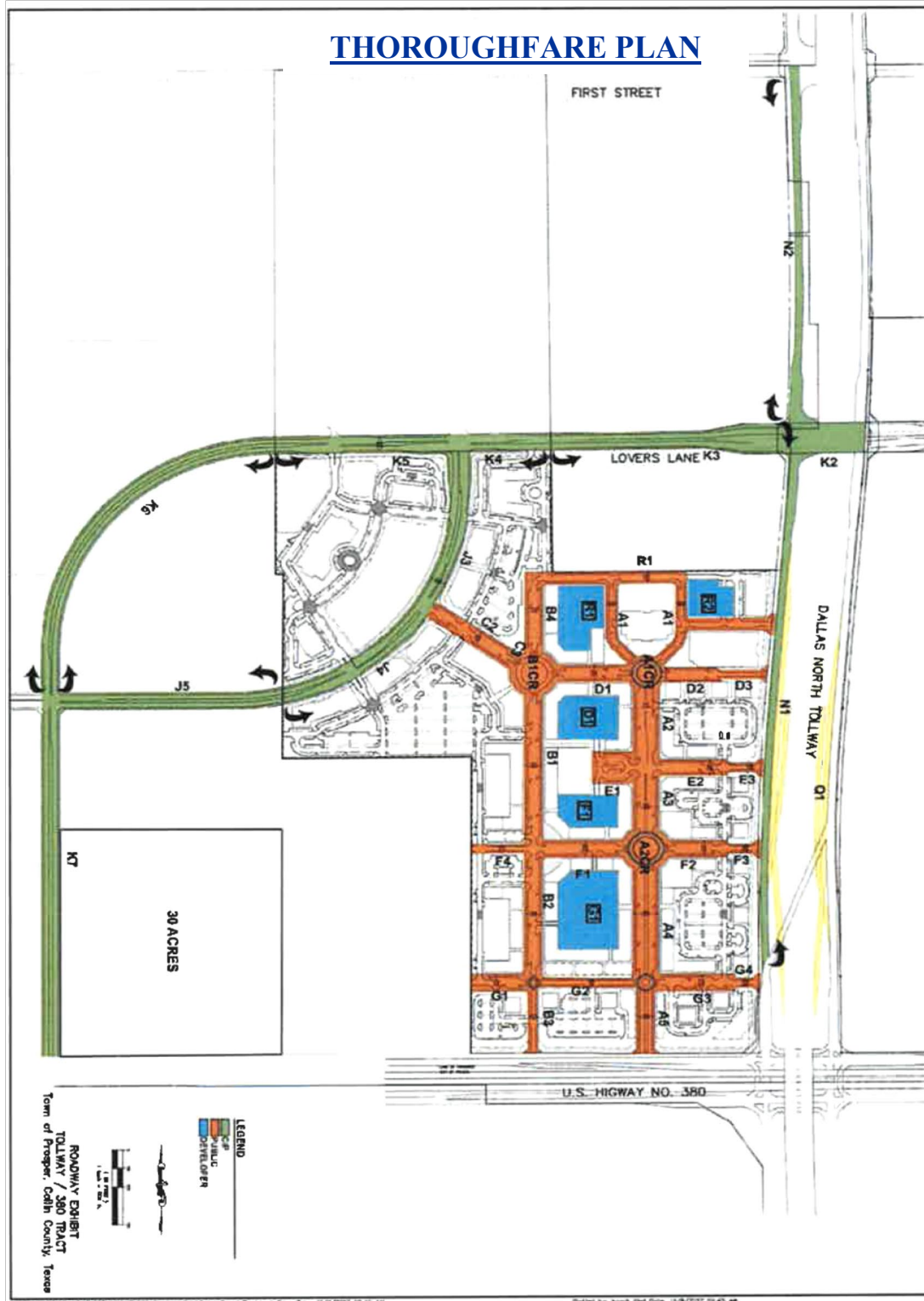
<b>Business Name</b>	<b>Address</b>	<b>Area</b>	<b>CO Issued Date</b>
Children’s Health Andrews Institute	1300 Children’s Way	3,820	11/26/2024

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**PUBLIC INFRASTRUCTURE / BUILDING PROJECTS**

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

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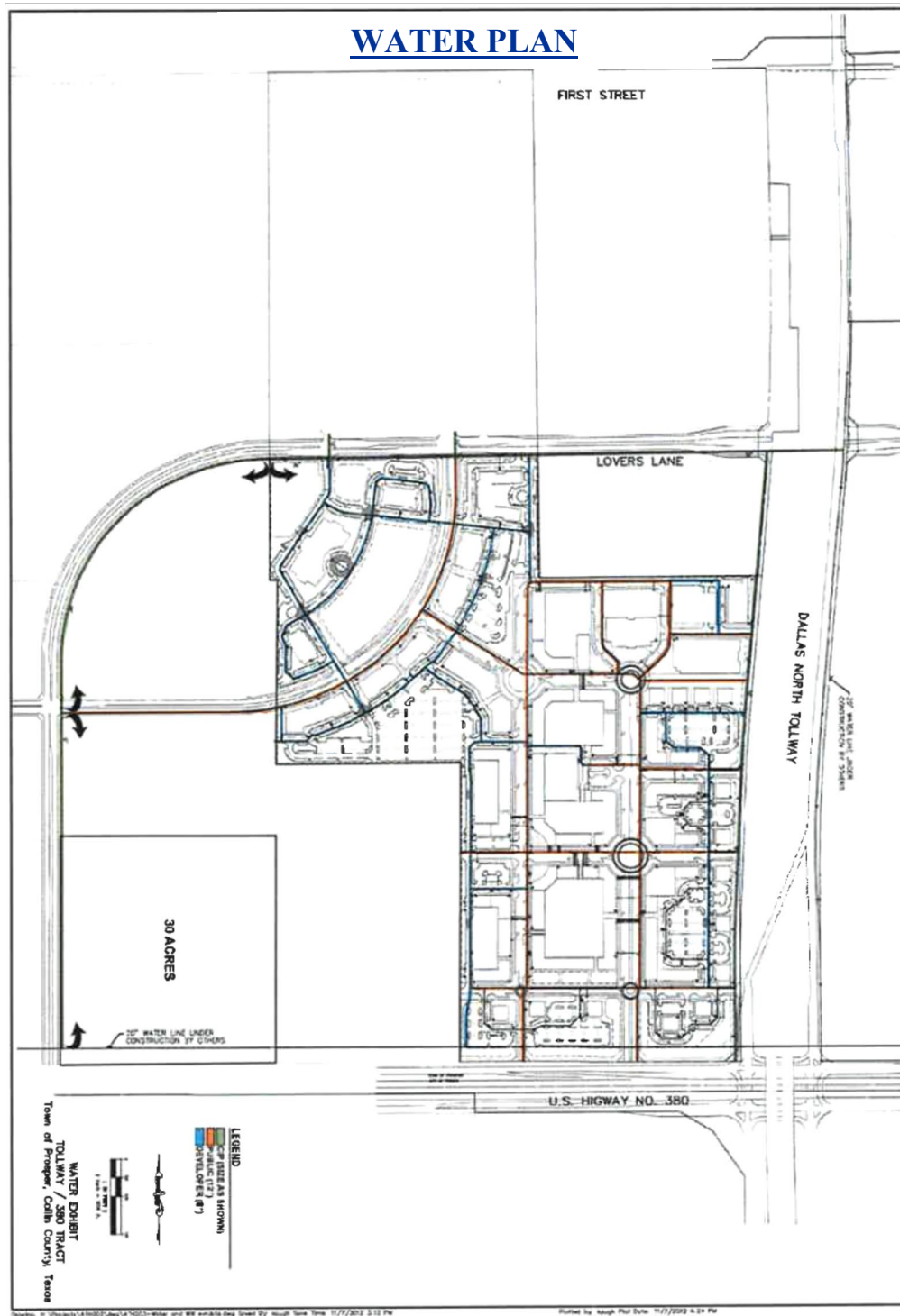


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**AMENDED THOROUGHFARE PLAN – 05/11/2021**

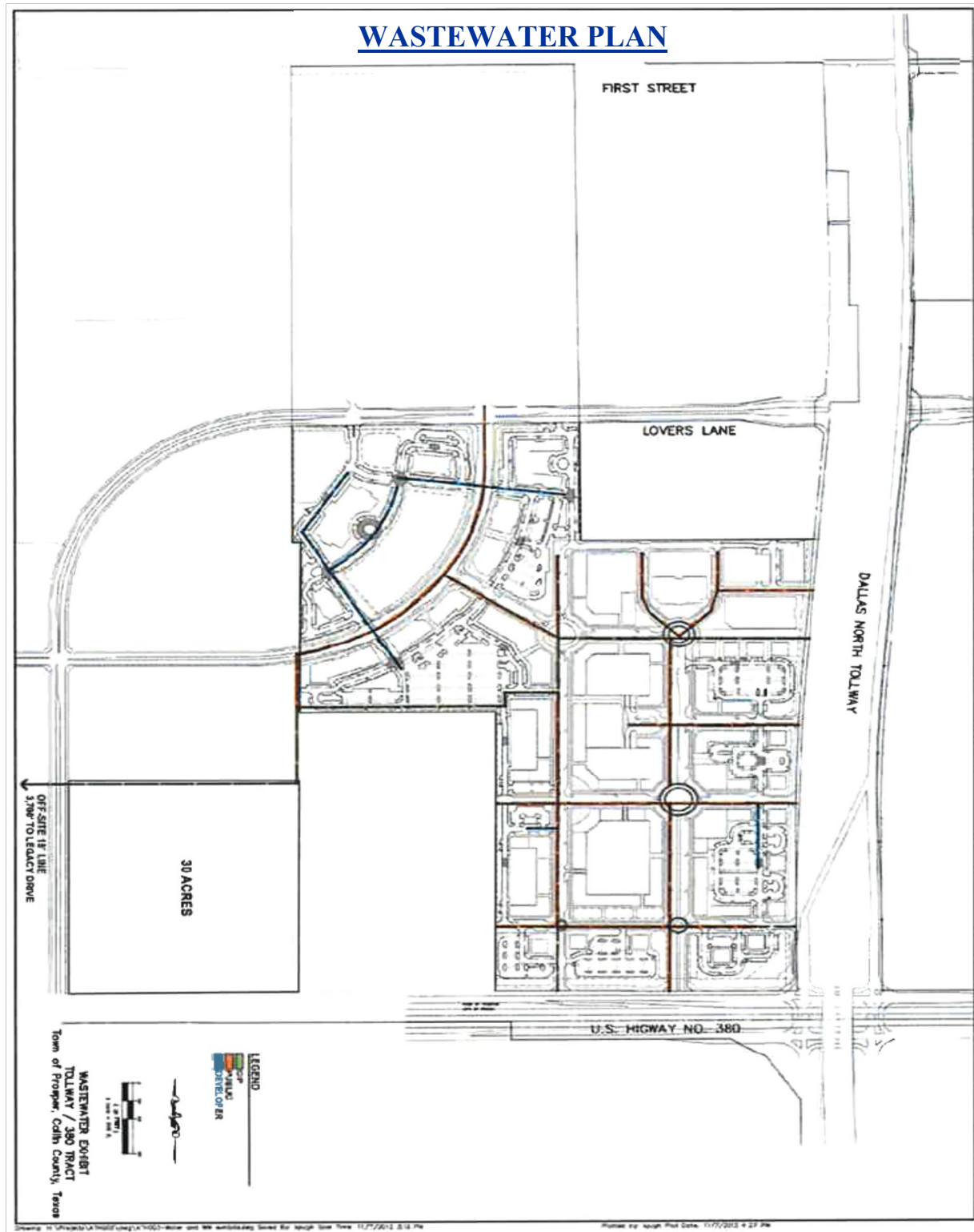


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**PUBLIC INFRASTRUCTURE/BUILDING PROJECTS**

(Per Original TIRZ Agreement)

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

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

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

Public

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

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

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



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K6 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE		Capital Imps. Program		
2 - 25' B-B with median	Units	Cost	Quantity	Total
Length of Street Segment (LF)	1,980			
1 Erosion control measures	STA	\$400.00	20	\$7,920.00
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	13,200	\$36,300
3 Drainage	LF	\$200.00	1,980	\$396,000
4 8"-3600 PSI concrete street pavement	SY	\$48.00	10,972	\$526,656
5 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	11,850	\$32,588
6 Hydrated lime material	TN	\$175.00	196	\$34,300
7 Barrier free ramps	EA	\$1,250.00	0	\$0
8 Street signs	EA	\$650.00	2	\$1,300
9 6' wide concrete sidewalk	SF	\$4.00	23,760	\$95,040
10 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11 Testing	SY	\$0.90	11,850	\$10,665
12 Payment, performance & maintenance bonds	LS	3.00%	1	\$34,223
13 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
<b>SUBTOTAL</b>				<b>\$1,174,992</b>

K7 NORTH/SOUTH (4 LANES 90' RIGHT OF WAY) LOVERS LANE		Capital Imps. Program		
2 - 25' B-B with median	Units	Cost	Quantity	Total
Length of Street Segment (LF)	1,920			
1 Erosion control measures	STA	\$400.00	19	\$7,680.00
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	12,800	\$35,200
3 Drainage	LF	\$100.00	1,920	\$192,000
4 8"-3600 PSI concrete street pavement	SY	\$48.00	11,108	\$533,184
5 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	11,997	\$32,992
6 Hydrated lime material	TN	\$175.00	198	\$34,650
7 Barrier free ramps	EA	\$1,250.00	0	\$0
8 Street signs	EA	\$650.00	2	\$1,300
9 6' wide concrete sidewalk	SF	\$4.00	23,040	\$92,160
10 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11 Testing	SY	\$0.90	11,997	\$10,797
12 Payment, performance & maintenance bonds	LS	3.00%	1	\$28,199
13 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
<b>SUBTOTAL</b>				<b>\$968,162</b>

<b>TOTAL COST OF K3, K4, K5, &amp; K7</b>	<b>\$2,497,423</b>	<b>\$120,680</b>
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J3		Capital Imps. Program		
2 - 25' B-B with median	Units	Cost	Quantity	Total
Length of Street Segment (LF)	860			
1 Erosion control measures	STA	\$400.00	9	\$3,440.00
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	5,733	\$15,767
3 Drainage	LF	\$300.00	860	\$258,000
4 8"-3600 PSI concrete street pavement (37' B-B)	SY	\$48.00	5,945	\$285,360
5 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	6,421	\$17,658
6 Hydrated lime material	TN	\$175.00	106	\$18,550
7 Barrier free ramps	EA	\$1,250.00	2	\$2,500
8 Street signs	EA	\$650.00	2	\$1,300
9 6' wide concrete sidewalk	SF	\$4.00	10,320	\$41,280
10 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11 Testing	SY	\$0.90	6,421	\$5,779
12 Payment, performance & maintenance bonds	LS	3.00%	1	\$19,489
13 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
<b>SUBTOTAL</b>				<b>\$669,122</b>

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J4		Capital Imps. Program		
2 - 25' B-B with median	Units	Cost	Quantity	Total
Length of Street Segment (LF)	850			
1 Erosion control measures	STA	\$400.00	9	\$3,400.00
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	5,667	\$15,583
3 Drainage	LF	\$300.00	850	\$255,000
4 8"-3600 PSI concrete street pavement (37' B-B)	SY	\$48.00	5,982	\$287,136
5 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	6,461	\$17,768
6 Hydrated lime material	TN	\$175.00	107	\$18,725
7 Barrier free ramps	EA	\$1,250.00	0	\$0
8 Street signs	EA	\$650.00	2	\$1,300
9 6' wide concrete sidewalk	SF	\$4.00	10,200	\$40,800
10 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0
11 Testing	SY	\$0.90	6,461	\$5,815
12 Payment, performance & maintenance bonds	LS	3.00%	1	\$19,366
13 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0
<b>SUBTOTAL</b>				<b>\$664,893</b>

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

<b>TOTAL COST OF STREET "J"</b>	<b>\$2,004,336</b>
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STREET "A"				Public		Public Enhancement	
Street "A5"		Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)			380	2-25' B-B		2-25' B-B	
1	Erosion control measures	STA	\$400.00	4	\$1,520.00	0	\$0
2	Excavation ( 2' in depth width of ROW )	CY	\$2.75	2,449	\$6,735	0	\$0
3	Drainage	LF	\$100.00	380	\$38,000	0	\$0
4	8"-3600 PSI concrete street pavement	SY	\$48.00	2,060	\$98,880	0	\$0
5	6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6	6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	2,225	\$6,119	0	\$0
7	Hydrated lime material	TN	\$175.00	37	\$6,475	0	\$0
8	Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9	Street signs	EA	\$650.00	0	\$0	2	\$1,300
10	6' wide concrete sidewalk	SF	\$4.00	4,560	\$18,240	0	\$0
11	Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,560	\$18,240
12	Testing	SY	\$0.90	2,225	\$2,003	0	\$0
13	Payment, performance & maintenance bonds	LS	3.00%	1	\$5,339	1	\$736
14	Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	26	\$31,200
SUBTOTAL					\$183,310		\$56,476

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

Street "A4"	Units	Cost	Public		Public Enhancement	
			Quantity	Total	Quantity	Total
<b>Length of Street Segment (LF)</b>	<b>585</b>		<b>2-25' B-B</b>		<b>2-25' B-B</b>	
1 Erosion control measures	STA	\$400.00	6	\$2,340.00	0	\$0
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	5,503	\$15,134	0	\$0
3 Drainage	LF	\$100.00	585	\$58,500	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	3,250	\$156,000	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	2,611	\$104,440	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	6,330	\$17,408	0	\$0
7 Hydrated lime material	TN	\$175.00	104	\$18,200	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	8	\$10,000
9 Street signs	EA	\$650.00	0	\$0	4	\$2,600
10 6' wide concrete sidewalk	SF	\$4.00	7,020	\$28,080	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	7,020	\$28,080
12 Testing	SY	\$0.90	6,330	\$5,697	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$12,174	1	\$1,220
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	40	\$48,000
<b>SUBTOTAL</b>				<b>\$417,973</b>		<b>\$89,900</b>

Circle "A2"	Units	Cost	25' B-B		25' B-B	
			Quantity	Total	Quantity	Total
<b>Circumference Circle/Length of Street (LF)</b>			<b>487</b>		<b>487</b>	
1 Erosion control measures	STA	\$400.00	5	\$1,948.00	0	\$0
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	1,804	\$4,960	0	\$0
3 Drainage	LF	\$100.00	487	\$48,700	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	1,412	\$67,776	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,524	\$4,191	0	\$0
7 Hydrated lime material	TN	\$175.00	25	\$4,375	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
9 Street signs	EA	\$650.00	0	\$0	0	\$0
10 6' wide concrete sidewalk	SF	\$4.00	5,334	\$21,336	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	5,334	\$21,336
12 Testing	SY	\$0.90	1,524	\$1,372	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$4,640	1	\$640
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	27	\$32,400
<b>SUBTOTAL</b>				<b>\$159,298</b>		<b>\$54,376</b>

Street "A3"	Units	Cost	2-25' B-B		2-25' B-B	
			Quantity	Total	Quantity	Total
<b>Length of Street Segment (LF)</b>	<b>360</b>		<b>2-25' B-B</b>		<b>2-25' B-B</b>	
1 Erosion control measures	STA	\$400.00	4	\$1,440.00	0	\$0
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	3,387	\$9,313	0	\$0
3 Drainage	LF	\$200.00	360	\$72,000	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	2,000	\$96,000	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	1,157	\$46,280	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	3,410	\$9,378	0	\$0
7 Hydrated lime material	TN	\$175.00	56	\$9,800	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	8	\$10,000
9 Street signs	EA	\$650.00	0	\$0	4	\$2,600
10 6' wide concrete sidewalk	SF	\$4.00	4,320	\$17,280	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,320	\$17,280
12 Testing	SY	\$0.90	3,410	\$3,069	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$7,937	1	\$896
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	18	\$21,600
<b>SUBTOTAL</b>				<b>\$272,497</b>		<b>\$52,376</b>



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

Public						Public Enhancement	
Street "A2"	Units	Cost	Quantity	Total	Quantity	Total	
Length of Street Segment (LF)	430		2-25' B-B		2-25' B-B		
1 Erosion control measures	STA	\$400.00	4	\$1,720.00	0	\$0	
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	4,045	\$11,124	0	\$0	
3 Drainage	LF	\$200.00	430	\$86,000	0	\$0	
4 8"-3600 PSI concrete street pavement	SY	\$48.00	2,389	\$114,672	0	\$0	
5 6"-3600 PSI conc. parking	SY	\$40.00	1,358	\$54,320	0	\$0	
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	4,047	\$11,129	0	\$0	
7 Hydrated lime material	TN	\$175.00	67	\$11,725	0	\$0	
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500	
9 Street signs	EA	\$650.00	0	\$0	1	\$650	
10 6' wide concrete sidewalk	SF	\$4.00	5,160	\$20,640	0	\$0	
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	5,160	\$20,640	
12 Testing	SY	\$0.90	4,047	\$3,642	0	\$0	
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$9,449	1	\$714	
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	28	\$33,600	
SUBTOTAL				\$324,422		\$58,104	

Circle "A1"	Units	Cost	Quantity	Total	Quantity	Total
Circumference of Circle (LF)			25' B-B		25' B-B	
Circumference Circle/Length of Street (LF)			393		393	
1 Erosion control measures	STA	\$400.00	4	\$1,572.00	0	\$0
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	1,456	\$4,003	0	\$0
3 Drainage	LF	\$100.00	393	\$39,300	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	948	\$45,504	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,024	\$2,816	0	\$0
7 Hydrated lime material	TN	\$175.00	17	\$2,975	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	0	\$0
9 Street signs	EA	\$650.00	0	\$0	2	\$1,300
10 6' wide concrete sidewalk	SF	\$4.00	4,206	\$16,824	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,206	\$16,824
12 Testing	SY	\$0.90	1,024	\$922	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$3,417	1	\$544
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	20	\$24,000
SUBTOTAL				\$117,333		\$42,668

Street "A1"	Units	Cost	Quantity	Total	Quantity	Total
Length of Street Segment (LF)	960					
1 Erosion control measures	STA	\$400.00	10	\$3,840.00	0	\$0
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	3,911	\$10,755	0	\$0
3 Drainage	LF	\$100.00	960	\$96,000	0	\$0
3 8"-3600 PSI concrete street pavement	SY	\$48.00	1,387	\$66,576	0	\$0
4 6"-3600 PSI conc. parking	SY	\$40.00	1,810	\$72,400	0	\$0
4 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	3,452	\$9,493	0	\$0
5 Hydrated lime material	TN	\$175.00	57	\$9,975	0	\$0
5 Barrier free ramps	EA	\$1,250.00	0	\$0	8	\$10,000
6 Street signs	EA	\$650.00	0	\$0	4	\$2,600
6 6' wide concrete sidewalk	SF	\$4.00	11,520	\$46,080	0	\$0
7 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	11,520	\$46,080
7 Testing	SY	\$0.90	3,452	\$3,107	0	\$0
8 Payment, performance & maintenance bonds	LS	3.00%	1	\$9,547	1	\$1,760
8 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	64	\$76,800
SUBTOTAL				\$327,773		\$137,240

<b>TOTAL COST OF STREET " A "</b>				<b>\$1,802,605</b>		<b>\$491,141</b>
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**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
**As of September 30, 2025**

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

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

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



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

Public						Public Enhancement	
Street "B-2"	Units	Cost	Quantity	Total	Quantity	Total	
Length of Street Segment (LF)	680		25' B-B	25' B-B			
1 Erosion control measures	STA	\$400.00	7	\$2,720.00	0	\$0	
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	4,483	\$12,328	0	\$0	
3 Drainage	LF	\$100.00	680	\$68,000	0	\$0	
3 7"-3600 PSI concrete street pavement	SY	\$42.00	1,889	\$79,338	0	\$0	
4 6"-3600 PSI conc. parking	SY	\$40.00	2,337	\$93,480	0	\$0	
5 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	4,654	\$12,799	0	\$0	
6 Hydrated lime material	TN	\$175.00	75	\$13,125	0	\$0	
7 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500	
8 Street signs	EA	\$400.00	0	\$0	0	\$0	
9 6' wide concrete sidewalk	SF	\$4.00	8,160	\$32,640	0	\$0	
10 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	8,160	\$32,640	
11 Testing	SY	\$0.90	4,654	\$4,189	0	\$0	
12 Payment, performance & maintenance bonds	LS	3.00%	1	\$9,559	1	\$1,054	
13 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	43	\$51,600	
SUBTOTAL				\$328,177		\$87,794	

**STREET "B"**

Street "B3"	Units	Cost	Quantity	Total	Quantity	Total
<b>Length of Street Segment (LF)</b>	<b>410</b>		<b>25' B-B</b>	<b>25' B-B</b>		
1 Erosion control measures	STA	\$400.00	4	\$1,640	0	\$0
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	1,488	\$4,092	0	\$0
3 Drainage	LF	\$100.00	410	\$41,000	0	\$0
4 7"-3600 PSI concrete street pavement	SY	\$42.00	1,139	\$47,838	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,230	\$3,383	0	\$0
7 Hydrated lime material	TN	\$175.00	20	\$3,500	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	4	\$5,000
9 Street signs	EA	\$650.00	0	\$0	1	\$650
10 6' wide concrete sidewalk	SF	\$4.00	4,920	\$19,680	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	4,920	\$19,680
12 Testing	SY	\$0.90	1,230	\$1,107	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$3,667	1	\$760
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	27	\$32,400
<b>SUBTOTAL</b>				<b>\$125,907</b>		<b>\$58,490</b>

<b>TOTAL COST OF STREET " B"</b>	<b>\$1,333,035</b>	<b>\$375,196</b>
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**STREET "C2"**

Street "C2"	Units	Cost	Quantity	Total	Quantity	Total
<b>Length of Street Segment (LF)</b>	<b>520</b>		<b>2 - 25' B-B</b>	<b>2 - 25' B-B</b>		
1 Erosion control measures	STA	\$400.00	5	\$2,080.00	0	\$0
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	3,428	\$9,427	0	\$0
3 Drainage	LF	\$300.00	520	\$156,000	0	\$0
4 8"-3600 PSI concrete street pavement	SY	\$48.00	1,444	\$69,312	0	\$0
5 6"-3600 PSI conc. parking	SY	\$40.00	1,561	\$62,440	0	\$0
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	1,560	\$4,289	0	\$0
7 Hydrated lime material	TN	\$175.00	48	\$8,400	0	\$0
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500
9 Street signs	EA	\$650.00	0	\$0	1	\$650
10 6' wide concrete sidewalk	SF	\$4.00	6,240	\$24,960	0	\$0
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	6,240	\$24,960
12 Testing	SY	\$0.90	1,560	\$1,404	0	\$0
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$10,149	1	\$843
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	35	\$41,600
<b>TOTAL COST OF STREET " C2"</b>				<b>\$348,461</b>		<b>\$70,553</b>

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

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

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

STREET "D3"				Public		Public Enhancement	
Street "D3"	Units	Cost	Quantity	Total	Quantity	Total	
Length of Street Segment (LF)	200		25' B-B		25' B-B		
1 Erosion control measures	STA	\$400.00	2	\$800.00	0	\$0	
2 Excavation ( 2' in depth width of ROW )	CY	\$2.75	726	\$1,996	0	\$0	
3 Drainage	LF	\$200.00	200	\$40,000	0	\$0	
4 7"-3600 PSI concrete street pavement	SY	\$42.00	761	\$31,962	0	\$0	
5 6"-3600 PSI conc. parking	SY	\$40.00	0	\$0	0	\$0	
6 6"(33lbs./sy) lime stabilized subgrade	SY	\$2.75	822	\$2,261	0	\$0	
7 Hydrated lime material	TN	\$175.00	14	\$2,450	0	\$0	
8 Barrier free ramps	EA	\$1,250.00	0	\$0	2	\$2,500	
9 Street signs	EA	\$650.00	0	\$0	1	\$650	
10 6' wide concrete sidewalk	SF	\$4.00	2,400	\$9,600	0	\$0	
11 Additional concrete sidewalk for total of 12' each side	SF	\$4.00	0	\$0	2,400	\$9,600	
12 Testing	SY	\$0.90	822	\$740	0	\$0	
13 Payment, performance & maintenance bonds	LS	3.00%	1	\$2,694	1	\$383	
14 Shade tree with 4'x4' metal grate (30' on center e.s.)	EA	\$1,200.00	0	\$0	12	\$14,400	
<b>TOTAL COST OF STREET " D3"</b>				<b>\$92,603</b>		<b>\$27,533</b>	

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

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

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

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

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

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

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

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

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

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

**STREET "G"**

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

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

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

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

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

<b>TOTAL COST OF STREET "G"</b>	<b>\$545,931</b>	<b>\$198,166</b>
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**Street "R1"**

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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

**CAPITAL IMPROVEMENT PLAN BUDGET**

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

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

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

\*\*\*Accrued interest only.

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

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

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

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
**As of September 30, 2023**

**ANNUAL FINANCIAL REPORT**

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

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

\$ 147,177 Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$ 131,724 Total Expenditures

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

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

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

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

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

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

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

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

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

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

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

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

**ANNUAL FINANCIAL REPORT**

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

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

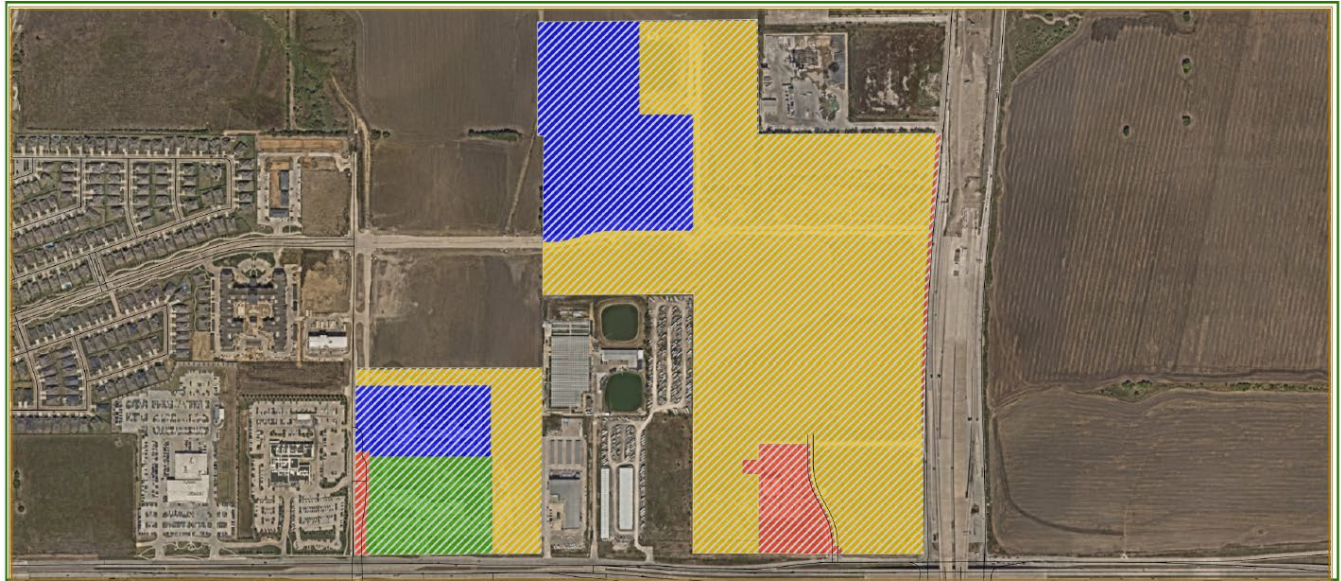
- E. Other information: None

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2025  
**TIRZ FUND FINANCIAL STATEMENT**

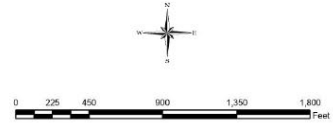
		<b>CAPITAL PROJECTS</b>	<b>DEBT SERVICE</b>	<b>TOTAL</b>
<b>Beginning Balance:</b>				
	<i>10/1/24</i>	\$ 25,751	\$ -	\$ 25,751
<b>Revenues:</b>				
Property Tax:				
Town		\$ 114,647	-	\$ 114,647
Delinquent		-	-	-
County		24,217	-	24,217
Property Rollback Taxes		-	-	-
Sales Tax		3,124	-	3,124
Impact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

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

TIRZ 2 Property Tax Rollback



-  TIRZ\_2
-  Agricultural Land
-  Exempt Properties
-  Properties Not Applicable to Rollback Tax
-  Rollback Taxes Collected





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

**REVENUES & EXPENDITURES**

**PAYMENT SUMMARIES**

By Project:

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

By Payment Request:

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

By Payments Made:

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