

## CREDIT AGREEMENT FOR ROADWAY IMPACT FEES

This CREDIT AGREEMENT FOR ROADWAY IMPACT FEES (the “Agreement”) is made and entered into by and between the CITY OF PFLUGERVILLE, Texas (the “City”), a Texas municipal corporation, and LRF2 AUS MEISTER LANE LLC, a Delaware limited partnership (the “Developer”) on this the 25 day of July, 2023. The City and the Developer may be referred to individually as a “Party” or collectively as the “Parties” herein.

WHEREAS the Developer submitted (i) an application for platting the Longhorn Addition, Phase II Subdivision (the “Plat”) and (ii) plans for the construction of Kenney Fort Boulevard (the “Development”); and

WHEREAS the Plat is subject to the requirement that a section of S Kenney Fort Blvd (Phase 1 Kenney Fort Blvd) abutting to the Plat and identified on the City’s Transportation Master Plan (“TMP”), attached hereto as **Exhibit A**, as a Minor Arterial street (i) be dedicated as right-of-way to the City for public use, and (ii) be constructed to City specifications including the roadway, curbs and gutters, sidewalks, street trees, street lighting, and other appurtenances (collectively, the “Roadway Improvements”); and

WHEREAS the Plat was approved by the City’s Planning and Zoning Commission subject to conditions on jurisdictional approval and was recorded on 5-12-2022 which is included as **Exhibit B**; and

Plats ROW dedication included as Exhibits B-1/ B-2 for clarification.

WHEREAS the City has adopted a roadway impact fees (“RIFs”) program via Ordinance 1470-20-11-24 (the “Ordinance”) on November 24, 2020, requirements for which are codified as Chapter 152 of the City Unified Development Code, for which provisions, requirements, and procedures are established in Chapter 395, Texas Local Government Code for the adoption of Land Use Assumptions, Roadway Impact Fee Capital Improvements Plan, and RIFs; and

WHEREAS the Ordinance requires, upon the issuance of a building permit, payment of RIFs for Roadway Service Area A, as detailed in Figure 1 for the Development constructed within the Plat, attached hereto as **Exhibit C**; and

WHEREAS the Ordinance authorizes the City to enter into a credit agreement with an owner/developer of a tract of land which memorializes the Credits for the dedication, construction, and/or financing of capital improvements;

WHEREAS the owner/developer of a tract of land may be entitled to and can apply for offsets against RIFs due (“Credits”) for the costs of roadway capital improvements and/or the dedication of roadway facilities included in the TMP except for right-of-way dedication costs; and

WHEREAS the cost of constructing the Roadway Improvements according to City specifications is \$2,533,356.10 dollars (the “Construction Cost”), as more precisely set forth and depicted in **Exhibit D** attached hereto; and

WHEREAS the total amount of RIFs due by the Developer associated with the Development (“Collectible RIFs”) is \$2,141,521.44 dollars based on RIFs currently in effect, as shown on the City’s Roadway Impact Fee Estimator Worksheet attached hereto and incorporated herein as **Exhibit E**. In accordance with Section 152.109 H, the Collectible RIFs for full project build out which includes four speculative buildings on Lots 2, 3, and 4, Block A Longhorn Additional subdivisions and excludes the

existing data center on Lot 1, Block A Longhorn Addition subdivision, is based on the “General Light Industrial” and the “General Office” land uses; and

WHEREAS the total amount of RIFs applicable to the Development collected by the City from the Developer for the proposed four buildings (excludes the data center on Lot 1, Block A Longhorn Addition subdivision) through the date of July 25, 2023 is \$0 dollars (“Collectible RIFS Paid”); and

WHEREAS the total amount of RIFS due by the Developer to the City at time of permitting for the four speculative buildings, is \$2,141,521.44 (“Collectible RIFS Due”); and

WHEREAS the Engineering Manager has reviewed and approved the Construction Cost amount. The Developer has petitioned the City for Credits against Collectible RIFs owed for the eligible Construction Costs for Phase 1 Kenney Fort Blvd, which include all items in **Exhibit D**, excluding public water, public sanitary, and ROW dedication items; and

WHEREAS the City desires to offset the eligible Construction Cost against the Collectible RIFs Due upon the construction, dedication to the City, and acceptance by the City of the Roadway Improvements.

NOW, THEREFORE, as of the Effective Date of this Agreement, the Parties agree as follows:

1. The recitals above are accurate and fully incorporated into this Agreement.
2. The Developer shall construct the Roadway Improvements consistent with all applicable codes and agreements with the City and shall dedicate such Roadway Improvements to the City, along with 3.527 acres of right-of-way as detailed in **Exhibit C**.
3. Per the Ordinance and this Agreement, the Developer is entitled to Credits totaling the eligible Construction Costs to be applied against the Collectible RIFS. If eligible Construction Costs exceed Collectible RIFS, the Credits will only be applied up to the amount of the Collectible RIFs. In no event will Credits be applied in excess of the amount of the Collectible RIFs. The Credits shall be applied against the balance of the Collectible RIFs when due and payable, per the Ordinance, and Developer will only be responsible for paying the amount of the Collectible RIFs less the amount of the Credits.

EXECUTED to be effective the day and year first above written.

CITY:

City of Pflugerville,  
a Texas municipal corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

DEVELOPER:

LRF2 AUS MEISTER LANE LLC,  
A Delaware limited liability company

By: Longpoint Realty REIT II, LLC  
a Delaware limited liability company, its sole member

By: \_\_\_\_\_  
Name: Reid T. Parker  
Title: Senior Vice President

Exhibit A


# THOROUGHFARE PLAN

The Thoroughfare Plan map identifies ultimate roadway cross sections, right-of-way needs, critical intersections, and access changes desired for SH 130 and SH 45.

The Thoroughfare Plan result is a comprehensive planning process to evaluate the needs of Pflugerville's transportation system to meet the objectives outlined in this plan:

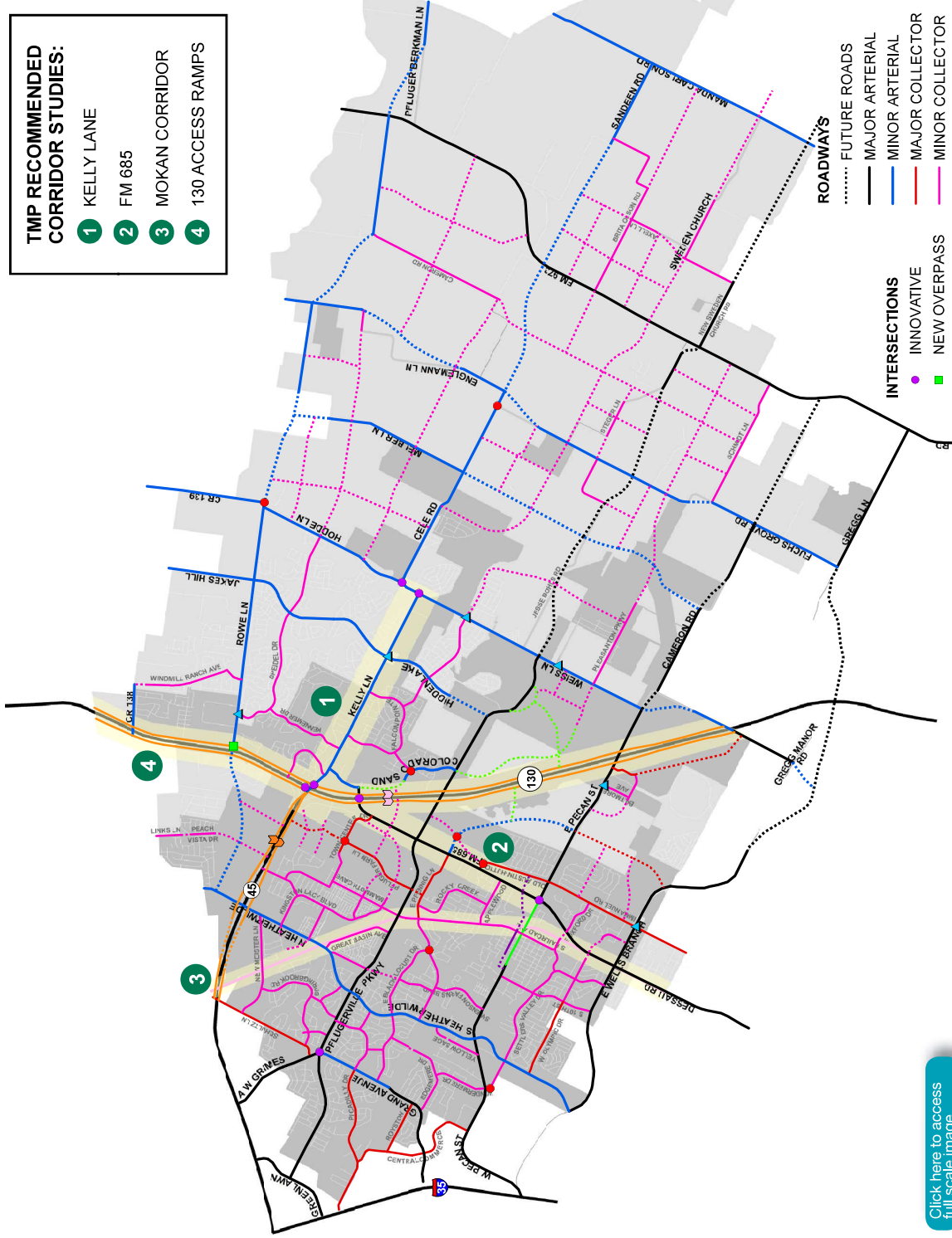
 Modeling was completed considering a full build-out of the City.

 Consideration has been given to regional connections and the planning efforts of surrounding municipalities and agencies.

 Identification of critical intersections for further study acknowledges that the nodes of the transportation system can often become bottlenecks resulting in congestion.

 Development of the map and cross sections considered the community's desire for a safe multimodal system, providing for the needs of all road users, which are reflected in the cross sections and critical pedestrian and bike connections later in this chapter.

## FINAL TMP PLAN



[Click here to access full scale image](#)

Exhibit B

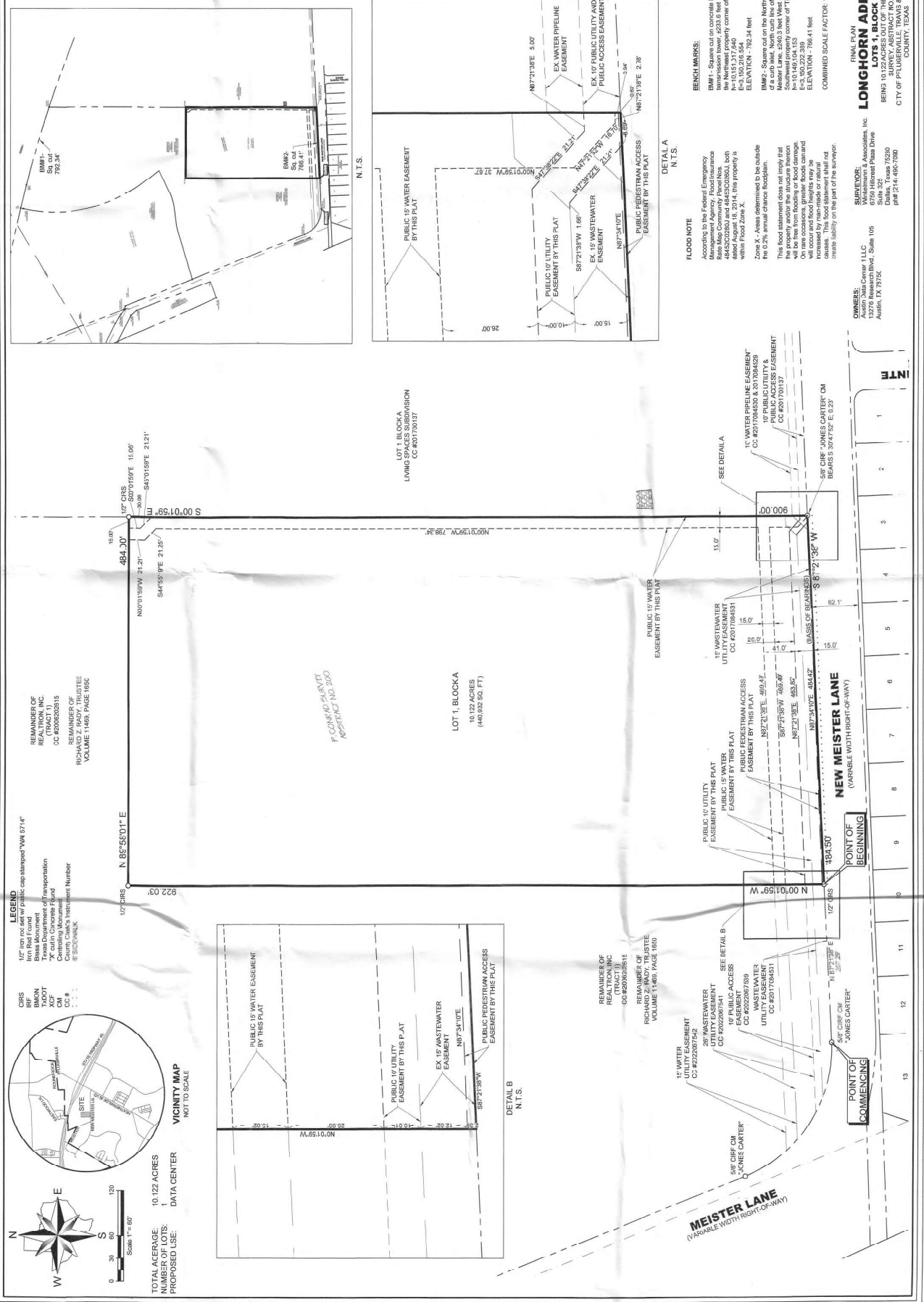
**Winkelman & Associates, Inc.**  
 Surveyors & Engineers  
 1000 West Loop South, Suite 1000  
 Houston, Texas 77027  
 Phone: (713) 865-1100  
 Fax: (713) 865-1101  
 Website: www.winkelman.com

P. CONRAD SURVEY, ABSTRACT NO. 200  
 CITY OF Pflugerville, Texas  
 TRAVIS COUNTY, TEXAS  
 PROWENT REALTY ADVISERS, INC.  
 10210 N. CENTRAL EXPRESSWAY, SUITE 300  
 DALLAS, TEXAS 75231

**FINAL PLAN**  
**LONGHORN ADDITION**  
**LOT 1, BLOCK A**

|              |              |
|--------------|--------------|
| Project No.: | 45132.00     |
| File No.:    | 45132.0A-PL1 |
| Scale:       | 1" = 60'     |
| Date:        | 11/01/21     |

**LONGHORN ADDITION**  
 BEING 10.122 ACRES OUT OF THE P. CONRAD SURVEY, ABSTRACT NO. 200 CITY OF Pflugerville, TEXAS  
 SURVEYOR: Winkelman & Associates, Inc.  
 1000 West Loop South, Suite 1000  
 Houston, Texas 77027  
 Phone: (713) 865-1100  
 Fax: (713) 865-1101  
 Website: www.winkelman.com



**LEGEND**  
 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "WIA 5714"  
 CRIS  
 BMON  
 TMOOT  
 TEXAS DEPARTMENT OF TRANSPORTATION  
 COUNTY CLERK'S INSTRUMENT NUMBER  
 COUNTY CLERK'S INSTRUMENT NUMBER  
 COUNTY CLERK'S INSTRUMENT NUMBER  
 COUNTY CLERK'S INSTRUMENT NUMBER



TOTAL ACRES: 10.122 ACRES  
 NUMBER OF LOTS: 1  
 PROPOSED USE: DATA CENTER

REMAINDER OF P. CONRAD SURVEY, ABSTRACT NO. 200  
 RICHARD Z. RADY, TRUSTEE  
 VOLUME 11461, PAGE 1656

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12/15/2021

**OWNERS CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared **LEONARD J. LUKER**, known 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 consideration therein expressed.

Given under my hand and seal of office this 22nd day of May, 2022.

*William R. Greaves, Jr.*  
 Notary Public for the State of Texas  
 My Commission Expires: 05/01/2025

**STANDARD PLAN NOTES AS PROVIDED IN THE SUPPLEMENTAL PLAN**

- This plan lies within the City of Pflugerville.
- Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until the City of Pflugerville has accepted the same.
- All lot, utility, easement (P.U.E.) shall be dedicated along all street frontages.
- Easements dedicated to this plan shall also be dedicated to the terms and conditions of the Engineering Department's Standard Specifications for Streets and Utilities, as amended, and all other rules and regulations of the City of Pflugerville.
- Vegetation to be maintained on the surface of the easement property, including the obligation to regularly mow or cut the grass, and to maintain the surface of the easement property in accordance with the City of Pflugerville's standards.
- The property owner shall provide access to utility easements, including but not limited to, water, sewer, gas, and electric, and shall be responsible for the maintenance, repair, replacement, relocation, removal, and operation and inspection of such easements and utility facilities, and related appurtenances.
- (Commencement) A portion of the easement shall be installed and in full working order with the public utility easements and technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1204-05-02-25-04. A separate standard established according to the City of Pflugerville, Ordinance No. 1442-20-04-14. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
- All electric utility infrastructure including but not limited to telephone, cable television, electric, gas, internet and fiber optic lines shall be provided to mitigate post-development peak demand rates for the 2 year, 25 year and 100 year storm events.
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- The center of this subdivision, and its or her successors and assigns, assumes responsibility for the construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
- Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction.
- As a condition of this subdivision, the applicant shall provide a Flood Insurance Rate Map (FIRM) # 4845302003J, dated August 18, 2014, for Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 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793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- THENCE South 87 degrees 21 minutes 58 seconds West, along the north right-of-way of said New Heister Lane and the South line of said Tract 1, a distance of 440.937 feet to the POINT OF BEGINNING.

**OWNERS CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared **LEONARD J. LUKER**, known 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 consideration therein expressed.

Given under my hand and seal of office this 22nd day of May, 2022.

*William R. Greaves, Jr.*  
 Notary Public for the State of Texas  
 My Commission Expires: 05/01/2025

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- As a condition of this subdivision, the applicant shall provide a Flood Insurance Rate Map (FIRM) # 4845302003J, dated August 18, 2014, for Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 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793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- THENCE South 87 degrees 21 minutes 58 seconds West, along the north right-of-way of said New Heister Lane and the South line of said Tract 1, a distance of 440.937 feet to the POINT OF BEGINNING.

**OWNERS CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared **LEONARD J. LUKER**, known 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 consideration therein expressed.

Given under my hand and seal of office this 22nd day of May, 2022.

*William R. Greaves, Jr.*  
 Notary Public for the State of Texas  
 My Commission Expires: 05/01/2025

**STANDARD PLAN NOTES AS PROVIDED IN THE SUPPLEMENTAL PLAN**

- This plan lies within the City of Pflugerville.
- Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until the City of Pflugerville has accepted the same.
- All lot, utility, easement (P.U.E.) shall be dedicated along all street frontages.
- Easements dedicated to this plan shall also be dedicated to the terms and conditions of the Engineering Department's Standard Specifications for Streets and Utilities, as amended, and all other rules and regulations of the City of Pflugerville.
- Vegetation to be maintained on the surface of the easement property, including the obligation to regularly mow or cut the grass, and to maintain the surface of the easement property in accordance with the City of Pflugerville's standards.
- The property owner shall provide access to utility easements, including but not limited to, water, sewer, gas, and electric, and shall be responsible for the maintenance, repair, replacement, relocation, removal, and operation and inspection of such easements and utility facilities, and related appurtenances.
- (Commencement) A portion of the easement shall be installed and in full working order with the public utility easements and technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1204-05-02-25-04. A separate standard established according to the City of Pflugerville, Ordinance No.



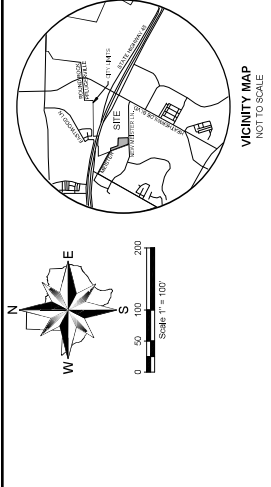
| LOT/BLOCK | ACRES  | PROPOSED LAND USE |
|-----------|--------|-------------------|
| LOT 1     | 12.725 | RESIDENTIAL       |
| LOT 2     | 12.725 | RESIDENTIAL       |
| LOT 3     | 12.725 | RESIDENTIAL       |
| LOT 4     | 12.725 | RESIDENTIAL       |
| LOT 5     | 12.725 | RESIDENTIAL       |

**BENCHMARKS:**  
 BM#1 - Square out on concrete base of a transmission tower, 4.233 feet Northwest of the Northeast corner of "Tract 1", Elevation: 732.34 feet  
 BM#2 - Square out on the Northwest corner of a curb inlet, North curb line of New Meister Lane, 256.3 feet West of the Southwest corner of "Tract 1", Elevation: 732.34 feet  
 BM#3 - Square out on the Northwest corner of a curb inlet, North curb line of New Meister Lane, 256.3 feet West of the Southwest corner of "Tract 1", Elevation: 732.34 feet

**LEGEND:**  
 CBS - 1/2" iron rod set or plastic cap stamped "VAL 5714"  
 IRF - Iron Rod Found  
 BMON - Brass Monument  
 T - 1/2" x 1/2" x 1/2" in. Concrete Found  
 XCF - "x" cut in Concrete Found  
 CFI - Controlling Monument  
 CFI - Controlling Monument  
 : : : - Proposed Submark

| LINE # | BEARING      | DISTANCE |
|--------|--------------|----------|
| L1     | S 87°13'33"E | 40.72    |
| L2     | S 87°52'59"W | 87.88    |

**GENERAL NOTES:**  
 1. The City of Pflugerville has approved this preliminary plat. The City of Pflugerville Ordinance No. 147020-124, (Roadway Impact Fee) will be paid prior to the issuance of any building permit.  
**FLOOD NOTE:**  
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 44452-02020 and 44452-02020, both dated August 10, 2014, this property is within Flood Zone X. Areas determined to be outside the 0.2% annual chance floodplain.  
 The flood statement does not imply that the property within the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. The flood statement shall not create liability on the part of the surveyor.



| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |



PROLOGIS, L.P.  
 1800 WAZEE STREET, SUITE 500  
 DENVER, COLORADO 80202

FINAL PLAT  
 LONGHORN ADDITION, PHASE 2  
 LOTS 2, BLOCK A

Project No.: 45132-08-PFL-2  
 Scale: 1" = 100'  
 Date: 08/19/21

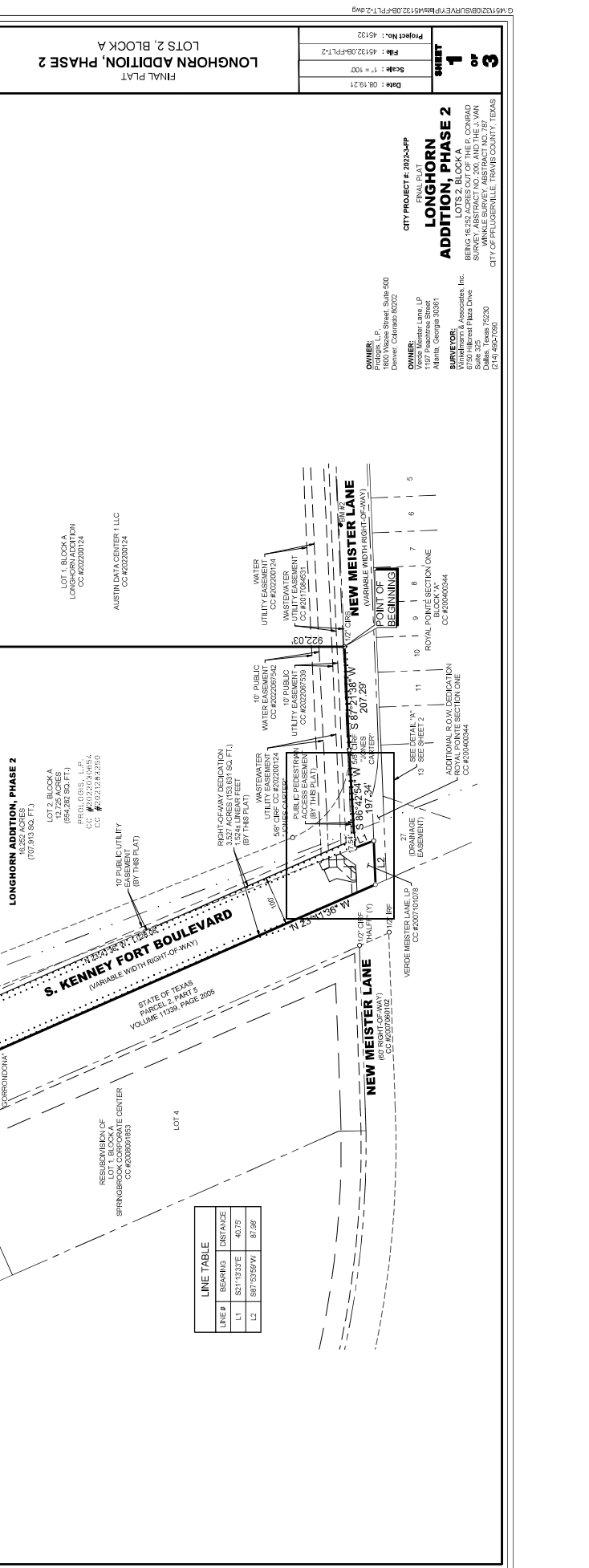
CITY PROJECT #: 2022-JFP  
 FINAL PLAT  
**LONGHORN ADDITION, PHASE 2**  
 LOTS 2, BLOCK A

BEING 16.232 ACRES OUT OF THE P. CONRAD SURVEY, ABSTRACT NO. 287, WINKLE SURVEY, ABSTRACT NO. 387, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

OWNER:  
 Prologis, L.P.  
 1197 Praetorian Street  
 Denver, Colorado 80202

OWNER:  
 Vico Director Lanes LP  
 1197 Praetorian Street  
 Atlanta, Georgia 30301

SURVEYOR:  
 Winkelman & Associates, Inc.  
 1197 Praetorian Street  
 Atlanta, Georgia 30301  
 Date: 08/19/21  
 (214) 480-1060



| LINE # | BEARING      | DISTANCE |
|--------|--------------|----------|
| L1     | S 87°13'33"E | 40.72    |
| L2     | S 87°52'59"W | 87.88    |

RESUBMISSION OF LOT 1, BLOCK A, SPRINGBROOK CORPORATE CENTER CC #2006091853

RESUBMISSION OF LOT 2, BLOCK A, SPRINGBROOK CORPORATE CENTER CC #2006091853

RESUBMISSION OF LOT 3, BLOCK A, SPRINGBROOK CORPORATE CENTER CC #2006091853

RESUBMISSION OF LOT 4, BLOCK A, SPRINGBROOK CORPORATE CENTER CC #2006091853

RESUBMISSION OF LOT 5, BLOCK A, SPRINGBROOK CORPORATE CENTER CC #2006091853













Exhibit C



| NO. | DATE | REVISION |
|-----|------|----------|
| 1.  |      |          |
| 2.  |      |          |
| 3.  |      |          |
| 4.  |      |          |
| 5.  |      |          |
| 6.  |      |          |

Winkelman & Associates, Inc.

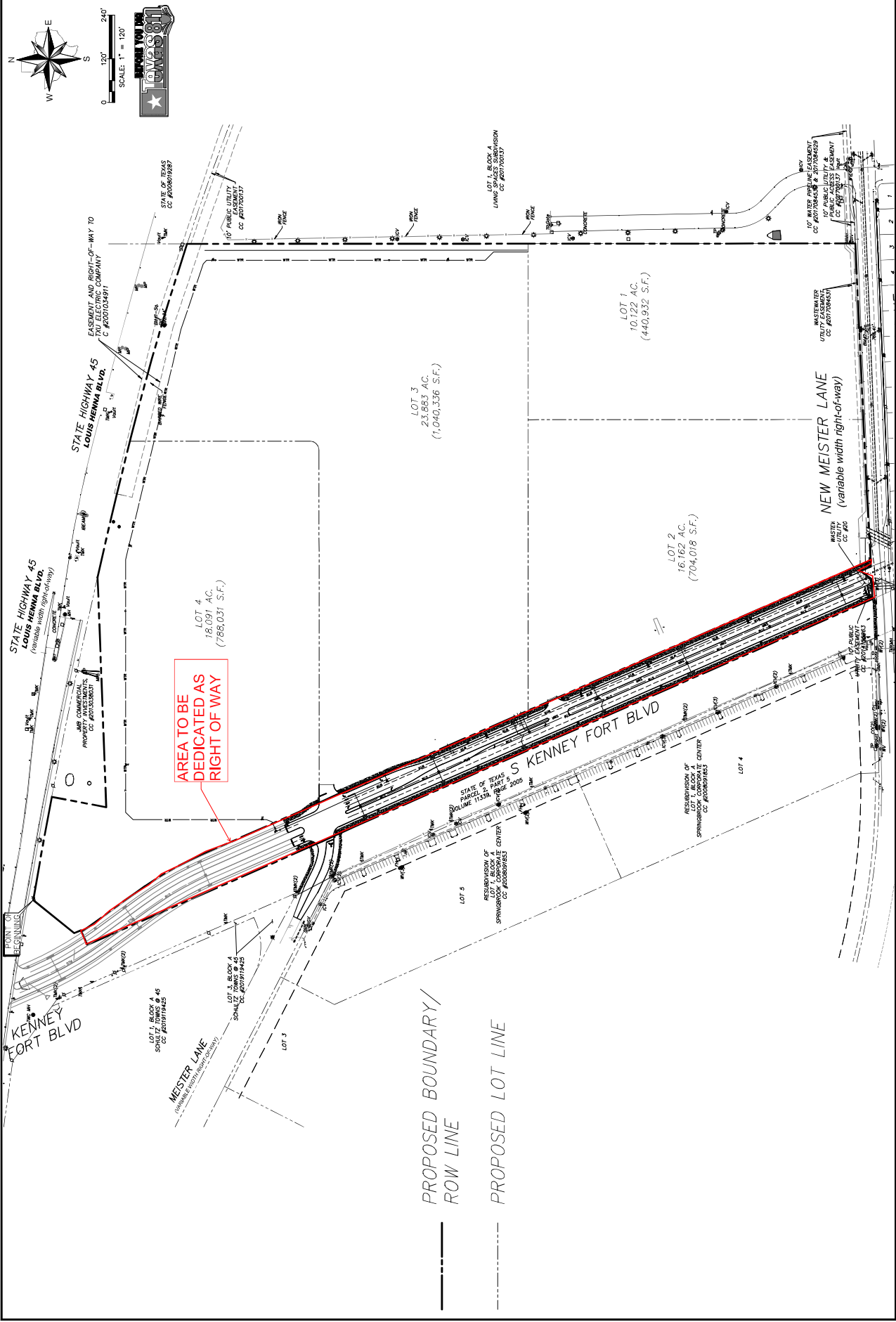
CONSULTING CIVIL ENGINEERS & ARCHITECTS, INC.

1500 WESTER PARK DRIVE, SUITE 210  
 FORT WORTH, TEXAS 76104  
 (817) 462-1000  
 FAX: (817) 462-1099

STATE OF TEXAS  
 PROFESSIONAL ENGINEERING NO. 88  
 PROFESSIONAL ARCHITECTURE NO. 10088-02

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LONGHORN ADDITION OVERALL  
 LONGHORN ADDITION INFRASTRUCTURE  
 FLUGGERVILLE, TX

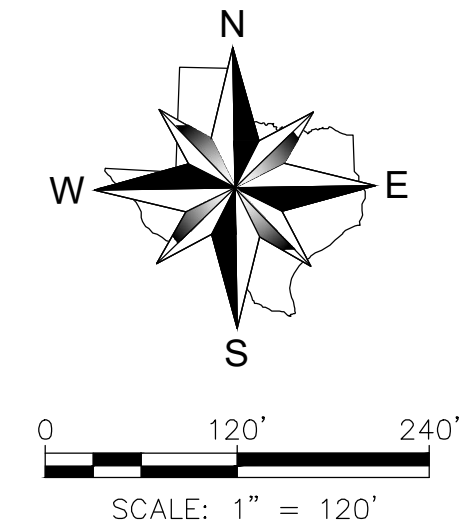
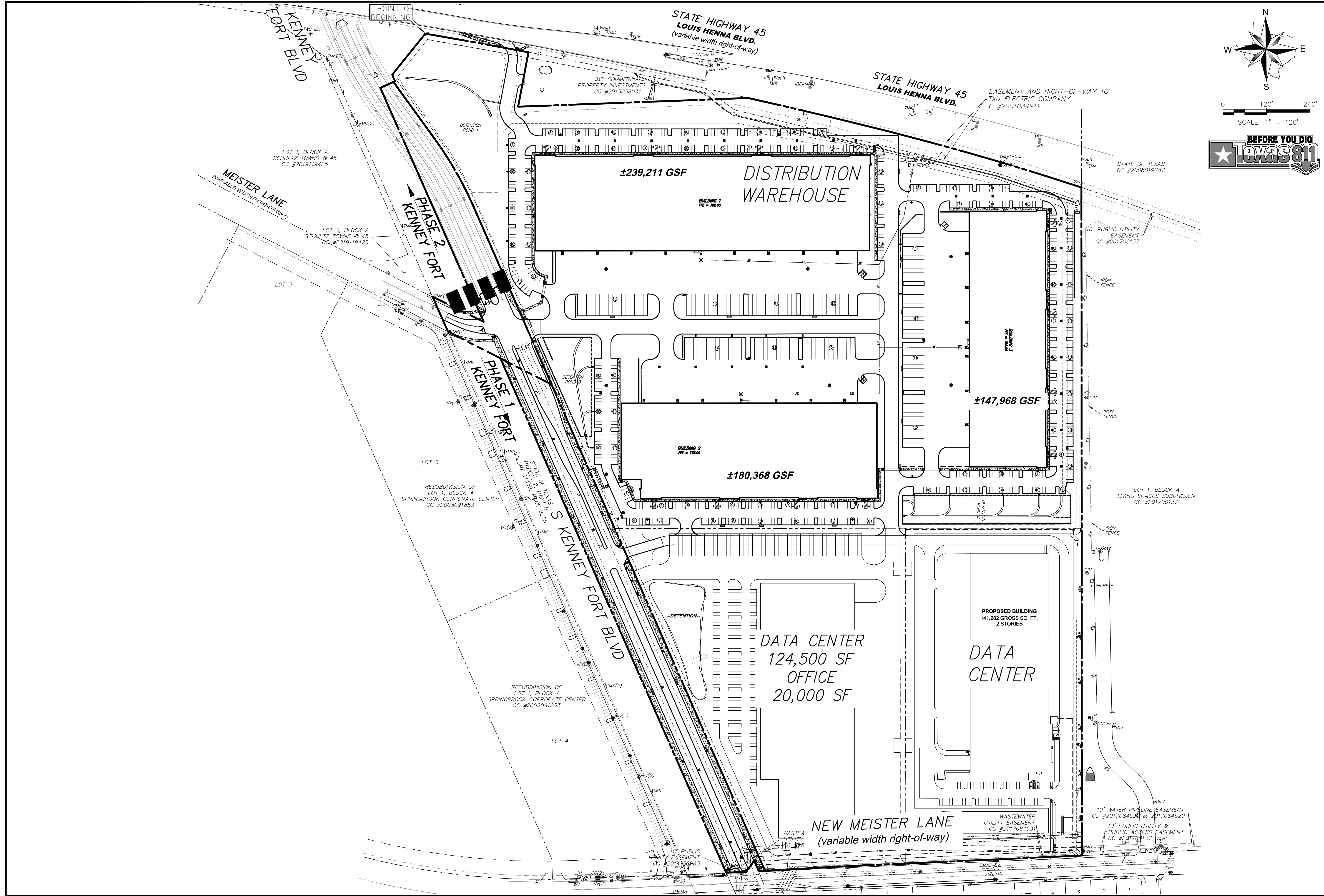


AREA TO BE DEDICATED AS RIGHT OF WAY

PROPOSED BOUNDARY/  
 ROW LINE  
 PROPOSED LOT LINE

Exhibit D

| ITEM No.   | DESCRIPTION OF WORK                                      | SCHEDULED VALUE |         |              |                        |
|--|--|-----------------|---------|--------------|------------------------|
|  |  | U/M             | QTY     | PRICE        | AMOUNT                 |
| <b>SECTION I - PAVING AND GRADING IMPROVEMENTS</b> |  |                 |         |              |                        |
| 1  | Right-of-Way Preparation including Clearing and Grubbing | LS              | 1       | \$ 32,000.00 | \$ 32,000.00           |
| 2  | Sawcut, remove and dispose of concrete curb and gutter   | LF              | 208     | \$ 7.25      | \$ 1,508.00            |
| 3  | Sawcut, Remove, and Dispose of existing pavement         | SF              | 46,321  | \$ 2.00      | \$ 92,642.00           |
| 4  | Remove and dispose of Fence                              | LF              | 4,441   | \$ 3.50      | \$ 15,543.50           |
| 5  | 7" Type D or Type B HMAc                                 | SF              | 101,016 | \$ 5.50      | \$ 555,588.00          |
| 6  | 10" Flexbase   | SF              | 101,016 | \$ 1.95      | \$ 196,981.20          |
| 7  | Lime Subgrade (12" Thick)                                | SY              | 11,224  | \$ 8.25      | \$ 92,598.00           |
| 8  | Lime @ 40 LBS/SY   | TON             | 281     | \$ 229.00    | \$ 64,257.40           |
| 9  | 2" TYPE D OR TYPE B HMAc (TEMP ASPHALT)                  | SF              | 20,317  | \$ 2.50      | \$ 50,792.50           |
| 10   | 7" FLEXBASE (TEMP ASPHALT)                               | SF              | 20,317  | \$ 0.75      | \$ 15,237.75           |
| 11   | Lime Subgrade (8" Thick) (TEMP ASPHALT)                  | SY              | 2,257   | \$ 9.50      | \$ 21,441.50           |
| 12   | Lime @ 40 LBS/SY (TEMP ASPHALT)                          | TON             | 56      | \$ 229.00    | \$ 12,824.00           |
| 13   | Install 6" Monolithic Curb                               | LF              | 7,153   | \$ 17.00     | \$ 121,601.00          |
| 14   | Install 10' Sidewalk (4" 3000 PSI)                       | SF              | 35,717  | \$ 5.25      | \$ 187,514.25          |
| 15   | Install Barrier Free Ramp                                | EA              | 10      | \$ 2,222.00  | \$ 22,220.00           |
| 16   | Barricades and Traffic Control                           | LS              | 1       | \$ 35,276.00 | \$ 35,276.00           |
| 17   | Install and Maintain Silt Fence                          | LF              | 4,723   | \$ 3.00      | \$ 14,169.00           |
| 18   | Inlet Erosion Protection Device                          | EA              | 15      | \$ 157.00    | \$ 2,355.00            |
| 19   | Install and Maintain Rock Check Dam                      | EA              | 2       | \$ 1,098.00  | \$ 2,196.00            |
| 20   | Install Temporary Construction Entrance                  | EA              | 1       | \$ 1,126.00  | \$ 1,126.00            |
| 21   | Pavement Striping  | LS              | 1       | \$ 12,966.00 | \$ 12,966.00           |
| 22   | Unclassified Excavation                                  | CY              | 9,500   | \$ 18.00     | \$ 171,000.00          |
| 23   | Seeding  | SF              | 70,000  | \$ 0.10      | \$ 7,000.00            |
| 24   | Matting  | SF              | 35,000  | \$ 0.25      | \$ 8,750.00            |
| 25   | Street Light Assembly                                    | EA              | 14      | \$ 5,201.00  | \$ 72,814.00           |
| 26   | 1 1/2" Schedule 40 PVC Conduit and wire                  | LF              | 3,600   | \$ 9.00      | \$ 32,400.00           |
| <b>SEC I - Subtotal</b>                            |  |                 |         |              | <b>\$ 1,842,801.10</b> |
| <b>SECTION II - DRAINAGE IMPROVEMENTS</b>          |  |                 |         |              |                        |
| 1  | INSTALL 18" RCP  | LF              | 644     | \$ 92.00     | \$ 59,248.00           |
| 2  | INSTALL 24" RCP  | LF              | 273     | \$ 118.00    | \$ 32,214.00           |
| 3  | INSTALL 42" RCP  | LF              | 60      | \$ 275.00    | \$ 16,500.00           |
| 4  | INSTALL 48" RCP  | LF              | 474     | \$ 335.00    | \$ 158,790.00          |
| 5  | INSTALL 54" RCP  | LF              | 661     | \$ 460.00    | \$ 304,060.00          |
| 6  | INSTALL 10' RECESSED CURB INLET                          | EA              | 11      | \$ 4,419.00  | \$ 48,609.00           |
| 7  | INSTALL 20' TRENCH DRAIN                                 | EA              | 1       | \$ 18,074.00 | \$ 18,074.00           |
| 8  | STORM MANHOLE  | EA              | 5       | \$ 6,213.00  | \$ 31,065.00           |
| 9  | MODIFY HEADWALL  | LS              | 1       | \$ 6,200.00  | \$ 6,200.00            |
| 10   | Demo Curb Inlet  | EA              | 1       | \$ 1,011.00  | \$ 1,011.00            |
| 11   | Trench Safety  | LF              | 2,112   | \$ 4.50      | \$ 9,504.00            |
| 12   | Testing  | LF              | 2,112   | \$ 1.25      | \$ 2,640.00            |
| 13   | TV Inspection  | LF              | 2,112   | \$ 1.25      | \$ 2,640.00            |
| <b>SEC II - Subtotal</b>                           |  |                 |         |              | <b>\$ 690,555.00</b>   |
| <b>GRAND TOTAL</b>                                 |  |                 |         |              | <b>\$2,533,356.10</b>  |



|  |  |                                       |
|--|--|---------------------------------------|
| <p><b>Winkelmann &amp; Associates, Inc.</b><br/>         CONSULTING CIVIL ENGINEERS ■ SURVEYORS<br/>         6750 HILDCREST PLAZA DRIVE, SUITE 215<br/>         Pflugerville, TX 78665-0000<br/>         (972) 480-7000<br/>         Texas Engineers Registration No. 100665-00<br/>         Surveyors Registration No. 100665-00<br/>         Copyright © 2023, Winkelmann &amp; Associates, Inc.</p> |  | No. 1.<br>DATE<br>REVISION<br>APPROV. |
| <p><b>ROADWAY IMPACT FEE EXHIBIT</b><br/>         LONGHORN ADDITION INFRASTRUCTURE<br/>         PFLUGERVILLE, TX</p>   |  | No. 2.<br>DATE<br>REVISION<br>APPROV. |
| No. 3.<br>DATE<br>REVISION<br>APPROV.  |  | No. 3.<br>DATE<br>REVISION<br>APPROV. |
| No. 4.<br>DATE<br>REVISION<br>APPROV.  |  | No. 4.<br>DATE<br>REVISION<br>APPROV. |
| No. 5.<br>DATE<br>REVISION<br>APPROV.  |  | No. 5.<br>DATE<br>REVISION<br>APPROV. |
| No. 6.<br>DATE<br>REVISION<br>APPROV.  |  | No. 6.<br>DATE<br>REVISION<br>APPROV. |



**THIS WORKSHEET IS FOR ESTIMATION PURPOSES ONLY. ACTUAL FEES COLLECTED WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.**

## Roadway Impact Fee Estimator Worksheet City of Pflugerville, Texas

<https://www.pflugervilletx.gov/city-government/development-services-center/building-inspections-permits/fee-schedule>

**Development Name:** Pflugerville Business Park

**Legal Description (Lot, Block):** Longhorn Addition Phase 3

**Case Number:** 2022-40-SP **Date:** 7/14/2023

Worksheet Last Updated: 2/1/2022

**Date of Final Plat Approval:** On or after January 1, 2023  
**Date of Building Permit Application:** On or after January 1, 2022  
**Service Area (select from list):** A

**Notes:** (1) Applicant may be eligible for credits for infrastructure built. Applicant to apply for credits with Pflugerville Planning and Development Services.  
 (2) Total Roadway Impact Fee Collection Amount represents the sum of Schedule 2 less Existing Land Use Potential Fee Reduction amount.

### ROADWAY IMPACT FEE CALCULATION:

#### PROPOSED LAND USES

| Land Uses (select from list): | Development Unit: | # of Units: | Schedule 1: Maximum Assessable Fee |                 | Schedule 2: Potential Collection Amounts |                     |
|-------------------------------|-------------------|-------------|------------------------------------|-----------------|--|---------------------|
|                               |                   |             | Maximum Fee Per Development Unit:  | Maximum Fee:    | Impact Fee Per Development Unit:         | Roadway Impact Fee: |
| General Light Industrial      | 1,000 SF GFA      | 239.211     | \$ 6,010.00                        | \$ 1,437,658.11 | \$ 3,005.10                              | \$ 718,852.98       |
| General Light Industrial      | 1,000 SF GFA      | 180.368     | \$ 6,010.00                        | \$ 1,084,011.68 | \$ 3,005.10                              | \$ 542,023.88       |
| General Light Industrial      | 1,000 SF GFA      | 147.968     | \$ 6,010.00                        | \$ 889,287.68   | \$ 3,005.10                              | \$ 444,658.64       |
| General Office Building       | 1,000 SF GFA      | 20          | \$ 6,185.00                        | \$ 123,700.00   | \$ 3,092.55                              | \$ 61,851.00        |
| General Light Industrial      | 1,000 SF GFA      | 124.5       | \$ 6,010.00                        | \$ 748,245.00   | \$ 3,005.10                              | \$ 374,134.95       |
|                               |                   |             |                                    |                 |  |                     |
|                               |                   |             |                                    |                 |  |                     |
|                               |                   |             |                                    |                 |  |                     |

Note: Plat Approval and Building Permit dates must be selected prior to selecting land use.

**ROUGHLY PROPORTIONATE IMPACT OF DEVELOPMENT: \$ 4,282,902.47**

#### EXISTING LAND USES

| Land Uses (select from list): | Development Unit: | # of Units: | Existing Land Use Potential Fee Reduction |                     |
|-------------------------------|-------------------|-------------|---|---------------------|
|                               |                   |             | Impact Fee Per Development Unit:          | Roadway Impact Fee: |
|                               |                   |             |   |                     |
|                               |                   |             |   |                     |
|                               |                   |             |   |                     |

**TOTAL POTENTIAL ROADWAY IMPACT FEE COLLECTION AMOUNT : \$ 2,141,521.44**

**Land Use Selection Note:** The land use categories are based on the descriptions contained within the ITE Trip Generation Manual. Questions regarding the appropriate category for a particular use may be directed to Planning and Development Services staff.

**Total Value of any Roadway Impact Fee Credits (for construction or contribution towards the City's Roadway Impact Fee CIP):**

**TOTAL ROADWAY IMPACT FEE COLLECTION AMOUNT AFTER CREDITS AND REDUCTIONS: \$ 2,141,521.44**