CAUSE NO. 471-04279-2025

CITY OF PLANO, TEXAS; and PLANO INDEPENDENT SCHOOL DISTRICT,	§	**IN THE DISTRICT COURT**
Plaintiffs,	§	
v.	§	**471st JUDICIAL DISTRICT**
COLLIN CENTRAL APPRAISAL DISTRICT AND PECOS HOUSING FINANCE CORPORATION,	§	
Defendants.	§	**COLLIN COUNTY, TEXAS**

AGREED ORDER

The parties agree to the following background facts:

1. The Court entered a Temporary Restraining Order (the "TRO") on June 19, 2025. The TRO prohibits Pecos Housing Finance Corporation ("PHFC") from "seeking, [or] obtaining, [] property tax exemptions for the Dayton and Hathaway properties." By agreement of all parties, the TRO was extended to July 17, 2025, the date of the temporary injunction hearing.

2. At the conclusion of the July 17, 2025 hearing, all parties agreed on the record to extend the TRO until the Court rules on the Application for Temporary Injunction. On July 23, 2025, the Court signed the Partially Agreed Order Extending Temporary Restraining Order (the "TRO Order"). As of the date of this Order, the Court has not ruled on the Application for Temporary Injunction. The parties dispute whether the prohibitions in the TRO Order remain in place; Plaintiffs assert that they do; Pecos HFC asserts that they do not.

3. PHFC represents that the 2025 ad valorem property taxes on the Hathaway at Willow Bend Apartments and the Dayton at Summer Meadows Apartments were paid and that PHFC has not sought or received a refund of that payment.

4. On January 30, 2026, separate counsel for PHFC protested the denial of exemptions for tax year 2025 as to multiple properties, including these two properties, and on May 15, 2026, protested tax year 2026 (together, the "Tax Protests"). After a hearing on June 2, 2026, the Appraisal Review Board (the "ARB") ordered that the exemptions be applied, and the Collin Central Appraisal District ("CCAD") changed its records to apply the exemptions for 2025. PHFC then withdrew its protests for tax year 2026.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. PHFC agrees to a determination of "denied" on its Tax Protests for tax years 2025 and 2026 as to the Hathaway at Willow Bend Apartments, located at 2525 Preston Road, Plano, Texas 75093, and the Dayton at Summer Meadows Apartments, located at 6000 Ohio Drive, Plano, Texas 75093 (the "**Subject Properties**"), which determination shall return the Subject Properties to non-exempt status. This agreement is made pursuant to Texas Tax Code Section 41.47(f) and (g), without waiver of PHFC's right of appeal.

2. PHFC reserves its statutory right to protest the denial of the exemptions sought by PHFC in connection to its status as a housing finance corporation under Texas Local Government Code Chapter 394 prior to the 2025 House Bill 21 amendments for tax years 2025 and 2026. This Order does not affect any other type of exemption and does not affect any protest as to the value of the properties. Nothing in this Order concedes that any such exemption survives its sunset under the 2025 House Bill 21 amendments on December 31, 2026, and all parties reserve their rights as to any tax year after 2026. If PHFC seeks an exemption for the 2027 tax year, it will give Plaintiffs 20 days' written notice of same, through counsel.

3. In the event PHFC files a district court petition to preserve its rights as to the Subject Properties, after the Defendant(s) appear(s), PHFC shall seek an immediate abatement of those

proceedings pending resolution of any appeal of the final judgment in this lawsuit. Other than filing a district court petition and seeking an abatement thereof, and other than filing a motion to retain the case on the court's docket during abatement,[1] PHFC agrees it will take no action to prosecute or advance any such district court petition while the TRO Order remains in effect.

4. Provided PHFC complies with all provisions hereof, Plaintiffs will waive any argument that the TRO Order prohibits PHFC from filing an original petition appealing the ARB's order (or the Section 41.47 agreement) in order to preserve its rights under Chapter 42 of the Texas Tax Code.

5. Plaintiffs waive any argument that the TRO Order, or any subsequent temporary injunction, prohibits PHFC from filing protests with the ARB concerning notices of appraised value for the Subject Properties for tax year 2025 or any subsequent year in order to preserve its rights under Chapters 41 and 42 of the Texas Tax Code, provided that any such challenge shall be limited to valuation, and provided further that PHFC shall attach a copy of any Final Judgment entered in this lawsuit to any valuation protests it files.

6. Provided PHFC complies with all provisions hereof, Plaintiffs shall not seek contempt of court against PHFC for actions taken on its behalf for tax years 2025 and 2026.

7. Except as expressly set forth herein, Plaintiffs and PHFC do not waive any rights.

8. Counsel for CCAD should provide a fully executed copy of this Order to the Collin County Chief Appraiser so that the tax rolls may be supplemented accordingly.

[1] PHFC may file such a motion only if the court clerk determines the case has become stale.

SIGNED AND ENTERED on October 27, 2026.

Judge Bryan Gantt

AGREED:

Respectfully submitted,

/s/ Eric W. Pinker
Eric W. Pinker
State Bar No. 16016550
epinker@lynnllp.com
Farsheed A. Fozouni
State Bar No. 24097705
ffozouni@lynnllp.com
LYNN PINKER HURST & SCHWEGMANN, LLP
2100 Ross Avenue, Suite 2700
Dallas, Texas 75201
Telephone: 214-981-3800

ATTORNEYS FOR THE CITY OF PLANO AND THE PLANO INDEPENDENT SCHOOL DISTRICT

Respectfully submitted,

/s/ Mark A. Walsh
Mark A. Walsh
State Bar No. 24003135
mark@saunderswalsh.com
SAUNDERS, WALSH & BEARD
6850 TPC Drive, Suite 210
McKinney, Texas 75070
Telephone: 214-919-3555
Facsimile: 214-945-4060

ATTORNEY FOR THE COLLIN CENTRAL APPRAISAL DISTRICT

Respectfully submitted,

/s/ Blake Stribling (with permission)
Blake Stribling
State Bar No. 24070691
bstribling@chasnoffstribling.com
Julie Whitson
State Bar No. 24057653
jwhitson@chasnoffstribling.com
CHASNOFF | STRIBLING, LLP
1020 NE Loop 410, Suite 150
San Antonio, Texas 78209

ATTORNEYS FOR THE PECOS HOUSING FINANCE CORPORATION