Kaufman

AGENDA
MONDAY, JULY 24, 2023
WORK SESSION – 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

This meeting will be held using videoconferencing/teleconferencing technology with public access via:
WWW.ZOOM.US/JOIN OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discuss the Proposed Fiscal Year 2023-2024 City of Kaufman Budget, valuations, and impact on tax rate and provide directions to Staff.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

RECOGNITION

3. Business of the Month - CareVide

4. Proclamation - National Health Center Week - August 6-12

5. Assistant City Manager - Rachel Balthrop Mendoza

6. ICMA Credentialed Manager Recognition - City Manager

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the June 26, 2023, Work Session and Regular City Council Meeting.

8. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, August 28, 2023, to Monday, August 21, 2023.

9. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, November 27, 2023, to Monday, November 20, 2023, and the Regular City Council Meeting set for Monday, December 25, 2023, to Monday, December 18, 2023.

10. Consider and take appropriate action on Resolution R-19-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Shannon Park; and establishing the warranty period for the public improvements.

11. Consider and take appropriate action on Resolution R-20-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Melody Circle; and establishing the warranty period for the public improvements.

12. Consider and take appropriate action on Resolution R-21-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) on Saturday, October 14, 2023, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2023 Kaufman Harvest Fest Parade; and providing for an effective date.

13. Consider and take appropriate action on Resolution R-22-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street on Saturday, October 14, 2023, from 5:00 a.m. until 11:59 p.m. for the 2023 Kaufman Harvest Fest Event; and providing an effective date.

14. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for NE Utilities – Water Line Improvements; and authorizing the Mayor or his designee to execute necessary documents.

15. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for Drainage Improvements near Phillips Elementary School.; and authorizing the Mayor or his designee to execute necessary documents.

END OF CONSENT AGENDA

PUBLIC HEARINGS

16. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-12-23, an ordinance of the City Council of the City of Kaufman, Texas, annexing the hereinafter described property of approximately 0.491 acres, generally located on the south side of SH 243 at Ola Road (portions of Property IDs 2268, 2278, and 11497), situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, into the City of Kaufman, Kaufman County, Texas and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-02-23)

a. Presentation

b. Public Hearing

c. Consider and take appropriate action on Ordinance No. O-12-23

DISCUSSION/ACTION ITEMS

17. Presentation and discussion regarding an update on South Pointe development, City Lakes Park Improvement project, and Kings Fort Park Improvement Project and provide any necessary direction to Staff.

18. Presentation and discussion regarding an overview of Section 3 in relation to the TxCDBG Grant No. CDV21-0088 and provide any necessary direction to Staff.

19. Consider and take appropriate action on Ordinance O-13-23, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2023-2024 for the Kaufman Public Improvement District No. 1, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, and providing the applicable TIRZ Credit Calculation, as set forth in Exhibit “A” to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Georgetown")

20. Consider and take appropriate action on Ordinance O-14-23, an ordinance of the City Council of the City of Kaufman, Texas, approving a Service and Assessment Plan and assessment roll for authorized improvements for the Kaufman Public Improvement District No. 2 for an

approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III; making a finding of special benefit to certain property in the District; levying assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments; providing penalties and interest on delinquent assessments; providing for severability and providing an effective date. ("Prairie Creek Phase 3")

21. Consider and take appropriate action on an interlocal cooperative agreement for Kaufman Public Improvement District No. 2 Assessment Collection between the City of Kaufman, Texas, and Kaufman County, Texas; and authorizing the Mayor or his designee to execute necessary documents.

22. Consider and take appropriate action on Ordinance O-15-23, an ordinance of the City Council of the City of Kaufman, Texas, providing for the issuance and sale of the City of Kaufman, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023 in the amount of $9,500,000.00 to fund all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iii) acquiring, constructing, installing and equipping improvements to the City's stormwater and drainage system; and (iv) legal, fiscal and engineering fees in connection with such projects; and ordaining other matters relating to the subject.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

23. Receive an update and discussion regarding the following:

    a. Budget Workshop- August 7th at 6 pm

    b. Discussion Items Report (DIR)

    c. STAR Transit Ridership Report- June 2023

    d. Careflite Compliance Report- June 2023

    e. Fire Department Monthly Report - June 2023

    f. Police Department Monthly Report- June 2023

    g. Development Services Monthly Report- June 2023

    h. Monthly Calendars Attached

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, JULY 21, 2023, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

Jessie Hanks

JESSIE HANKS
CITY SECRETARY

CITY OF KAUFMAN, TEXAS

THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING WWW.ZOOM.US/JOIN OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 883 6927 8412 PASSWORD: 562304**

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

National Health Center Week, 2023

A Proclamation

Community Health Centers: A Roadmap to a Stronger America

Whereas: For over 50 years, Community Health Centers have provided high-quality, affordable, comprehensive primary and preventive health care in our nation's medically underserved communities serving over 30 million Americans in over 14,000 communities across the nation.

Whereas: Every day, Community Health Centers develop new approaches to integrating a wide range of services beyond primary care, including oral health, vision, behavioral health, and pharmacy services, to meet the needs and challenges of their communities.

Whereas: Community Health Centers are locally owned and operated small businesses that help power local economies by generating $85 billion in economic activity.

Whereas: The Community Health Center model continues to prove an effective means of overcoming barriers to healthcare access, including geography, income, and insurance status – improving health outcomes and reducing healthcare system costs.

Whereas: During National Health Center Week, we celebrate the legacy of America's Community Health Centers, and their vital role in shaping the past, present, and future of America's health care system.

NOW, THEREFORE, I, [NAME], [TITLE/POSITION], do hereby proclaim August 6-12, 2023, as National Health Center Week. I encourage all Americans to take part in this week by visiting their local health center and celebrating the important partnership between America's Community Health Centers and the communities they serve.

# # #

PRESS RELEASE

FOR IMMEDIATE RELEASE
June 28, 2023

Contact: Jessie Hanks
972-932-2216. ext. 107
jhanks@kaufmantx.org

KAUFMAN HIRES NEW ASSISTANT CITY MANAGER

KAUFMAN, TX – The City of Kaufman has announced the appointment of Rachel Balthrop Mendoza as the new Assistant City Manager of Kaufman. This announcement followed an extensive search and interview process.

For more than seven years, Rachel served the residents, businesses, and visitors of the Town of Little Elm, the City of Denton, and the City of Grand Prairie. Rachel managed and coordinated development and permitting projects for Little Elm and citywide programs such as State of the City and Denton 360° for the City of Denton. She helped educate residents, businesses, and developers in local government processes, procedures, and regulations, as well as enabled community development among residents. Rachel also holds a strong government finance background through her accounts payable and procurement management experience with the Grand Prairie Fire Department, where she also developed and monitored budgets totaling $40 million.

Prior to local government, Rachel spent 10 years in the private sector with Norton Rose Fulbright (formerly Fulbright & Jaworski) as bond counsel support, coordinating and closing debt issuances for cities, counties, and school districts statewide.

Rachel is a proud Texas native who grew up in DeSoto. As a high school student, Rachel interned in the City Manager’s Office for the City of DeSoto, where she discovered her passion for local government and dedication to service. She went on to earn a BA in Political Science from Trinity University in San Antonio and a Master’s in Public Administration from the University of Texas at Arlington. Rachel is active in the Texas City Management Association and the North Texas City Management Association. She is a 2020 graduate of the Alpha class of the Texas Women’s Leadership Institute – a program focused on preparing and empowering women to become city managers. Rachel also serves as the Vice Chair for the Grand Prairie Civil Service Commission and Chair of the Board of Directors of the DFW regional chapter of Girls on the Run.

“I am thrilled to have Rachel become a part of our team. She brings experience, excitement, and a high level of professionalism that will be a great asset to the City of Kaufman.” said City Manager Mike Holder.

The Assistant City Manager position assists in developing, planning, and implementing the City’s strategic goals by providing high-level support to key departments, the City Manager, and the City Council. Balthrop Mendoza will officially begin her role as Assistant City Manager on July 17, 2023.

###

INTERNATIONAL CITY/COUNTY
MANAGEMENT ASSOCIATION
777 N Capitol St. NE, Ste. 500
Washington, DC 20002-4290
202.962.3680 | 202.962.3500 (f)
icma.org

Michael Holder Credentialed by

International Local Government Management Organization

WASHINGTON, D.C.— Michael Holder, City Manager of the Kaufman, Texas, recently received the Credentialed Manager designation from ICMA, the International City/County Management Association. Mr. Holder is one of over 1,300 local government management professionals currently credentialed through the ICMA Voluntary Credentialing Program.

ICMA's mission is to advance professional local government through leadership, management, innovation, and ethics and by increasing the proficiency of appointed chief administrative officers, assistant administrators, and other employees who serve local governments and regional entities around the world. The organization's 13,000 members in 27 countries also include educators, students, and other local government employees.

To receive the prestigious ICMA credential, a member must have significant experience as a senior management executive in local government; have earned a degree, preferably in public administration or a related field; and demonstrated a commitment to high standards of integrity and to lifelong learning and professional development.

Michael Holder is qualified by over 20 years of professional local government executive experience. Prior to his appointment in 2023 as City Manager of Kaufman, he served as the Assistant City Manager in Kaufman and formerly the City of Colleyville.

About ICMA
ICMA, the International City/County Management Association, advances professional local government worldwide. The organization's mission is to advance professional local government through leadership, management, innovation, and ethics.

Meeting Date: 7/24/2023 **Date: 07/05/2023** **Item #: 7.** **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the June 26, 2023, Work Session and Regular City Council Meeting.

BACKGROUND:

Author: Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation:

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JUNE 26, 2023
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Councilmember Borders called the Work Session to order at 6:01 PM. Councilmembers present were Charles Gillenwater, Quattro Borders, Jason Nelson, and Lisa Parker. Councilmember Ashlea Longenecker arrived to the meeting at 6:23 PM. Mayor Jeff Jordan and Mayor Pro-Tem Matt Phillips were absent. Councilmember Borders declared a quorum present. Also present were City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Human Resources Coordinator Sharna Ellis, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, Police Officer Aaron Buccafurno, Police Officer Tyler Snell, Police Captain Colter Leftwich, and Police Chief Les Edwards.

Councilmember Nelson made a motion to appoint Quattro Borders as the chairman for the Work Session and Regular City Council Meeting. The motion was seconded by Councilmember Parker and passed 4/0.

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Presentation and discussion regarding the implementation of the city's body-worn camera program for the Kaufman Police Department.

Chief Edwards and Captain Leftwich gave a presentation reviewing the Kaufman Police Department's implementation of the city's body-worn camera program.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

Mr. Holder briefly reviewed the consent agenda items and discussed the purpose for item 13.

WORK SESSION ADJOUNMENT

There being no further business, Councilmember Borders adjourned the meeting at 6:26 PM.

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Councilmember Borders called the City Council meeting to order at 6:30 PM. Councilmembers present were Charles Gillenwater, Quattro Borders, Jason Nelson, Lisa Parker, and Ashlea Longenecker. Mayor Jeff Jordan, and Mayor Pro-Tem Matt Phillips were absent. Councilmember Borders declared a quorum present. Also present were City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Human Resources Coordinator Sharna Ellis, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, Police Officer Aaron Buccafurno, Police Officer Tyler Snell, Police Captain Colter Leftwich, and Police Chief Les Edwards.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

Rosa Tovias, 1714 Ola Rd., Kaufman, Texas 75142, addressed the Council regarding the drainage and flooding issues on her property in the Cottage Heights Area. She requested the city address the drainage issues in the area.

RECOGNITION

3. Business of the Month- Texas Farm Bureau Insurance

Councilmember Borders and Mr. McGregor presented and recognized Texas Farm Bureau Insurance as the June Business of the Month. Mr. McGregor outlined the reasons for the selection of this business to be recognized this month. Robert Dobbs, owner of Texas Farm Bureau Insurance, gave a brief history of his business and the impact of his company on the community.

4. Atmos Energy- Inclusive Playground

Councilmember Borders, Mr. Holder, and Mike Slye, Project Manager with the City of Kaufman, accepted a $25,000 donation from Atoms Energy for the Inclusive Playground.

5. Police Department Promotion Recognition

Chief Edwards presented Colter Leftwich as the newly promoted Captain of the Police Department. He also introduced Aaron Buccafurno and Tyler Snell as new police officers for the department.

6. Fire Department Promotion Recognition

Chief Davis presented Ferris Watson as the newly promoted Fire Captain. He also introduced Robert Staggs as a newly hired Firefighter.

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the May 22, 2023, Work Session and Regular City Council Meeting.

8. Consider and take appropriate action on a Utility Agreement for the Kaufman Civic Center with the Kaufman Chamber of Commerce; and authorize the City Manager or his designee to execute necessary documents.

9. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the civil engineering, construction administration, and inspections for the Hickory Street Elevated Water Tank Repaint project; and authorizing the Mayor or his designee to execute necessary documents.

10. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the surveying, landscape architecture, and engineering services for the design of Kings Fort Park Improvements at Kings Fort Park; and authorizing the Mayor or his designee to execute necessary documents.

11. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the surveying, landscape architecture, and engineering services for the design of City Lakes Park Improvements at City Lake Park; and authorizing the Mayor or his designee to execute necessary documents.

12. Consider and take appropriate action on Resolution R-18-23, a resolution of the City Council of the City of Kaufman, Texas, approving authorized signatories in matters pertaining to TxCDBG Grant No. CDV21-0088.

Councilmember Gillenwater made a motion to approve Consent Agenda items 7-12 as presented. The motion was seconded by Councilmember Parker and passed 5/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on Ordinance O-11-23, an ordinance of the City Council of the City of Kaufman, Texas, repealing Division 2 “Curfew” of Article 8.02 “Minors” of Chapter 8 “Offenses and Additional Provisions” of the Code of Ordinances, City of Kaufman, Texas to repeal regulations imposing a curfew on persons under the age of eighteen and the associated criminal penalty; providing for the incorporation of premises; providing severability; and providing an effective date of September 1, 2023.

Mr. Holder informed the Council about the state legislation that goes into effect September 1, 2023 that repealed the authority for local governments to adopt or enforce a curfew for juveniles.

Councilmember Parker made a motion to approve Ordinance O-11-23, repealing Division 2 “Curfew” of Article 8.02 “Minors” of Chapter 8 “Offenses and Additional Provisions” of the Code of Ordinances, City of Kaufman, Texas to repeal regulations imposing a curfew on persons under the age of eighteen and the associated criminal penalty as presented. The motion was seconded by Councilmember

Nelson and passed 5/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:

    a. Red, White & BOOM- July 1st

    b. Budget Work Session Meetings- August 7 & August 14 (if needed)

    c. 2023 TML Conference- Dallas- October 4-6, 2023

    d. Discussion Items Report (DIR)

    e. STAR Transit Ridership Report- May 2023

    f. Careflite Compliance Report- May 2023

    g. Fire Department Monthly Report- May 2023

    h. Police Department Monthly Report- May 2023

    i. Development Services Monthly Report- May 2023

    j. Monthly Calendars Attached

Mr. Holder gave an update on the above-stated items.

EXECUTIVE SESSION

Councilmember Borders recessed into executive session at 6:58 PM.

15. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:

    a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: “Project Fast” & “Project Pie”

    b. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project Blue

    c. Sec. 551.074 PERSONNEL MATTERS. Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee regarding: City Manager organizational oversight

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Councilmember Borders reconvened into open session at 7:57 PM.

16. Consider and take appropriate action, if any, on matters discussed in Executive Session.

Councilmember Parker made a motion to authorize the Mayor to sign a letter of intent for Project Pie. The motion was seconded by Councilmember Nelson and passed 5/0.

ADJOURNMENT

There being no further business, Councilmember Borders adjourned the meeting at 7:58 PM.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

Meeting Date: 7/24/2023 | Date: 07/10/2023 | Item #: 8. | Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, August 28, 2023, to Monday, August 21, 2023.

BACKGROUND:

The State approved new laws that state "Taxing units other than water districts must adopt the tax rate before Sept. 30 or 60 days after receiving the certified appraisal roll, whichever date is later, except that governing body must adopt a tax rate that exceeds the voter-approval tax rate not later than the 71st day before the next uniform election date that occurs in November of that year and it must order the election no later than the 78th day before the November uniform election date."

Due to potential election petitions, staff recommends the regularly scheduled City Council Meeting on Monday, August 28, 2023, be rescheduled to Monday, August 21, 2023.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends to reschedule the Regular City Council Meeting set for Monday, August 28, 2023, to Monday, August 21, 2023.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

Meeting Date: 7/24/2023	Date: 07/17/2023	Item #: 9.	Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, November 27, 2023, to Monday, November 20, 2023, and the Regular City Council Meeting set for Monday, December 25, 2023, to Monday, December 18, 2023.

BACKGROUND:

Due to conflicts with the Thanksgiving and Christmas holidays, staff recommends rescheduling the Regular City Council Meeting set for Monday, November 27, 2023, to Monday, November 20, 2023, and the Regular City Council Meeting set for Monday, December 25, 2023, to Monday, December 18, 2023.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of rescheduling the Regular City Council Meeting set for Monday, November 27, 2023, to Monday, November 20, 2023, and the Regular City Council Meeting set for Monday, December 25, 2023, to Monday, December 18, 2023**.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

Meeting Date: 7/24/2023	Date: 07/05/2023	Item #: 10.	Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-19-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Shannon Park; and establishing the warranty period for the public improvements.

BACKGROUND:

Author:	Reviewed:
Mike Holder, City Manager	Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Resolution R-19-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

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engineers
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FORT WORTH
DENTON
ALLEN
HEATH
KATY

July 18, 2023

Joseph Yentes, President
Home Run Construction, LLC.
P.O. Box 1479
Midlothian, TX 76065

(via email)

Re: Final Acceptance for Shannon Park Improvements, Kaufman, TX

Dear Mr. Yentes,

This is your letter of Final Acceptance for the above project. The final inspection by the City indicate that the work is complete, pending minor punchlist items that will be completed this week, and is therefore accepted by the City of Kaufman.

In accordance with the contract documents, the maintenance bond shall be in effect for two (2) years from July 24, 2023.

If you have any questions, please do not hesitate to contact us.

Sincerely,
tnp
teague nall & perkins

Philip C. Varughese, P.E.
Associate/Team Leader

cc: Mike Holder, City Manager - City of Kaufman (via email)
Tim Hopwood, Director of Public Works - City of Kaufman (via email)
KAU 21474 File

RESOLUTION NO. R-19-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACCEPTING PUBLIC IMPROVEMENTS FOR SHANNON PARK; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Home Run Construction, LLC, ("Contractor"), entered into an agreement dated May 26, 2022, (the "Agreement"), pursuant to which Contractor was to construct a public park and drainage improvements to Shannon Park (the "Public Improvements"); and

WHEREAS, Contractor has constructed all required Public Improvements and City Council accepts the actual quantities and construction of said Public Improvements pursuant to final estimate; and

WHEREAS, having accepted the Public Improvements via the adoption of this Resolution, the City Council hereby establishes that the two (2) year warranty period for said Public Improvements commences as of the date of this Resolution; and

WHEREAS, a two (2) year maintenance bond covering the Public Improvements has been received by the City.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN,TEXAS:

SECTION 1. Incorporation of Premises. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. Acceptance of Improvements. That effective as of the date of this Resolution, the City accepts the Public Improvements as approved by final inspection of the City of Kaufman Public Works Department.

SECTION 3. Warranty Period. That the City establishes the warranty period to be in effect commencing on July 24, 2023, the effective date of this Resolution, and remaining in full force and effect until July 24, 2025, at 12:00 a.m., midnight (24 months from the effective date of this Resolution). Further, pursuant to the terms of the Agreement, the City has received a maintenance bond that shall remain in effect throughout the warranty period established herein and shall guarantee repairs to the Public Improvements occurring within the warranting period.

SECTION 4. Effective Date. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 24th day of July, 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Meeting Date: 7/24/2023	Date: 07/12/2023	Item #: 11.	Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-20-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Melody Circle; and establishing the warranty period for the public improvements.

BACKGROUND:

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Resolution R-20-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

July 18, 2023

Christopher Quentin, Vice President
Axis Contracting, Inc.
P.O. Box 360715
Dallas, TX 75336
(via email)

Re: Final Acceptance for Paving & Drainage Improvements for Hillcrest Street, Melody Circle and Priscilla Lane, Kaufman, Texas

Dear Mr. Quentin,

This is your letter of Final Acceptance for the above project. The final inspection by the City indicate that the work is complete, pending minor punchlist items that will be completed this week, and is therefore accepted by the City of Kaufman.

In accordance with the contract documents, the maintenance bond shall be in effect for two (2) years from July 24, 2023.

If you have any questions, please do not hesitate to contact us.

Sincerely,
tnp
teague nall & perkins

Philip C. Varughese, P.E.
Associate/Team Leader

cc: Lance Smith, Axis Contracting, (via email)
Mike Holder, City Manager - City of Kaufman (via email)
Tim Hopwood, Director of Public Works - City of Kaufman (via email)
KAU 20347 File

RESOLUTION NO. R-20-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACCEPTING PUBLIC IMPROVEMENTS FOR MELODY CIRCLE; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Axis Contracting, Inc., ("Contractor"), entered into an agreement dated May 18, 2021, (the "Agreement"), pursuant to which Contractor was to construct paving and drainage improvements to Hillcrest Street, Melody Circle, and Priscilla Lane (the "Public Improvements"); and

WHEREAS, Contractor has constructed all required Public Improvements and City Council accepts the actual quantities and construction of said Public Improvements pursuant to final estimate; and

WHEREAS, having accepted the Public Improvements via the adoption of this Resolution, the City Council hereby establishes that the two (2) year warranty period for said Public Improvements commences as of the date of this Resolution; and

WHEREAS, a two (2) year maintenance bond covering the Public Improvements has been received by the City.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN,TEXAS:

SECTION 1. Incorporation of Premises. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. Acceptance of Improvements. That effective as of the date of this Resolution, the City accepts the Public Improvements as approved by final inspection of the City of Kaufman Public Works Department.

SECTION 3. Warranty Period. That the City establishes the warranty period to be in effect commencing on July 24, 2023, the effective date of this Resolution, and remaining in full force and effect until July 24, 2025, at 12:00 a.m., midnight (24 months from the effective date of this Resolution). Further, pursuant to the terms of the Agreement, the City has received a maintenance bond that shall remain in effect throughout the warranty period established herein and shall guarantee repairs to the Public Improvements occurring within the warranting period.

SECTION 4. Effective Date. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 24th day of July 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Meeting Date: 7/24/2023	Date: 07/13/2023	Item #: 12.	Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-21-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) on Saturday, October 14, 2023, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2023 Kaufman Harvest Fest Parade; and providing for an effective date.

BACKGROUND:

This resolution is for the purpose of requesting the closure of E. Fair Street, S Washington St., and Grove St for the Kaufman Harvest Fest Parade. E Fair St. will be closed at 7 a.m for the parade line up and the parade will begin at 9 a.m.

Author:	Reviewed:
Jessie Hanks, City Secretary	Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Resolution R-21-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION R-21-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO TEMPORARILY CLOSE PORTIONS OF SH 243, BUSINESS SH 34, AND EAST FAIR STREET ON SATURDAY, OCTOBER 14, 2023, FROM 7:00 A.M. UNTIL 11:00 A.M. FOR THE PURPOSE OF THE KAUFMAN HARVEST FESTIVAL PARADE; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to formally enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) in Kaufman for the Kaufman Harvest Fest Parade; and

WHEREAS, the parade will be located within the City of Kaufman's incorporated area; and

WHEREAS, the City Council of the City of Kaufman has determined that it is in the best interest of the City of Kaufman to enter into an agreement with the Department of Transportation to provide for the temporary closure of certain streets.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS THAT:

SECTION 1. **Incorporation of Premises.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. Agreement Authorized. The City Council does hereby authorize the City Manager to enter into an agreement with the Texas Department of Transportation for the temporary closure of portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) in Kaufman, Kaufman County, on Saturday, October 14, 2023, for the Kaufman Harvest Fest Parade. The Agreement is attached hereto as Exhibit "A" and incorporated herein for all purposes.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the 24th day of July 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY

Exhibit A

July 26, 2023

Mr. Lane Selman, P.E.
Area Engineer
Texas Department of Transportation
3260 FM 2728
Kaufman, Texas 75142

Re: Annual Kaufman Harvest Fest

Dear Mr. Selman:

The City of Kaufman hosts the Annual Kaufman Harvest Fest parade every year.

On behalf of the City of Kaufman, I am requesting approval from the Texas Department of Transportation (TxDOT) to incorporate E. Fair Street (Westbound HWY 175 Frontage Road) and State Highway 34 (Washington Street) as part of the parade route in accordance with 43 T.A.C. § 22.12 (g) (4). The Kaufman Police and Fire Department will close E. Fair St at 7:00 a.m. and will be closed until the final parade entry moves onto S. Washington St. (approximately 9:15 a.m.) The parade will actually be held on **Saturday, October 14th**, beginning at **9:00 a.m.** and will last no more than two (2) hours from start to finish. This year the anticipated parade route will be as follows:

Begin at Kaufman Civic Center located at 607 E Fair Street,
Travel west on E Fair Street,
Travel north on Washington Street to the Courthouse Square,
Travel west on Grove Street, and
End at Shannon Park on Shannon Street next to the American Legion Post #165.

The Kaufman Police Department will be stationed along the parade route to direct traffic as needed. The Police Department will utilize authorized law enforcement personnel for this routine traffic control event and assumes responsibility for traffic control to protect and direct all parties involved.

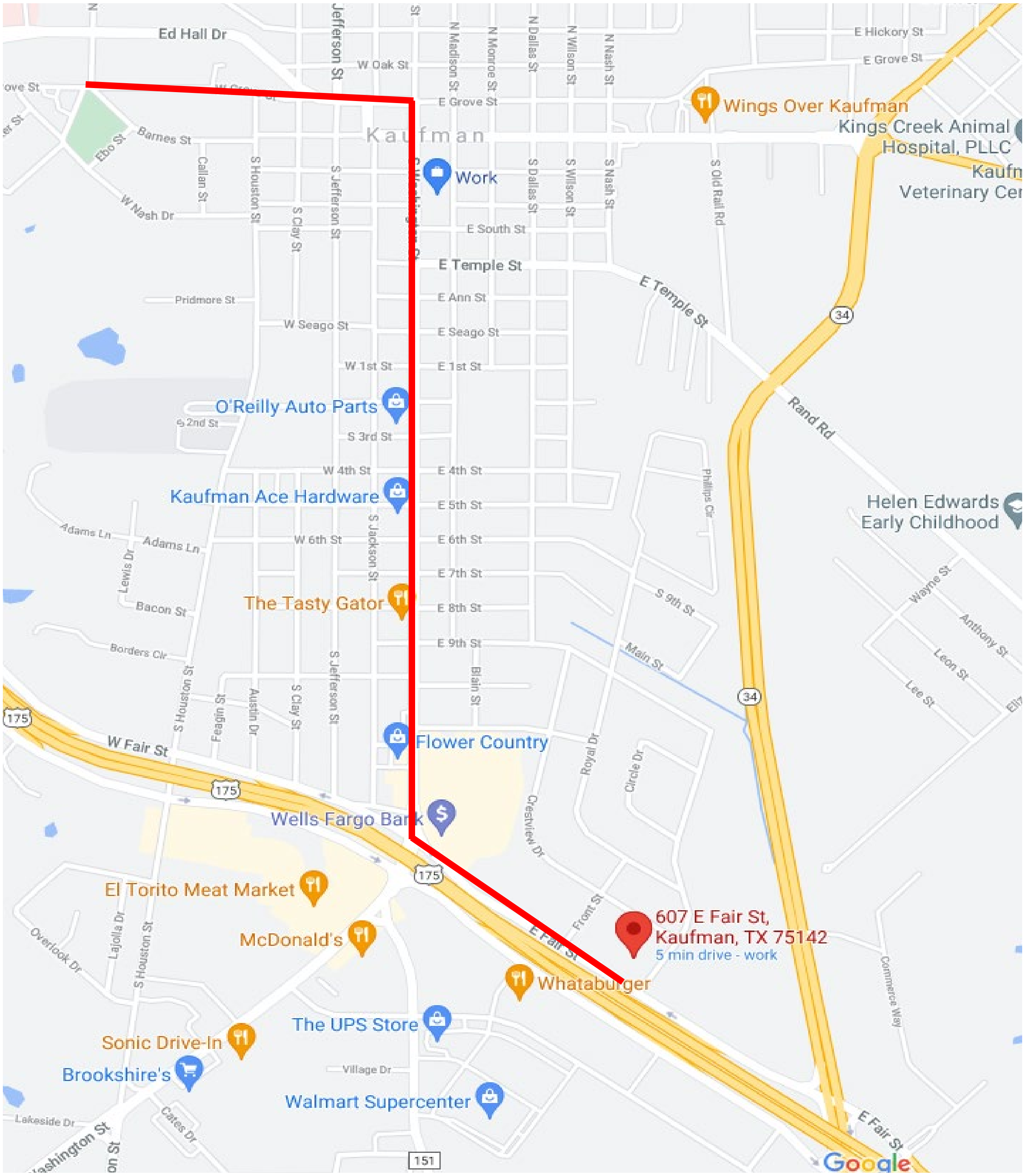
If you have any questions, please do not hesitate to contact me at the City of Kaufman at (972) 932-2216. I look forward to hearing from you.

Respectfully,

Jessie Hanks
City Secretary

Enclosures

209 S. Washington St. • Kaufman, TX 75142 • 972-932-2216 • FAX 972-932-0307 •
www.kaufmantx.org



Ed Hall Dr
Kaufman
Work
E Temple St
O'Reilly Auto Parts
Kaufman Ace Hardware
The Tasty Gator
Flower Country
Wells Fargo Bank
El Torito Meat Market
McDonald's
Whataburger
The UPS Store
Sonic Drive-In
Brookshire's
Walmart Supercenter
Wings Over Kaufman
Kings Creek Animal Hospital, PLLC
Helen Edwards Early Childhood
W Fair St
E Fair St
607 E Fair St,
Kaufman, TX 75142
5 min drive - work
Google

Meeting Date: 7/24/2023 **Date: 07/13/2023** **Item #: 13.** **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-22-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street on Saturday, October 14, 2023, from 5:00 a.m. until 11:59 p.m. for the 2023 Kaufman Harvest Fest Event; and providing an effective date.

BACKGROUND:

The Kaufman Harvest Fest will be on Saturday, October 14, 2023. The entire event has been moved back onto the square. City staff are planning events in the Square from 8:00 a.m. to 9:30 p.m. to include a vendor market, kids' zone, musical and dance performances, an Antique Tractor show, and more. This resolution will allow staff to enter into an agreement with TxDOT for the closure of 243 during the event.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Resolution R-22-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION R-22-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO TEMPORARILY CLOSE STATE HIGHWAY 243 FROM JEFFERSON STREET TO WASHINGTON STREET ON SATURDAY, OCTOBER 14, 2023, FROM 5:00 A.M. UNTIL 11:59 P.M. FOR THE 2023 KAUFMAN HARVEST FEST EVENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to formally enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH-243, a one-way traffic operation around the Kaufman County Courthouse in Kaufman, Texas for the Kaufman Harvest Fest on Saturday, October 14, 2023 from 5:00 a.m. to 11:59 p.m.; and

WHEREAS, the event will be located within the City of Kaufman's incorporated area; and

WHEREAS, the City Council of the City of Kaufman has determined that it is in the best interest of the City of Kaufman to enter into an agreement with the Department of Transportation to provide for the temporary closure of portions of SH-243; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS THAT:

SECTION 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. Agreement Authorized. The City Council does hereby authorize the City Manager to enter into an agreement with the Texas Department of Transportation for the temporary closure of State Highway 243 from Jefferson Street to Washington Street on Saturday, October 14, 2023, from 5:00 a.m. to 11:59 p.m. for the Kaufman Harvest Fest event. The Agreement is attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the 24th day of July 2023.

____
JEFF JORDAN
MAYOR

ATTEST:

____

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

____

PATRICIA ADAMS
CITY ATTORNEY

EXHIBIT A

Agreement No.________________

STATE OF TEXAS §

COUNTY OF KAUFMAN §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of Kaufman, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "local government."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including SH 243, in Kaufman, County; and

WHEREAS, the local government has requested the temporary closure of SH 243 (One way traffic operation around the Kaufman County Courthouse) for the purpose of the Kaufman Harvest Fest Event, from Jefferson St. to Washington St. as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the local government's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right of way will be performed within the State's requirements; and

WHEREAS, on the 24th day of July, 2023, the Kaufman City Council passed Resolution No. R-22-23, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD
This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION
The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved shall be attached hereto along with a location map and identified as “Exhibit C.”

Article 3. OPERATIONS OF THE EVENT
A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.
B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State’s right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State’s Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.
C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.
D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.
E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.
F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.
G. The local government hereby assures the State that there will be appropriate passage

allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government's traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

(1) By mutual written agreement and consent of both parties.

(2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.

(3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.

(4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period

that the local government and/or its contractors are encroaching upon the State right of way.
B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS
Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS
The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right of way.

Article 11. LEGAL CONSTRUCTION
In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES
All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

Local Government:	**State:**
City of Kaufman	Texas Department of Transportation
Jessie Hanks - City Secretary	Lane Selman, P.E. – Area Engineer
P. O. Box 1168	3260 FM 2728
Kaufman, Texas 75142	Kaufman, Texas 75142

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT
This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

THE CITY OF __KAUFMAN______________
Executed on behalf of the local government by:

By_________________________________ Date__________________________
City Official

Typed or Printed Name and Title __Mike Holder______________________________

__City Manager_____________________________

THE STATE OF TEXAS
Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By_________________________________ Date__________________________
District Engineer

Exhibit A

July 26, 2023

Lane Selman, P.E., Area Engineer
Texas Dept. of Transportation
3260 FM 2728
Kaufman, TX 75142

Re: Formal Request for Closure of the Kaufman County Courthouse Square for the Kaufman Harvest Fest Event on Saturday, October 14, 2023

Dear Mr. Selman:

The City of Kaufman is formally requesting permission and/or a permit to close the Kaufman Courthouse Square on Saturday, October 14, 2023, beginning at 5:00 a.m. and ending at 11:59 p.m., for the Kaufman Harvest Fest Event. On Saturday, October 14, the stage will load in beginning at 5:00 a.m. and vendors will begin setting up at 6:00 a.m. to include arts/crafts, exhibits, demonstrations, stage performances, etc., and will be utilizing the parking spaces in front of the businesses as well as along the feeder streets leading into the square. The following is a brief description of traffic control measures to be taken:

- The entire square shall be securely barricaded off to through traffic with Kaufman Police Department officers controlling traffic at the intersections of (1) S. Washington Street & W. Mulberry Street and (2) State Highway 243 and S. Jefferson Street.
- A State approved, temporary, electronic, message board shall be placed approximately 500 feet west of the State Highway 243 and U.S. Highway 175 split stating, "SH 243 CLOSED TO TRUCK TRAFFIC OCT. 14 - DETOUR TO SH 34," or more appropriate wording per your request.
- Detour Ahead signs shall be placed 500 feet from each detour location and detour signs with directional arrows shall be placed at each State Highway detour location along with officers from the Kaufman Police Department.

If you have any questions or need more information, please feel free to contact me at (972) 932-2216, ext. #107.

Respectfully,

Jessie Hanks
City Secretary

Attachments

Exhibit B

RESOLUTION R-22-23

Exhibit C

July 26, 2023

Lane Selman, P.E., Area Engineer
Texas Dept. of Transportation
3260 FM 2728
Kaufman, TX 75142

Re: Kaufman Harvest Fest Parade 2023 - Description of Events

Dear Mr. Selman:

The City of Kaufman, along with the Kaufman Chamber of Commerce, will host the Annual Harvest Fest Event and Parade on the Kaufman Courthouse Square (See attached maps and parade route details). We anticipate +/- 7,000 people to be in attendance at the event.

The event will kick-off with a parade that will begin at approximately 9:00 a.m. on Saturday, October 14, 2023, and is expected to last around two hours. The parade route is attached.

- The Parade will utilize ALL lanes of Business SH-34 (S. Washington St. from US-175 to S. Jefferson St.) during the event.
- The activities on the square will begin setting up around the Square at approximately 6:00 a.m. on Saturday, October 14, 2023. On Saturday, the event will begin at 8:00 a.m. and will last until 9:30 p.m.

If you have any questions or need more information, please feel free to contact me at (972) 932-2216, ext. #107.

Respectfully,

Jessie Hanks
City Secretary

Attachments


W Oak St
E Oak St
J & J Convenience Store
Convenience store
Jefferson Street Boxing Club
Shell
Gomez Paint & Body Shop
Hydrangea House Florist
Florist
Especially For You
Lotts Cleaners
Ed Hall Dr
Grove St
W Grove St
E Grove St
N Madison St
N Monroe St
N Dallas St
Amma Pawn & Gun
Pawn shop
ReChurch
Saving Grace Esthetics
Kaufman County Court House
Kaufman County Tax Office
Dollar General
Dollar store
Kaufman County Juvenile Probation
N Jefferson St
Latham Bakery
Mulberry St
W Mulberry St
E Mulberry St
My Love's After Hours
My Love's Diner
Noble Meat Company
Butcher shop
Teresa's Creations
S Jefferson St
Dynamic Fitness
CVS
Drug store
Express Tire & Wheels
Tire shop
S Madison St
S Monroe St
Masonic Lodge
Cherry St
W Cherry St
E Cherry St
S Clay St
Amanda Verde - State Farm Insurance Agent
La Vaquera meat market
Kaufman County
Joss Beauty Salon
PRO SMOKE
Tobacco shop
S Dallas St
Kaufman Police Department
Fbckaufman First Baptist Church
Chestnut St
W Chestnut St
E Chestnut St
S Washington
Kaufman Fire Department
Google
243

Meeting Date: 7/24/2023	**Date: 07/21/2023**	**Item #: 14.**	**Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for NE Utilities – Water Line Improvements; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

This item would approve a Professional Services Agreement with Teague Nall and Perkins (TNP) to provide the Surveying, Civil Engineering, and Construction Admin for NE Utilities – Water Line Improvements.

Author: Mike Holder, City Manager	Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for NE Utilities – Water Line Improvements; and authorizing the Mayor or his designee to execute necessary documents.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: **City of Kaufman**
NE Utilities – Water Line Improvements
Kaufman, Texas

TNP PROJECT NUMBER: ______________________________

CLIENT: **City of Kaufman**
Attn: Mike Holder, City Manager

ADDRESS: **209 S. Washington Street**
Kaufman, Texas 75142
972.932.2216

City of Kaufman (CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (CONSULTANT) to perform the following services:

Article I

SCOPE OF BASIC SERVICES:

Provide Surveying, Civil Engineering and Construction Admin for **NE Utilities – Water Line Improvements.** A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION: Compensation will be based on the following:

1. **BASIC SERVICES:** The CLIENT agrees to pay the CONSULTANT **a fixed fee as shown below:**

   CIVIL ENGINEERING
   Topo Survey: Fifteen Thousand Dollars ($15,000);
   Civil Engineering: Fifty Thousand Dollars ($50,000);
   Construction Administration: Fifteen Thousand Dollars ($15,000)

   BASIC SERVICES as outlined and according to **Attachment 'A'**.

2. **REIMBURSABLE EXPENSES** will consist of submittal and application fees. All submittal fees and application fees will be paid for by the CONSULTANT as necessary to expedite submittals. Standard Rates for reimbursable expenses are identified in Attachment 'C'.

3. **ADDITIONAL SERVICES: ADDITIONAL SERVICES** shall be any service provided by the CONSULTANT which is not specifically included in **BASIC SERVICES** as defined. **ADDITIONAL SERVICES** shall include, but shall not be limited to:

   a.) Subcontract charges not described in **BASIC SERVICES** or Attachment 'A';
   b.) SUE Services;

c.) Preliminary or Final Plat;
d.) Zoning and Annexation services;
e.) Environmental Assessments;
f.) Storm Water Pollution Prevention Plan (SWPPP) – Erosion Control is Included;
c.) Preparation of Easements or ROW documents;
d.) Preparation of Encroachment or Access Agreement;
e.) Franchise Utility Extensions or Relocations;
f.) Offsite Public Utility Extensions (Water, Sanitary Sewer, and/or Storm Drainage);
g.) Traffic Impact Analysis;
h.) Water or Sanitary Sewer Study/Modeling;
i.) Evaluation of Existing Water System;
j.) Abstract Services or Easement Research;
k.) LEED Certification Design;
l.) Courtyard Detailing;
m.) Playground Design;
n.) Site Lighting;
o.) Screen Wall Design;
p.) Construction Staking;
q.) Landscape & Irrigation Design/Plans

ADDITIONAL SERVICES shall be considered additional work and shall be reimbursed at standard TNP hourly rates or TNP standard rates for items provided in-house, or direct expenses times a multiplier of 1.10 for non-labor, subcontract or mileage items.

Article III

SCHEDULE: The proposed services shall begin within 5 working days of authorization to proceed. Notwithstanding any other term or provision to the contrary, the date of notice to proceed shall be ten (10) days following the date of Client execution of this Agreement unless other written notice is provided by CLIENT to CONSULTANT. All work shall be completed within 90 calendar days from the date of written authorization to proceed.

Article IV

CONTRACT PROVISIONS: Contract provisions are attached hereto as Attachment 'B' and made a part hereof Articles - See Attached - "Additional Provisions".

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until an executed copy of this contract is received by CONSULTANT. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT for the services indicated.

Approved by CLIENT:	Accepted by:
City of Kaufman	**Teague Nall and Perkins, Inc.**
By: ______	By: Michael S. Wilson, P.E.
Title: ______	Title: Principal
Date: ______	Date: July 20, 2023

ATTACHMENT 'A'
ITEMIZED SCOPE OF SERVICES

Project scope will include the topo survey, engineering design & construction administration of all improvements. Scope includes waterline improvements for NE Utilities near the intersection of SH243 and SH 34 Bypass. Engineering will include all demolition, and waterline improvements to upsize the existing 8” WL to a 12” WL along Marlow’s property and upsize the existing 6” WL to 12” WL under SH 34. The approximate limits of the proposed improvements are shown on Attachment ‘D’.

TOPOGRAPHIC SURVEY

1. Establish horizontal control points as needed throughout the project. The basis of bearings will be the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010).
2. Title research and deeds obtained of the subject property.
3. An investigation of boundary markers/corners will be made on the subject property.
4. A boundary analysis of the property will be made by a Registered Professional Land Surveyor to establish the property boundary.
5. A Property base will be prepared showing boundary lines for design.
6. Establish vertical benchmarks as needed throughout the project.
7. The visible improvements such as curbs, walks, fences, buildings, signs, etc. will be located and shown on the survey.
8. Visible utilities such as power poles, manholes and valves will be located.
9. The property lines identified by the Boundary Verification will be incorporated into the topo.
10. Invert information will be collected for Storm Utilities and Sanitary Sewer Utilities if present on site.
11. Location, species, common name, and trunk diameter of trees over 6-inches in caliper and/or the outline of heavily wooded areas.
12. Survey limits will extend to the curb line on adjacent streets and include spot elevations on a 50-foot grid.
13. Coordinate with Texas 811 (Digtess) a to mark and locate utilities along the topo limits.

Deliverable = Existing Property Base and Topographic drawing in digital format showing 1foot contour intervals and the items listed above for design purposes. Data will be delivered in Texas Coordinate System of 1983 North Central Zone (4202) scaled to Surface with a combined scale factor supplied.

CIVIL ENGINEERING

Project Deliverables

- Existing Topography Plan
- Demo Plan
- Project Layout
- Water Line Plan/Profiles
- Civil Details & Specifications

Upon completion of the topographic design survey, CONSULTANT will begin design for the water line improvements. The Consultant will coordinate the work as necessary to interface with City staff throughout the design of the project.

CONSTRUCTION ADMINISTRATION

Once plans are approved to move forward to bidding, CONSULTANT will reproduce the contract documents for distribution to perspective bidders. CONSULTANT will represent the plans and answer questions to perspective bidders and issue addendums as necessary. CONSULTANT will represent the City at the bid opening to receive and open bids and prepare a bid tabulation of the bids. CONSULTANT will review all bids and evaluate the apparent low bidder and make recommendation in writing to Council as well a present the bid to the Council in public hearing as necessary.

Construction Phase

CONSULTANT will facilitate the execution of the contract documents by the approved low bidder. Once the contracts are executed, CONSULTANT will prepare for and facilitate a preconstruction conference with the contractor, his subcontractor and City staff.

CONSULTANT will provide written responses to RFI's, Change Orders or other written documents required for completion of the work as well as review pay applications from the contractor. At the completion of the work and upon notification from the Client, the Consultant will prepare a written punch list with a follow up to any outstanding items or issues until Final Acceptance of the work is given.

Consultant will provide construction administration for the waterline improvements from preconstruction through final acceptance. The City will provide their own inspection for public improvements.

ATTACHMENT 'B'
PROVISIONS

1. AUTHORIZATION TO PROCEED
Signing this agreement shall be construed as authorization by CLIENT for TNP, Inc. to proceed with the work, unless otherwise provided for in this agreement.

2. LABOR COSTS
TNP, Inc.'s Labor Costs shall be the amount of salaries paid TNP, Inc.'s employees for work performed on CLIENT's Project plus a stipulated percentage of such salaries to cover all payroll-related taxes, payments, premiums, and benefits.

3. DIRECT EXPENSES
TNP, Inc.'s Direct Expenses shall be those costs incurred on or directly for the CLIENT's Project, including but not limited to necessary transportation costs including mileage at TNP, Inc.'s current rate when its, or its employee's, automobiles are used, meals, lodging, laboratory tests, computer services, telephone, printing and binding charges times a multiplier of 1.10. Reimbursement for these expenses shall be on the basis of actual charges when furnished by commercial sources and on the basis of usual commercial charges when furnished by TNP, Inc.

4. OUTSIDE SERVICES
When technical or professional services are furnished by an outside source, an additional amount of 10% (actual cost times a multiplier of 1.10) shall be added to the cost of these services for TNP, Inc.'s administrative costs.

5. OPINION OF PROBABLE COST
In providing opinions of probable cost, the CLIENT understands that TNP, Inc. has no control over construction costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. TNP, Inc. makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

6. PROFESSIONAL STANDARDS
TNP, Inc. shall be responsible, to the level of competency presently maintained by other practicing professional engineers in the same type of work in the State of Texas, for the professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization. TNP, Inc. makes no other warranty, expressed or implied.

7. TERMINATION
Either CLIENT or TNP, Inc. may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay TNP, Inc. in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

8. MEDIATION
In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and the ENGINEER agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.
The CLIENT and the ENGINEER further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants retained also to include a similar mediation provision in all agreements with subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

9. LEGAL EXPENSES
In the event legal action is brought by CLIENT or TNP, Inc. against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

10. PAYMENT TO TNP, INC.
Monthly invoices will be issued by TNP, Inc. for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

11. ADDITIONAL SERVICES
Services not specified as Basic Services in Scope and Attachment 'A' will be provided by TNP, Inc. as Additional Services when required. The CLIENT agrees upon execution of this contract that no additional authorization is required. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

12. SALES TAX
In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax <u>is not</u> included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

13. SURVEYING SERVICES
In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Land Surveying, 12100 Park 35 Circle, Building A, Suite 156, MC-230, Austin, Texas 78753, (512) 239-5263.

14. LANDSCAPE ARCHITECT SERVICES
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

15. INVALIDITY CLAUSE
In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

16. PROJECT SITE SAFETY
TNP, Inc. has no duty or responsibility for project site safety. Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

17. DRAINAGE CLAUSE
The parties to this Agreement recognize that the development of real property has the potential to increase water runoff on downstream properties, and that such increase in runoff increases the possibility of water damage to downstream properties.

19. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY
Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

20. VENUE
The Contract is entered into subject to the Kaufman City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal laws. CONSULTANT will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with CONSULTANT's income. Situs of this Contract is agreed to be Kaufman County, Texas, for all purposes, including venue, performance and execution.

ATTACHMENT 'C'

Teague Nall and Perkins, Inc.

2023 Standard Hourly Rates

Effective January 1, 2023 to December 31, 2023

Engineering/Landscape Architecture/ROW	**Hourly Billing Rate**
Principal or Director	$290
Team Leader	$275
Senior Project Manager	$270
Project Manager	$230
Senior Engineer	$280
Project Engineer	$180
Senior Structural Engineer	$285
Structural Engineer	$200
Engineer III/IV	$160
Engineer I/II	$135
Senior Landscape Architect/Planner	$280
Landscape Architect / Planner	$200
Landscape Designer	$140
Senior Designer	$185
Designer	$160
Senior CAD Technician	$150
CAD Technician	$120
IT Technician	$180
Clerical	$85
ROW Manager	$250
Senior ROW Agent	$185
ROW Agent	$145
Relocation Agent	$185
ROW Admin	$100
Intern	$80

Surveying	**Hourly Billing Rate**
Survey Manager	$290
Registered Professional Land Surveyor (RPLS)	$250
Field Coordinator	$155
S.I.T. or Senior Survey Technician	$150
Survey Technician	$130
1-Person Field Crew w/Equipment**	$160
2-Person Field Crew w/Equipment**	$190
3-Person Field Crew w/Equipment**	$215
4-Person Field Crew w/Equipment**	$235
Flagger	$60
Abstractor (Property Deed Research)	$100
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	$450
Terrestrial Scanning Equipment & Crew	$280

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ATTACHMENT 'C'

Teague Nall and Perkins, Inc.

2023 Standard Hourly Rates

Effective January 1, 2023 to December 31, 2023

Utility Management, Utility Coordination, and SUE	**Billing Rate**	
Senior Utility Coordinator	$180	
Utility Coordinator	$160	
SUE Field Manager	$180	
Sr. Utility Location Specialist	$180	
Utility Location Specialist	$110	
1-Person Designator Crew w/Equipment***	$155	
2-Person Designator Crew w/Equipment***	$200	
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	$320	(4 hr. min.)
Core Drill (equipment only)	$800	per day
SUE QL-A Test Hole (0 < 8 ft)****	$2,300	each
SUE QL-A Test Hole (> 8 < 15 ft)****	$2,800	each

Construction Management, Construction Engineering and Inspection (CEI)	**Hourly Billing Rate**
Construction Inspector I/II	$110
Construction Inspector III	$135
Senior Construction Inspector	$150
Construction Superintendent	$185
Construction Manager	$220
Senior Construction Manager	$270
Construction Records Keeper	$120

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

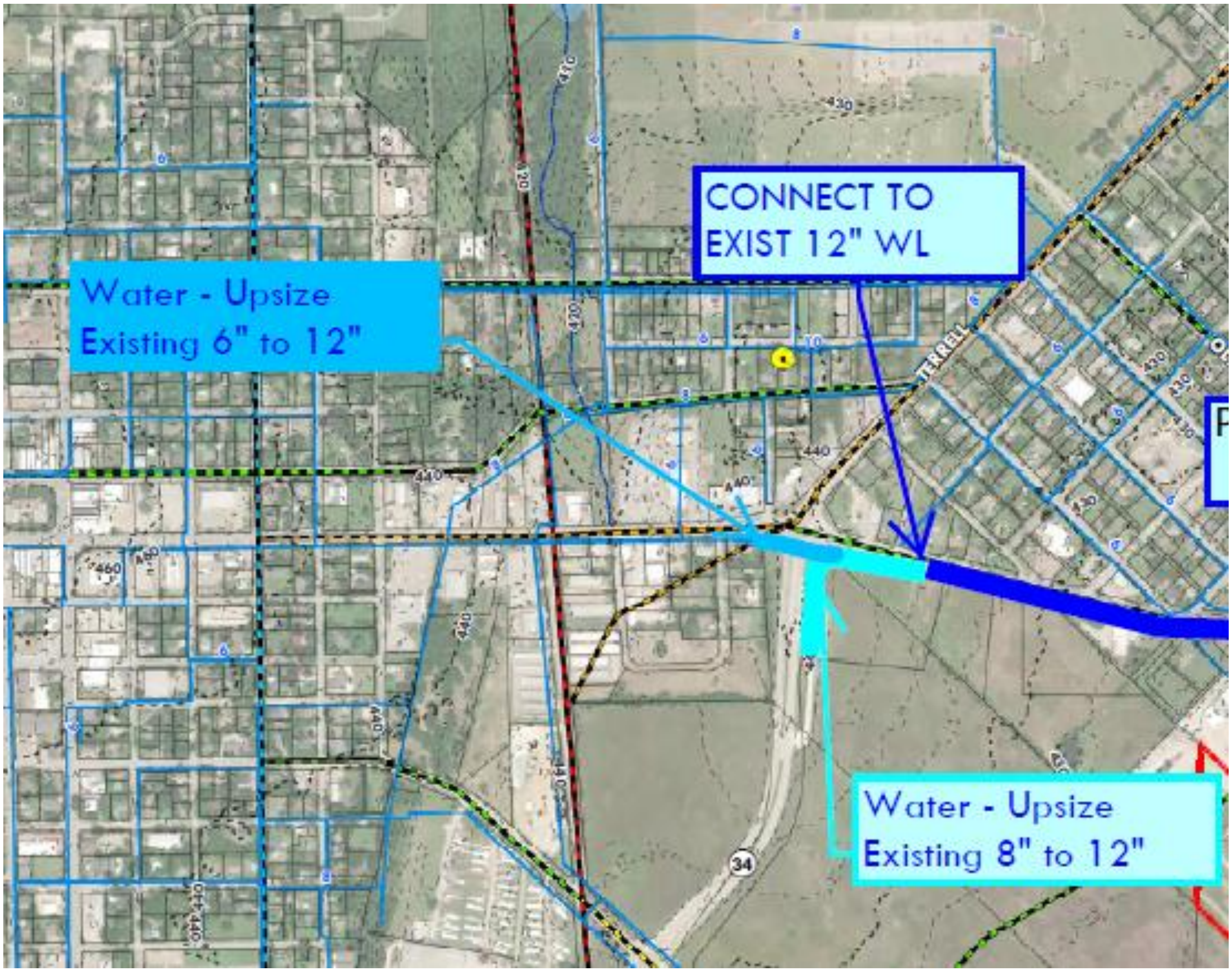
All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

* *Rates shown are for 2023 and are subject to change in subsequent years.*

** *Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

*** *Includes crew labor, vehicle costs, and field supplies.*

EXHIBIT D


CONNECT TO
EXIST 12" WL
Water - Upsize
Existing 6" to 12"
Water - Upsize
Existing 8" to 12"
TERRELL
34

Meeting Date: 7/24/2023	Date: 07/21/2023	Item #: 15.	Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for Drainage Improvements near Phillips Elementary School.; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

This Professional Services Agreement would authorize Teague Nall & Perkins (TNP) to provide the Surveying, Civil Engineering and Construction Admin for Drainage Improvements near Phillips Elementary School.

Author:	Reviewed:
Mike Holder, City Manager	Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for Drainage Improvements near Phillips Elementary School.; and authorizing the Mayor or his designee to execute necessary documents.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: **City of Kaufman**
Drainage Improvements near Phillips Elementary
Kaufman, Texas

TNP PROJECT NUMBER: ______________________________

CLIENT: **City of Kaufman**
Attn: Mike Holder, City Manager

ADDRESS: **209 S. Washington Street**
Kaufman, Texas 75142
972.932.2216

City of Kaufman (CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (CONSULTANT) to perform the following services:

Article I

SCOPE OF BASIC SERVICES:

Provide Surveying, Civil Engineering and Construction Admin for **Drainage Improvements near Phillips Elementary School.** A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION: Compensation will be based on the following:

1. **BASIC SERVICES:** The CLIENT agrees to pay the CONSULTANT **a fixed fee as shown below:**

   CIVIL ENGINEERING
   Topo Survey: **Fifteen Thousand Dollars ($15,000);**
   Civil Engineering: **One Hundred Thousand Dollars ($100,000);**
   Construction Administration: **Twenty Five Thousand Dollars ($25,000)**

   BASIC SERVICES as outlined and according to **Attachment 'A'**.

2. **REIMBURSABLE EXPENSES** will consist of submittal and application fees. All submittal fees and application fees will be paid for by the CONSULTANT as necessary to expedite submittals. Standard Rates for reimbursable expenses are identified in Attachment 'C'.

3. **ADDITIONAL SERVICES: ADDITIONAL SERVICES** shall be any service provided by the CONSULTANT which is not specifically included in **BASIC SERVICES** as defined. **ADDITIONAL SERVICES** shall include, but shall not be limited to:

   a.) Subcontract charges not described in **BASIC SERVICES** or Attachment 'A';
   b.) SUE Services;

c.) Preliminary or Final Plat;
d.) Zoning and Annexation services;
e.) Environmental Assessments;
f.) Storm Water Pollution Prevention Plan (SWPPP) – Erosion Control is Included;
c.) Preparation of Easements or ROW documents;
d.) Preparation of Encroachment or Access Agreement;
e.) Franchise Utility Extensions or Relocations;
f.) Offsite Public Utility Extensions (Water, Sanitary Sewer, and/or Storm Drainage);
g.) Traffic Impact Analysis;
h.) Water or Sanitary Sewer Study/Modeling;
i.) Evaluation of Existing Water System;
j.) Abstract Services or Easement Research;
k.) LEED Certification Design;
l.) Courtyard Detailing;
m.) Playground Design;
n.) Site Lighting;
o.) Screen Wall Design;
p.) Construction Staking;
q.) Landscape & Irrigation Design/Plans

ADDITIONAL SERVICES shall be considered additional work and shall be reimbursed at standard TNP hourly rates or TNP standard rates for items provided in-house, or direct expenses times a multiplier of 1.10 for non-labor, subcontract or mileage items.

Article III

SCHEDULE: The proposed services shall begin within 5 working days of authorization to proceed. Notwithstanding any other term or provision to the contrary, the date of notice to proceed shall be ten (10) days following the date of Client execution of this Agreement unless other written notice is provided by CLIENT to CONSULTANT. All work shall be completed within 90 calendar days from the date of written authorization to proceed.

Article IV

CONTRACT PROVISIONS: Contract provisions are attached hereto as Attachment 'B' and made a part hereof Articles - See Attached - "Additional Provisions".

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until an executed copy of this contract is received by CONSULTANT. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT for the services indicated.

Approved by CLIENT:	Accepted by:
City of Kaufman	**Teague Nall and Perkins, Inc.**
By: ____________	By: Michael S. Wilson, P.E.
Title: ____________	Title: Principal
Date: ____________	Date: July 20, 2023

ATTACHMENT 'A'
ITEMIZED SCOPE OF SERVICES

Project scope will include the topo survey, engineering design & construction administration of all improvements. Scope includes drainage improvements south of existing Phillips Elementary school from Royal Lane to SH 34. Engineering will include all demolition, and drainage improvements to remove the existing CMP pipe that is damaged at several locations from Royal to SH 34 and install proposed drainage infrastructure to accommodate the drainage improvements associated with Royal Drive CIP improvements. The approximate limits of the proposed improvements are shown on Attachment 'D'.

TOPOGRAPHIC SURVEY

1. Establish horizontal control points as needed throughout the project. The basis of bearings will be the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010).
2. Title research and deeds obtained of the subject property.
3. An investigation of boundary markers/corners will be made on the subject property.
4. A boundary analysis of the property will be made by a Registered Professional Land Surveyor to establish the property boundary.
5. A Property base will be prepared showing boundary lines for design.
6. Establish vertical benchmarks as needed throughout the project.
7. The visible improvements such as curbs, walks, fences, buildings, signs, etc. will be located and shown on the survey.
8. Visible utilities such as power poles, manholes and valves will be located.
9. The property lines identified by the Boundary Verification will be incorporated into the topo.
10. Invert information will be collected for Storm Utilities and Sanitary Sewer Utilities if present on site.
11. Location, species, common name, and trunk diameter of trees over 6-inches in caliper and/or the outline of heavily wooded areas.
12. Survey limits will extend to the curb line on adjacent streets and include spot elevations on a 50-foot grid.
13. Coordinate with Texas 811 (Digtess) a to mark and locate utilities along the topo limits.

Deliverable = Existing Property Base and Topographic drawing in digital format showing 1foot contour intervals and the items listed above for design purposes. Data will be delivered in Texas Coordinate System of 1983 North Central Zone (4202) scaled to Surface with a combined scale factor supplied.

CIVIL ENGINEERING

Project Deliverables

- Existing Topography Plan
- Demo Plan
- Project Layout
- Drainage Area Map & Hydraulic calculations
- Storm Drain Plan/Profiles
- Civil Details & Specifications

Upon completion of the topographic design survey, CONSULTANT will begin design for the storm drainage improvements. The Consultant will coordinate the work as necessary to interface with City staff throughout the design of the project.

CONSTRUCTION ADMINISTRATION

Once plans are approved to move forward to bidding, CONSULTANT will reproduce the contract documents for distribution to perspective bidders. CONSULTANT will represent the plans and answer questions to perspective bidders and issue addendums as necessary. CONSULTANT will represent the City at the bid opening to receive and open bids and prepare a bid tabulation of the bids. CONSULTANT will review all bids and evaluate the apparent low bidder and make recommendation in writing to Council as well a present the bid to the Council in public hearing as necessary.

Construction Phase

CONSULTANT will facilitate the execution of the contract documents by the approved low bidder. Once the contracts are executed, CONSULTANT will prepare for and facilitate a preconstruction conference with the contractor, his subcontractor and City staff.

CONSULTANT will provide written responses to RFI's, Change Orders or other written documents required for completion of the work as well as review pay applications from the contractor. At the completion of the work and upon notification from the Client, the Consultant will prepare a written punch list with a follow up to any outstanding items or issues until Final Acceptance of the work is given.

Consultant will provide construction administration for the storm drainage improvements from pre-construction through final acceptance. The City will provide their own inspection for public improvements.

ATTACHMENT 'B'
PROVISIONS

1. AUTHORIZATION TO PROCEED
Signing this agreement shall be construed as authorization by CLIENT for TNP, Inc. to proceed with the work, unless otherwise provided for in this agreement.

2. LABOR COSTS
TNP, Inc.'s Labor Costs shall be the amount of salaries paid TNP, Inc.'s employees for work performed on CLIENT's Project plus a stipulated percentage of such salaries to cover all payroll-related taxes, payments, premiums, and benefits.

3. DIRECT EXPENSES
TNP, Inc.'s Direct Expenses shall be those costs incurred on or directly for the CLIENT's Project, including but not limited to necessary transportation costs including mileage at TNP, Inc.'s current rate when its, or its employee's, automobiles are used, meals, lodging, laboratory tests, computer services, telephone, printing and binding charges times a multiplier of 1.10. Reimbursement for these expenses shall be on the basis of actual charges when furnished by commercial sources and on the basis of usual commercial charges when furnished by TNP, Inc.

4. OUTSIDE SERVICES
When technical or professional services are furnished by an outside source, an additional amount of 10% (actual cost times a multiplier of 1.10) shall be added to the cost of these services for TNP, Inc.'s administrative costs.

5. OPINION OF PROBABLE COST
In providing opinions of probable cost, the CLIENT understands that TNP, Inc. has no control over construction costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. TNP, Inc. makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

6. PROFESSIONAL STANDARDS
TNP, Inc. shall be responsible, to the level of competency presently maintained by other practicing professional engineers in the same type of work in the State of Texas, for the professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization. TNP, Inc. makes no other warranty, expressed or implied.

7. TERMINATION
Either CLIENT or TNP, Inc. may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay TNP, Inc. in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

8. MEDIATION
In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and the ENGINEER agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.
The CLIENT and the ENGINEER further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants retained also to include a similar mediation provision in all agreements with subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

9. LEGAL EXPENSES
In the event legal action is brought by CLIENT or TNP, Inc. against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

10. PAYMENT TO TNP, INC.
Monthly invoices will be issued by TNP, Inc. for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

11. ADDITIONAL SERVICES
Services not specified as Basic Services in Scope and Attachment 'A' will be provided by TNP, Inc. as Additional Services when required. The CLIENT agrees upon execution of this contract that no additional authorization is required. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

12. SALES TAX
In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax <u>is not</u> included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

13. SURVEYING SERVICES
In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Land Surveying, 12100 Park 35 Circle, Building A, Suite 156, MC-230, Austin, Texas 78753, (512) 239-5263.

14. LANDSCAPE ARCHITECT SERVICES
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

15. INVALIDITY CLAUSE
In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

16. PROJECT SITE SAFETY
TNP, Inc. has no duty or responsibility for project site safety. Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

17. DRAINAGE CLAUSE
The parties to this Agreement recognize that the development of real property has the potential to increase water runoff on downstream properties, and that such increase in runoff increases the possibility of water damage to downstream properties.

19. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY
Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

20. VENUE
The Contract is entered into subject to the Kaufman City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal laws. CONSULTANT will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with CONSULTANT's income. Situs of this Contract is agreed to be Kaufman County, Texas, for all purposes, including venue, performance and execution.

ATTACHMENT 'C'

Teague Nall and Perkins, Inc.

2023 Standard Hourly Rates

Effective January 1, 2023 to December 31, 2023

Engineering/Landscape Architecture/ROW	**Hourly Billing Rate**
Principal or Director	$290
Team Leader	$275
Senior Project Manager	$270
Project Manager	$230
Senior Engineer	$280
Project Engineer	$180
Senior Structural Engineer	$285
Structural Engineer	$200
Engineer III/IV	$160
Engineer I/II	$135
Senior Landscape Architect/Planner	$280
Landscape Architect / Planner	$200
Landscape Designer	$140
Senior Designer	$185
Designer	$160
Senior CAD Technician	$150
CAD Technician	$120
IT Technician	$180
Clerical	$85
ROW Manager	$250
Senior ROW Agent	$185
ROW Agent	$145
Relocation Agent	$185
ROW Admin	$100
Intern	$80

Surveying	**Hourly Billing Rate**
Survey Manager	$290
Registered Professional Land Surveyor (RPLS)	$250
Field Coordinator	$155
S.I.T. or Senior Survey Technician	$150
Survey Technician	$130
1-Person Field Crew w/Equipment**	$160
2-Person Field Crew w/Equipment**	$190
3-Person Field Crew w/Equipment**	$215
4-Person Field Crew w/Equipment**	$235
Flagger	$60
Abstractor (Property Deed Research)	$100
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	$450
Terrestrial Scanning Equipment & Crew	$280

`

ATTACHMENT 'C'

Teague Nall and Perkins, Inc.

2023 Standard Hourly Rates

Effective January 1, 2023 to December 31, 2023

Utility Management, Utility Coordination, and SUE	**Billing Rate**	
Senior Utility Coordinator	$180	
Utility Coordinator	$160	
SUE Field Manager	$180	
Sr. Utility Location Specialist	$180	
Utility Location Specialist	$110	
1-Person Designator Crew w/Equipment***	$155	
2-Person Designator Crew w/Equipment***	$200	
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	$320	(4 hr. min.)
Core Drill (equipment only)	$800	per day
SUE QL-A Test Hole (0 < 8 ft)****	$2,300	each
SUE QL-A Test Hole (> 8 < 15 ft)****	$2,800	each

Construction Management, Construction Engineering and Inspection (CEI)	**Hourly Billing Rate**
Construction Inspector I/II	$110
Construction Inspector III	$135
Senior Construction Inspector	$150
Construction Superintendent	$185
Construction Manager	$220
Senior Construction Manager	$270
Construction Records Keeper	$120

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

* *Rates shown are for 2023 and are subject to change in subsequent years.*

** *Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

*** *Includes crew labor, vehicle costs, and field supplies.*

EXHIBIT D


Phillips Elem School Drainage
Survey Limits
Legend
Topo Limits
Phillips Elementary School
Google Earth
500 ft
N

City of Kaufman

Meeting Date: 7/24/2023	**Date: 07/12/2023**	**Item #: 16.**	**Dept.: Development Services**

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-12-23, an ordinance of the City Council of the City of Kaufman, Texas, annexing the hereinafter described property of approximately 0.491 acres, generally located on the south side of SH 243 at Ola Road (portions of Property IDs 2268, 2278, and 11497), situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, into the City of Kaufman, Kaufman County, Texas and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-02-23)

BACKGROUND:

In March 2023,105.923 acres adjacent to the subject property was annexed and zoned to accommodate the Highland Meadows development. The subject property, consisting of 0.491 acres, was not under the developer's control at the time of annexation and zoning, but is necessary in order to accommodate the primary access to the development, as well as entryway features and utilities. Now that the subject property has been acquired by the developer and the developer is moving forward with a preliminary plat for the development, the developer requests annexation of the subject 0.491 acres into the City. The preliminary plat is expected to be considered in August 2023. Prior to or concurrent with the final plat of Phase 1 of the development, staff will recommend the expansion of PD-23 to include the subject property.

Author:	Reviewed:
Andrew Bogda, Director of Development Services	Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Case No. A-02-23, a petition requesting annexation by the landowner, Bill Wait of Kaufman One WW LLC, for approximately 0.491 acres, generally located on the south side of SH 243 at Ola Road (portions of Property IDs 2268, 2278, and 11497), the Written Services Agreement, and Ordinance No. O-12-23.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	■	■	☐

ORDINANCE O-12-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ANNEXING AN APPROXIMATE 0.491 ACRE TRACT OF LAND (PORTIONS OF PROPERTY IDs 2268, 2278, AND 11497), LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KAUFMAN, AND GENERALLY LOCATED ON THE SOUTH SIDE OF STATE HIGHWAY 243, BEING A TRACT OF LAND SITUATED IN THE WILLIAM PETERS SURVEY, ABSTRACT NO. 407, AND THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, INTO THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; ADOPTING A MUNICIPAL SERVICES AGREEMENT; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas, ("City"), is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City desires to annex the certain property described and depicted in Exhibits A-1 and A-2, attached hereto and incorporated as if set forth fully herein (the "Property"); and

WHEREAS, a voluntary annexation petition and voluntary annexation application have been submitted by Bill Wait of Kaufman One WW LLC, property owner of the described Property, requesting annexation into the City of Kaufman (A-02-23), (collectively the "Petition") such Petition attached hereto and incorporated herein as Exhibits B-1 and B-2; and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the area to be annexed was prepared and made available to the public and is attached hereto and incorporated herein as **Exhibit C**; and

WHEREAS, a development agreement pursuant to Section 43.016 and Section 212.172 of the Texas Local Government Code was approved by the City Council on January 23, 2023; and

WHEREAS, the City Council of the City of Kaufman finds and determines that annexation of the property hereinafter described as requested by the property owner is in the best interests of the citizens of the City of Kaufman and the owners and residents of the area.

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

SECTION 1. FINDINGS. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ANNEXATION. That the following described property, to wit:

> **Portions of Kaufman CAD Property IDs 2268, 2278, and 11497, generally located on the south side of State Highway 243, being an approximate 0.491-acre tract of land situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, such tract being more particularly described in Exhibits "A-1" and "A-2," each of which are attached to this Ordinance.**

be and the same is hereby annexed into the City of Kaufman, Kaufman County, Texas, and that the boundary limits of the City of Kaufman, Texas, be and the same are hereby extended to include the above-described property within the city limits of the City of Kaufman, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Kaufman, Texas, and shall be bound by the ordinances, resolutions, acts, and regulations of the City, including bearing their pro-rata share of the taxes levied by the City.

SECTION 3. WRITTEN SERVICES AGREEMENT. A Written Service Agreement and Municipal Services Plan prepared in accordance with the applicable provision of state law pertaining to annexation is attached hereto as **Exhibit C** and is hereby incorporated herein by reference and adopted as part of this Ordinance and the same shall govern the delivery of municipal services to the annexed property.

SECTION 4. OFFICIAL MAP. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City of Kaufman. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. CITY MANAGER AUTHORIZATION. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the City to add the Property hereby annexed as required by law.

SECTION 6. SEVERABILITY CLAUSE. It is hereby declared by the City Council of the City of Kaufman that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 7. CUMULATIVE CLAUSE. This Ordinance shall be cumulative of all provisions of ordinances of the City of Kaufman except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 8. PUBLIC MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 9. FILING INSTRUCTIONS. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Kaufman County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 10. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Kaufman, Texas.

PASSED AND APPROVED this 24th day of July, 2023.

____
JEFF JORDAN
MAYOR

ATTEST:

____

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

____

PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit A-1
Legal Description
A-02-23

PROPERTY (INCLUDING ANY IMPROVEMENTS)

BEING 0.491-acres of land situated in the William Peters Survey, Abstract No. 407 and the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, and being a portion of the Iron Heels, LLC called 33.360-acre tract, described in deed recorded in Volume 7617, Page 232, Official Public Records, Kaufman County, Texas (OPRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the north corner of the Eugene M. Walther and Carol Ann Walther called 78.0821-acre tract described in deed recorded in Volume 1036, Page 146, Deed Records, Kaufman County, Texas (DRKCT) and the east corner of the Gary Howell called 0.808-acre tract described in deed recorded in Volume 912, Page 169, DRKCT, same being in the southwest line of said 33.360-acre tract;

THENCE North 40 degrees 23 minutes 44 seconds West, along the common line of said 33.360-acre tract and said 0.808-acre tract, a distance of 94.58 feet to a 1/2-inch iron rod in the south line of State Highway 243, a variable width right-of-way, and also being the beginning of a nontangent curve to the right having a radius of 3760.11 feet, whose chord bears South 74 degrees 42 minutes 09 seconds East, a distance of 103.66 feet;

THENCE along the common line of said 33.360-acre tract and said State Highway 243, the following four (4) courses and distances:

1) Southeasterly, along said curve to the right, through a central angle of 01 degrees 34 minutes 47 seconds, an arc distance of 103.66 feet to a 1/2-inch iron rod found at the end of said curve;
2) South 74 degrees 25 minutes 39 seconds East, a distance of 58.50 feet to a brass disc TxDOT monument found;
3) North 16 degrees 44 minutes 42 seconds East, a distance of 10.60 feet to a concrete TxDOT monument found;
4) South 74 degrees 03 minutes 26 seconds East, a distance of 80.01 feet;

THENCE over and across said 33.360-acre tract, the following two (2) courses and distances:

1) South 16 degrees 44 minutes 42 seconds West, a distance of 43.30 feet to the beginning of a tangent curve to the left having a radius of 460.00 feet, whose chord bears South 07 degrees 39 minutes 37 seconds West, a distance of 145.26 feet;
2) Southwesterly, along said curve to the left, through a central angle of 18 degrees 10 minutes 10 seconds, an arc distance of 145.87 feet to a point for corner in the common line of said 33.360-acre tract and said 78.821-acre tract;

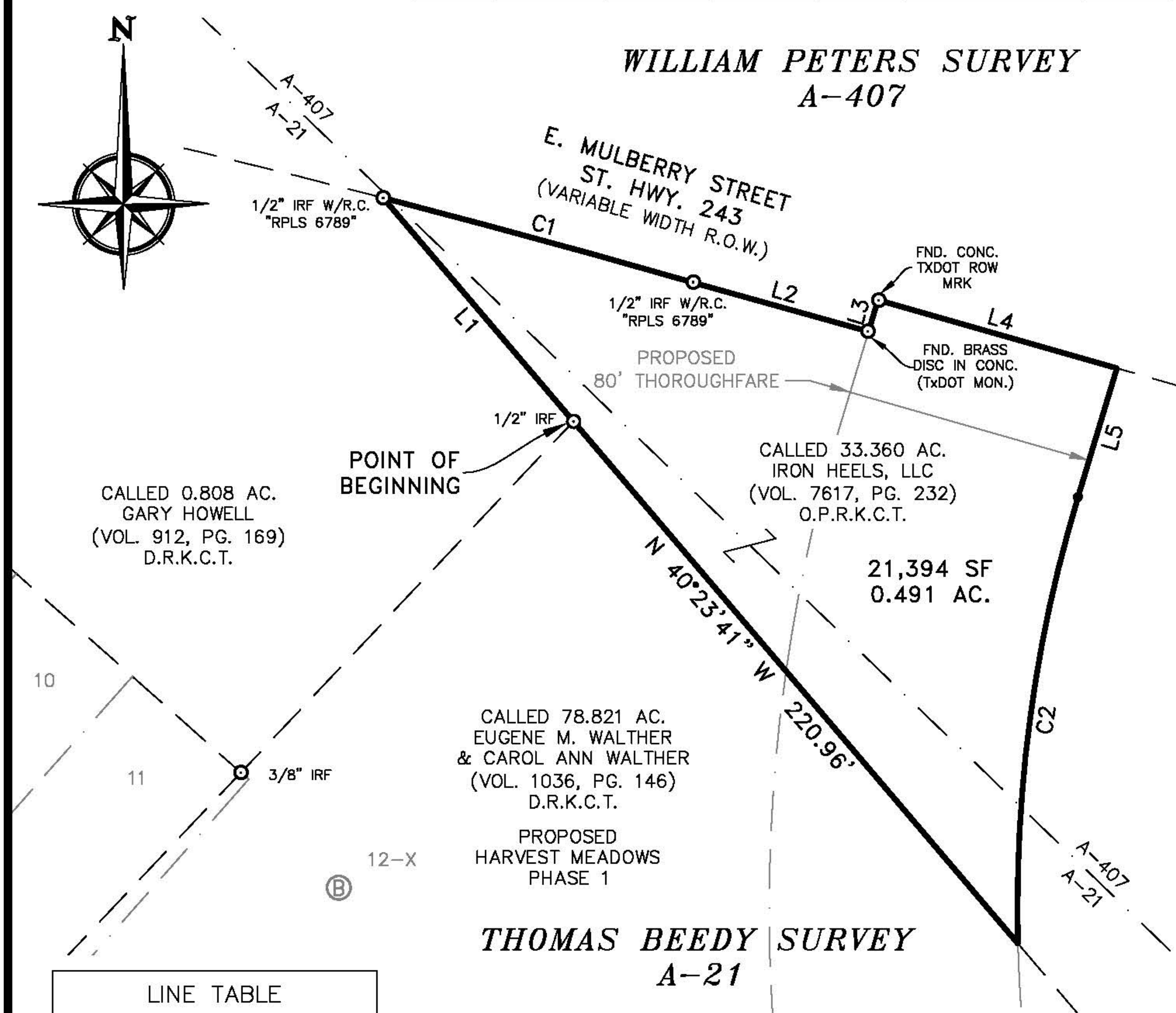
THENCE North 40 degrees 23 minutes 41 seconds West, along said common line, a distance of 220.96 feet to the POINT OF BEGINNING AND CONTAINING 21,394 square feet or 0.491 acres of land, more or less.

Exhibit A-2
Depiction
A-02-23

50 25 0 50

SCALE IN FEET
1" = 50'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	1°34'47"	3760.11'	51.83'	103.66'	S 74°42'09" E	103.66'
C2	18°10'10"	460.00'	73.55'	145.87'	S 07°39'37" W	145.26'



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 40°23'44" W	94.58'
L2	S 74°25'39" E	58.50'
L3	N 16°44'42" E	10.60'
L4	S 74°03'26" E	80.01'
L5	S 16°44'42" W	43.30'

EXHIBIT "A"

0.491 ACRE TRACT

THOMAS BEEDY SURVEY, A-21
& WILLIAM PETERS SURVEY, A-407
CITY OF KAUFMAN ETJ
KAUFMAN COUNTY, TEXAS

PETITT - ECD

ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION – ENGINEERING FIRM NO. 1145
1600 NORTH COLLINS BLVD, STE. 3300, RICHARDSON, TX 75080
(972) 941-8401 FAX (972) 941-8401

All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).

DATE: 11/8/2022

PAGE: 2 OF 2

558\DWG\558 Exhibit ROW.dwg

Exhibit B-1
Voluntary Annexation Petition
A-02-23

Voluntary Annexation Petition (C-3)

TO: THE MAYOR AND CITY COUNCIL MEMBERS OF THE CITY OF KAUFMAN, TEXAS:

I, Bill C. Wait, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petition the City Council of the City of Kaufman, Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Kaufman, Texas, the Property, containing approximately 0.491 acres of land, described as follows:

Being all that certain tract or parcel of land generally located on the south side of State Highway 243 and situated in the William Peters Survey, Abstract No. 407 and the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, within the City of Kaufman's extraterritorial jurisdiction (ETJ), containing 0.491 acres, more or less, being more particularly described in Exhibit A, attached hereto (Property IDs 2268, 2278, and 11497).

I desire to enter into a written agreement for municipal services with the City of Kaufman pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Kaufman, Texas, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S):

Signature: ____________ Print Name: Bill C. Wait

Acknowledgement Follows

Exhibit B-1
Voluntary Annexation Petition
A-02-23

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Collin §

BEFORE ME, the undersigned authority, on this day personally appeared Bill C. Wait, 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 on behalf of the Owner.

Given under my hand and seal of office this 22nd day of June, 2023.

(SEAL)

SUSAN J. RUSSELL
My Notary ID # 1819438
Expires October 27, 2026

Susan J. Russell
NOTARY PUBLIC in and for the
STATE OF TEXAS

Susan J. Russell
Printed Name
My commission expires: 10-27-26

FOR OFFICE USE ONLY:

Date of filing with City: ____________________

Received by: ____________________

Exhibit B-2
Voluntary Annexation Application
A-02-23

Case Number: A- 02-23

City of Kaufman

VOLUNTARY ANNEXATION APPLICATION

1. **Site Location:**
   General Street Location: E. Mulberry St. Hwy 243 PID: 2268 (partial) 2278 (partial) 11497 (partial)

   Street Address: TBD

   Lot, Block, & Subdivision Name:

2. **Applicant:**
   Name: Bill C. Wait

   Address: 5920 New Haven Drive

   City/State: Plano, Tx Zip: 75093

   Office #: N/A Cell #: 2145766633 Fax #: N/A

   Email Address: bwwburg@aol.com

3. **Property Owner:**
   Name: Kaufman One WW LLC (Bill C. Wait owner + President)

   Address: 5920 New Haven Drive

   City/State: Plano, Tx Zip: 75093

   Office #: N/A Cell #: 2145766633 Fax #: N/A

   Email Address: bwwburg@aol.com

4. **Attach Exhibit**: Metes and bounds, a boundry map, and location map of the subject property.

I UNDERSTAND THAT IT IS NCESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE CITY COUNCIL MEETING.

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

209 SOUTH WASHINGTON • PO Box 1168 • KAUFMAN, TEXAS 75142 • (972) 932-2216 • FAX (972) 932-6288
g:\development services\email & forms\originals for inhouse use only\annexation application & guidelines.docx Updated: 3/26/2019

Exhibit B-2
Voluntary Annexation Application
A-02-23

The undersigned owners of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your honorable body to extend the present municipal limits so as to include and annex as part of the City of Kaufman, Texas, the property described by metes and bounds on the attached Exhibit "A", which is incorporated herein for all purposes. We certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an intrest in any part thereof.

Applicant Name (print or type): Bill C. Wait

Applicant signature: [signature]

Owner Name (print or type): Kaufman Ave WW LLC

Owner signature: [signature]

BEFORE ME, the undersigned, a Notary Public in and for said State of Texas, on this day personally appeared Bill C. Wait, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22nd day of June, 2023

SUSAN J. RUSSELL
My Notary ID # 1819438
Expires October 27, 2026

Susan J Russell
Notary Public

My Commission expires: 10-27-26

Date Received 6/26/23 Date Paid______ Receipt Number______

209 SOUTH WASHINGTON • PO Box 1168 • KAUFMAN, TEXAS 75142 • (972) 932-2216 • FAX (972) 932-6288

Exhibit C
Written Service Agreement and Municipal Service Plan
A-02-23

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE MUNICIPAL SERVICES AGREEMENT

This Municipal Services Agreement ("Agreement") is entered into pursuant to Section 43.0672 of the Texas Local Government Code by and between the City of Kaufman, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property. City and Owner may be referred individually as a "Party" and collectively referred to as the "Parties."

WHEREAS, the Owner owns a parcel of real property (the "Property") in Kaufman County, Texas within the City's extraterritorial jurisdiction (ETJ) generally located on the south side of State Highway 243 (Property IDs 2268, 2278, and 11497), situated in the William Peters Survey, Abstract No. 407 and the Thomas Beedy Survey, Abstract No. 21, and more particularly described in **Exhibit A** attached hereto; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 43.0672 of the Texas Local Government Code in order to address the provision of municipal services to be offered to the Property on the date of annexation, and a schedule that includes the period within which the City will provide any municipal service that is not provided on the effective date of annexation, as shown in **Exhibit B** attached hereto; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Agreement is to be recorded in the Real Property Records of Kaufman County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. The City acknowledges and agrees that it shall provide the municipal services listed in **Exhibit B** to the Property pursuant to Chapter 43 of Texas Local Government Code upon annexation of the Property.

Section 2. The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and **the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement,** arising in any way from the City's reliance on this Agreement.

Section 3. The Owner agrees and stipulates that such annexation of the Property is voluntary, and the Owner has submitted a petition for such annexation to the City. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken. Owner acknowledges and stipulates that this Agreement is not a permit, as defined in Texas Local Government Code, Section 245.001(1), required by the City.

Section 4. The Parties acknowledge and agree that nothing in this Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of municipal service. Furthermore, the Parties acknowledge and agree that this Agreement will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

Section 5. The Owner acknowledges that the City's codes, ordinances, regulations and policies ("Regulations") that apply throughout the City, including the Property, may be reviewed at City Hall and at ecode360.com/KA6369 and shall apply to all such regulations in development of the Property.

Section 6. This Agreement shall be valid for a term of ten (10) years. Renewal of the Agreement shall be at the discretion of the City Council and must be approved by ordinance. The Owner agrees that this Agreement may be amended without the written consent or knowledge of the Owner if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Agreement unworkable or obsolete. Furthermore, the Owner acknowledges and agrees that the City Council may amend the services provided under this Agreement without the written consent of the Owner in order to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances existing pursuant to the Local Government Code or other Texas or Federal laws that make this Agreement unworkable, obsolete or unlawful.

Section 7. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via facsimile or a hand–delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

To City:
City of Kaufman
Attn: Andrew Bogda
209 S. Washington St.
Kaufman, TX 75142

With Copy to:
Messer, Fort & McDonald
Attn: Patricia Adams
6371 Preston Road, Suite 200
Frisco, TX 75034

To Owner:
Kaufman One WW LLC
Attn: Bill Wait
5920 New Haven Dr.
Plano, TX 75093

With Copy to:
Ferguson Braswell Fraser Kubasta PC
Attn: Robert Miklos
2500 Dallas Pkwy., Suite 600
Plano, TX 75093

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Kaufman County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability. Owner acknowledges and agrees that the only recourse against the City for breach or default of the Agreement is disannexation for failure to provide services pursuant to Chapter 43 of the Texas Local Government Code.

Section 11. Owner and City acknowledge and expressly agree that no subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Kaufman County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, 4 and 10 herein.

Section 15. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 18. To the extent that the provision of municipal services to the Property have been described and provided for in that Highland Meadows Amended Development Agreement dated March 9, 2023, those provisions control.

Entered into this ____ day of _________________, 2023.

SIGNATURES ON FOLLOWING PAGE(S)

Exhibit C
Written Service Agreement and Municipal Service Plan
A-02-23

CITY OF KAUFMAN TEXAS

By: ____
Name: Michael Holder
Title: City Manager
Date: ______________

THE STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on ____________ ____, 2023, by Michael Holder, City Manager of the City of Kaufman, Texas on behalf of said City.

____
Notary Public in and for the State of TEXAS

KAUFMAN ONE WW, LLC

By: _________________________________
Name: Bill Wait
Date: ______________________

THE STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on ____________ ____, 2023, by Bill Wait of Kaufman One WW, LLC, owner of said Property.

____
Notary Public in and for the State of TEXAS

EXHIBIT "A"
Property Description and Depiction

PROPERTY (INCLUDING ANY IMPROVEMENTS)

BEING 0.491-acres of land situated in the William Peters Survey, Abstract No. 407 and the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, and being a portion of the Iron Heels, LLC called 33.360-acre tract, described in deed recorded in Volume 7617, Page 232, Official Public Records, Kaufman County, Texas (OPRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the north corner of the Eugene M. Walther and Carol Ann Walther called 78.0821-acre tract described in deed recorded in Volume 1036, Page 146, Deed Records, Kaufman County, Texas (DRKCT) and the east corner of the Gary Howell called 0.808-acre tract described in deed recorded in Volume 912, Page 169, DRKCT, same being in the southwest line of said 33.360-acre tract;

THENCE North 40 degrees 23 minutes 44 seconds West, along the common line of said 33.360-acre tract and said 0.808-acre tract, a distance of 94.58 feet to a 1/2-inch iron rod in the south line of State Highway 243, a variable width right-of-way, and also being the beginning of a nontangent curve to the right having a radius of 3760.11 feet, whose chord bears South 74 degrees 42 minutes 09 seconds East, a distance of 103.66 feet;

THENCE along the common line of said 33.360-acre tract and said State Highway 243, the following four (4) courses and distances:

5) Southeasterly, along said curve to the right, through a central angle of 01 degrees 34 minutes 47 seconds, an arc distance of 103.66 feet to a 1/2-inch iron rod found at the end of said curve;
6) South 74 degrees 25 minutes 39 seconds East, a distance of 58.50 feet to a brass disc TxDOT monument found;
7) North 16 degrees 44 minutes 42 seconds East, a distance of 10.60 feet to a concrete TxDOT monument found;
8) South 74 degrees 03 minutes 26 seconds East, a distance of 80.01 feet;

THENCE over and across said 33.360-acre tract, the following two (2) courses and distances:

3) South 16 degrees 44 minutes 42 seconds West, a distance of 43.30 feet to the beginning of a tangent curve to the left having a radius of 460.00 feet, whose chord bears South 07 degrees 39 minutes 37 seconds West, a distance of 145.26 feet;
4) Southwesterly, along said curve to the left, through a central angle of 18 degrees 10 minutes 10 seconds, an arc distance of 145.87 feet to a point for corner in the common line of said 33.360-acre tract and said 78.821-acre tract;

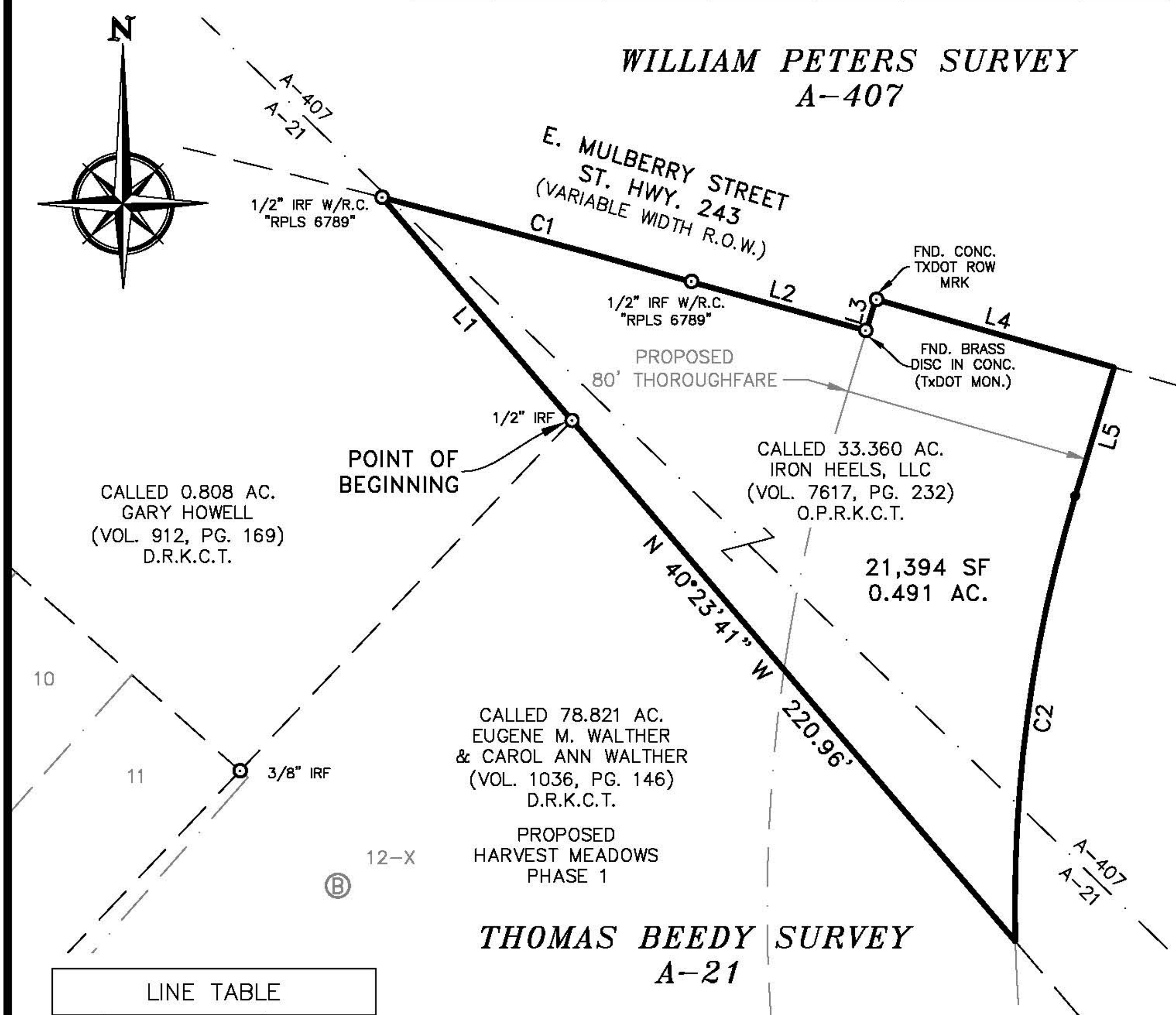
THENCE North 40 degrees 23 minutes 41 seconds West, along said common line, a distance of 220.96 feet to the POINT OF BEGINNING AND CONTAINING 21,394 square feet or 0.491 acres of land, more or less.

EXHIBIT "A"
Property Description and Depiction

50 25 0 50

SCALE IN FEET
1" = 50'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	1°34'47"	3760.11'	51.83'	103.66'	S 74°42'09" E	103.66'
C2	18°10'10"	460.00'	73.55'	145.87'	S 07°39'37" W	145.26'



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 40°23'44" W	94.58'
L2	S 74°25'39" E	58.50'
L3	N 16°44'42" E	10.60'
L4	S 74°03'26" E	80.01'
L5	S 16°44'42" W	43.30'

All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).

DATE: 11/8/2022

EXHIBIT "A"

0.491 ACRE TRACT

THOMAS BEEDY SURVEY, A-21
& WILLIAM PETERS SURVEY, A-407
CITY OF KAUFMAN ETJ
KAUFMAN COUNTY, TEXAS

PETITT - ECD

ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION – ENGINEERING FIRM NO. 1145
1600 NORTH COLLINS BLVD, STE. 3300, RICHARDSON, TX 75080
(972) 941-8401 FAX (972) 941-8401

PAGE: 2 OF 2

558\DWG\558 Exhibit ROW.dwg

EXHIBIT ‘B’
Municipal Service Plan

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Section 43.0672. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Kaufman (the “City”) in accordance with the following plan. Unless otherwise indicated, the City will provide the following services to the annexed property within two and one-half years unless certain services cannot be reasonably provided within that time and the City proposes a schedule to provide services within four and one-half years. The City shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City with similar topography, land use, and population density.

2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Kaufman Police Department shall be immediately provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:

      i) Routine patrol and responses;

      ii) Dispatch responses to emergency and non-emergency service calls;

      iii) Handling of complaints and incident reports;

      iv) Special units, such as traffic enforcement and investigations;

      v) Coordination with other public safety support agencies; and

      vi) Animal control services.

   b) As development commences in these areas, enough police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection and Emergency Medical Services
   a) The City of Kaufman Fire Department will continue to provide emergency medical services and fire prevention services to the annexed area. These services include, but are not limited to:
      i) Fire suppression and rescue;
      ii) Pre-hospital medical services including triage, treatment and transport by Careflite EMS ambulances;
      iii) Hazardous materials response and mitigation;
      iv) Emergency prevention and public education efforts;
      v) Technical rescue response; and
      vi) Constriction Plan Review and required inspections.
   b) Fire protection and emergency medical services from the City shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City on the effective date of the annexation ordinance.
   c) As development commences in these areas, sufficient fire protection and emergency medical services, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City will be sufficient to serve the annexed area.
   d) Upon ultimate development, fire protection and emergency medical services will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) The City will provide fee-based waste collection services to the Property, contracting with a provider. Notification to the provider to expand the service area will be made upon council approval of the annexation.

D) SANITARY SEWER

1) Sanitary sewer service to the area will be provided in the same manner that such service is provided to the other similarly situated areas within the corporate limits of the City and in accordance with applicable codes and departmental policy. As property develops in the area, sanitary sewer service shall be provided in accordance with the standard extension ordinances, regulations and rules, subject to and consistent with the City’s participation policies.

EXHIBIT 'B'
Municipal Service Plan

E) WATER FACILITIES

1) Water service to the area will be provided by the CCN holder in the same manner that such service is provided to the other similarly situated areas within the corporate limits of the City.

F) ROAD AND STREETS

1) Maintenance of roads and streets, including street lighting, if any, will be maintained in the same manner as provided to other similarly situated areas within the corporate limits of the City.

G) CODE ENFORCEMENT & INSPECTION SERVICES

1) Code enforcement services will be available on the effective date of annexation. Code enforcement services include the response, investigation and potential abatement of property maintenance issues, nuisance issues, sanitation issues, illegal signs, abandoned or inoperable vehicles and other zoning violations.

2) Upon the effective date of annexation, the City will provide building permits and inspection services to the Property. This service will be made available to the Property on the same basis and at the same level of service as similar facilities throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) The City is aware of a publicly owned facility associated with the Property and municipal services shall be provided to such facility immediately upon annexation of the Property.

EXHIBIT 'B'
Municipal Service Plan

K) <u>OTHER SERVICES</u>

1) Other services that may be provided by the City, such as municipal and general administration will be made available on the effective date of the annexation. The City shall provide levels of service, infrastructure, and infrastructure maintenance, enforcement of all zoning ordinances, building codes, and miscellaneous penal ordinances including but not limited to regulation of animals, roads and streets, fireworks, alcoholic beverages, firearms, littering and dumping that are comparable to the levels of services available in other parts of the City with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Meeting Date: 7/24/2023 | **Date: 07/10/2023** | **Item #: 17.** | **Dept.: Administration**

Presentation

SUBJECT:

Presentation and discussion regarding an update on South Pointe development, City Lakes Park Improvement project, and Kings Fort Park Improvement Project and provide any necessary direction to Staff.

BACKGROUND:

Author:

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation:

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

Meeting Date: 7/24/2023 | **Date: 07/13/2023** | **Item #: 18.** | **Dept.: Administration**

Presentation

SUBJECT:

Presentation and discussion regarding an overview of Section 3 in relation to the TxCDBG Grant No. CDV21-0088 and provide any necessary direction to Staff.

BACKGROUND:

Federal statutory requirement for CDBG Grant execution (this is the grant for the elevated water storage tank rehabilitation for the north tower)

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: N/A

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	■	■	☐

Section 3 Presentation to City of Kaufman

The City recently received the following grant award:

- Grant Contract No. CDV21-0088
- Award Amount: $350,000.00
- Project: Elevated Water Storage Tank rehabilitation

The grant is funded through the Community Development Block Grant, via:

- U.S. Department of Housing and Urban Development

and

- Texas Department of Agriculture

Section 3 Concepts

- As a condition of funding, the City must comply with Section 3 of the Housing and Urban Development Act of 1968.
- To the greatest extent feasible, Grant Recipients must direct economic opportunities generated by CDBG funds to low- and very low-income persons.

Section 3 Concepts

In part, this means ensuring that:

- Section 3 Businesses have the information to submit a bid or proposal for the project; and

- Section 3 Workers have information about any available job opportunities related to the project.

For precise definitions, see TxCDBG Policy Issuance 20-01

Section 3 Business

A company may qualify as a Section 3 Business if:

- it is owned by low-income persons;
- it is owned by Section 8-Assisted housing residents; or
- 75% of all labor hours for the business in a 3 month period are performed by Section 3 Workers

Register at:

- HUD's Section 3 website: https://portalapps.hud.gov/Sec3BusReg/BRegistry/RegisterBusiness

Section 3 Business

This project is expected to include the following contracting opportunities:

- Grant Administration services (previously selected)
- Engineering Services (previously selected)
- Prime Contractor for elevated water storage tank rehabilitation
- Subcontractors TBD

Section 3 Worker

You may qualify as a Section 3 Worker if:

- Your annual income is below the county threshold for your family size:
- You are a current or recent Youthbuild participant

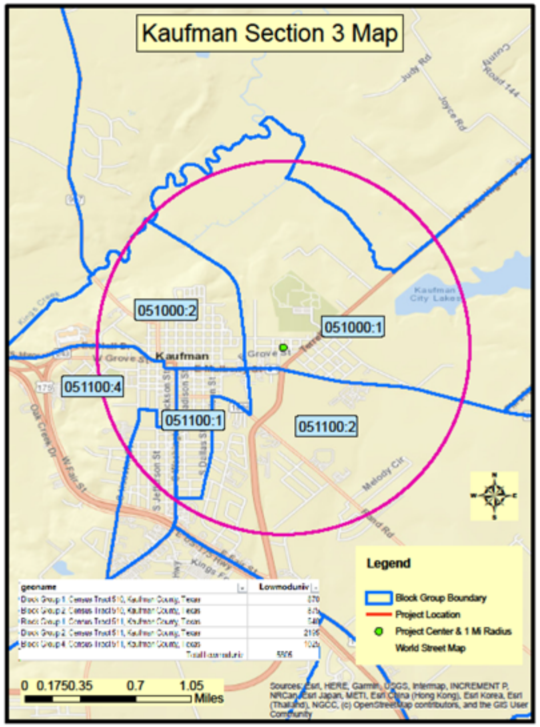
Register your information and search for opportunities at:

- WorkInTexas.gov
- HUD's Section 3 Opportunity Portal https://hudapps.hud.gov/OpportunityPortal/

Targeted Section 3 Worker

Section 3 Workers that reside near the project location may also qualify as Targeted Section 3 Workers.

For this project, that service area is defined by this map:



Recordkeeping

City will track all hours worked on the project based on the three categories of workers.

This will require collection of certain income information.

For More Information

TxCDBG Policy Issuance 20-01

REVISED Policy Issuance 20-01 Section 3 v1.pdf (texasagriculture.gov)

24 CFR Part 75

Electronic Code of Federal Regulations (eCFR)

City of Kaufman

Meeting Date: 7/24/2023	Date: 07/05/2023	Item #: 19.	Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-13-23, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2023-2024 for the Kaufman Public Improvement District No. 1, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, and providing the applicable TIRZ Credit Calculation, as set forth in Exhibit “A” to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Georgetown")

BACKGROUND:

This is the annual update to the Georgetown Service & Assessment Plan. Each property owner is identified in this plan and its corresponding assessment for Tax Year 2023 in accordance with the Public Improvement District #1 enabling ordinance.

Author:	Reviewed:
Mike Holder, City Manager	Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Ordinance O-13-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

ORDINANCE NO. O-13-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL 2023-2024 FOR THE CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 1 ("PID 1") IN COMPLIANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR PID 1, AND THE TAX INCREMENT REINVESTMENT ZONE NO. 1 CREDIT CALCULATION FOR 2023-2024, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 13, 2018, after due notice, the City Council of the City of Kaufman, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. R-27-18 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on August 5, 2019, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-08-19 approving a Service and Assessment Plan and Phases 1A and 1B Assessment Roll for the Kaufman Public Improvement District No. 1 (the "Assessment Ordinance 1"); and

WHEREAS, on November 21, 2022, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-21-22 approving a Service and Assessment Plan and Phases 2A and 2B Assessment Roll for the Kaufman Public Improvement District No. 1 (the "Assessment Ordinance 2"); and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the City Council is contemplating the issuance of bonds at a future date for authorized costs associated with Phases 1A, 1B, 2A and 2B which bonds will be secured directly and indirectly, respectively, by the assessments levied against the property comprising Phases 1A, 1B, 2A and 2B in accordance with state law; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll attached as Exhibit "A" hereto reflects prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, inconformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

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

SECTION 1. INCORPORATION OF FINDINGS. The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2. ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL. The Annual Service Plan Update and Updated Assessment Roll for Phases 1A, 1B, 2A, and 2B and the Tax Increment Reinvestment Zone No. 1 Credit Calculation for 2023-2024 are attached hereto as **Exhibit "A"** are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3. CUMULATIVE REPEALER. That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

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

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law.

PASSED, APPROVED AND ADOPTED on this 24th day of July 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT A
ANNUAL SERVICES AND ASSEMENT PLAN

KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 1

CITY OF KAUFMAN, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/23 – 9/14/24)

AS APPROVED BY CITY COUNCIL ON:
JULY 24, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/23 – 9/14/24)

TABLE OF CONTENTS

I. Introduction and Defined Terms

A. Introduction

The Kaufman Public Improvement District No. 1 (the "PID") was created pursuant to the PID Act and a resolution of the City Council on November 13, 2018 to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

The City approved the Phases #1A & Phase #1B Reimbursement Agreement in the aggregate amount of $3,380,0000 (the Phase #1 Reimbursement Agreement") pursuant to Resolution R-13-19 adopted by the City Council on August 5, 2019 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

The City approved the City of Kaufman, Texas Special Assessment Revenue Bonds Series 2021 (Phases #1A-1B Project) (the "Phases #1A-1B Bonds") in the aggregate principal amount of $3,380,0000 pursuant to Ordinance No. O-01-21 adopted by the City Council on January 25, 2021 to finance the costs of the Authorized Improvements and replace the Phase #1 Reimbursement Agreement.

The City approved the City of Kaufman, Texas Special Assessment Revenue Bonds Series 2022 (Phases #2A-2B Project) (the "Phases #2A-2B Bonds") in the aggregate principal amount of $5,635,000 pursuant to Ordinance No. O-40-22 adopted by the City Council on November 21, 2022 to finance the costs of the Authorized Improvements.

An amended and restated Service and Assessment Plan (the "Amended and Restated Service and Assessment Plan") was accepted and approved by the City on November 21, 2022, pursuant to Ordinance O-39-22 (the "Phases #2A-2B Assessment Ordinance"), setting forth the plan for apportioning the costs of certain of the public improvement projects (the "Phases #2A-2B Improvements") to be assessed against properties in the PID and for payment of special assessments with respect thereto. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2023-24 (the "Annual Service Plan Update").

The City also adopted an assessment roll (the "Assessment Roll") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2023-24.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix J and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

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

B. Definitions

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise), (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to a series of Bonds or identified in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including any applicable interest, as shown on the Assessment Rolls attached hereto as Appendix G and Appendix H, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) the Delinquency and Prepayment Reserve described in Section V.F of this Service and Assessment Plan.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means any property that benefits from the Authorized Improvements within the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and amounts collected to pay Administrative Expenses and interest on all Assessments.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" or **"Assessment Rolls"** means collectively or separately, as applicable, the Phases #1A-1B Assessment Roll and the Phases #2A-2B Assessment Roll included in this Service and Assessment Plan as Appendix G and Appendix H, respectively, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, acquired, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

"Bonds" mean any bonds issued in one or more series for financing the Authorized Improvements and secured in whole or in part by the Assessment Revenues.

"**Budgeted Cost(s)**" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements, which may be in segments or sections.

"City" means the City of Kaufman, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Kaufman County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"**Delinquency and Prepayment Reserve"** means, with respect to the Phases #1A-1B and Phases #2A-2B Bonds, separate reserve amounts to be funded from Additional Interest collected each year with respect to the Phases #1A-1B Bonds and the Phases #2A-2B Bonds as more fully described in Section V.F of this Service and Assessment Plan.

"Developer" means Georgetown KF, Ltd, a Texas limited liability company and its successors and assigns.

"**Development Agreement"** means that certain Georgetown at Kings Fort Development Agreement relating to the PID executed by and between the Developer and the City effective November 13, 2018, as the same may be amended from time to time.

"Equivalent Units" mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix E attached hereto.

"Homeowner Association" means a homeowners' association or property owners' association established for the benefit of property owners within the PID.

"Homeowners Association Property" means property within the PID owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, a Homeowners' Association established for the benefit of a group of homeowners or property owners within the PID.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Kaufman County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator shown in Appendix E and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Lot Type 1" means lots identified as such on an Assessment Roll, being lots with a lot width of 60 feet, which may be referred to as such in the applicable plat.

"Lot Type 2" means lots identified as such on an Assessment Roll, being lots with a lot width of 55 feet, which may be referred to as such in the applicable plat.

"Lot Type 3" means lots identified as such on an Assessment Roll, being lots with a lot width of 50 feet, which may be referred to as such in the applicable plat.

"Lot Type 4" means lots identified as such on an Assessment Roll, being lots with a lot width of 65 feet, which may be referred to as such in the applicable plat.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel that is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.D.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Kaufman Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the official public records for real property in Kaufman County.

"Phase" means one or more Parcels within the PID that will be developed in the same general time period.

"Phases #1A-1B" means the initial Phases to be developed, identified as "Phase #1A" and "Phase #1B" generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"**Phases #1A-1B Assessed Property**" means all Parcels within Phases #1A-1B other than Non-Benefited Property and shown in the Phases #1A-1B Assessment Roll against which an Assessment relating to the Phases #1A-1B Improvements is levied.

"**Phases #1A-1B Assessment Revenues**" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phases #1A-1B Assessed Property, or the Annual Installments thereof, for the Phases #1A-1B Improvements.

"Phases #1A-1B Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #1A-1B Bonds" mean those certain City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2021 (Kaufman Public Improvement District No. 1 Phases #1A-1B Project) that may be secured primarily by Phases #1A-1B Assessment Revenues and issued by the City to finance the Phases #1A-1B Improvements and/or reimburse the Developer.

"**Phases #1A-1B Improvements**" mean the Authorized Improvements which only benefit Phases #1A-1B Assessed Property and are described in Section III.B.

"Phases #1A-1B Maximum Assessment Per Unit" means the following Maximum Assessment Per Unit for each applicable Lot Type as follows:

Lot Type 1 - $30,114.04
Lot Type 2 - $28,909.48
Lot Type 3 - $26,801.50

"Phases #1A-1B Maximum TIRZ Credit Per Unit" means the following Maximum TIRZ Credit Per Unit for each applicable Lot Type as follows:

Lot Type 1 - $42,805.96
Lot Type 2 - $40,665.67
Lot Type 3 - $36,813.13

"Phases #1A-1B Reimbursement Agreement" means that certain Kaufman Public Improvement District No. 1 Phases #1A-1B Reimbursement Agreement, dated August 5, 2019, by and between the City and the Developer in which the Developer agreed to fund certain Actual Costs of the Phases #1A-1B Improvements and the City agreed to reimburse the Developer for a portion of such Actual Costs of the Phases #1A-1B Improvements funded by the Developer with interest as permitted by the PID Act. The Phases #1A-1B Bonds were subsequently issued in 2021 to finance the Phases #1A-1B Improvements and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Phases #1A-1B Reimbursement Agreement.

"Phases #2A-2B" means the Phases to be developed, identified as "Phase #2A" and "Phase #2B" generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"**Phases #2A-2B Assessed Property**" means all Parcels within Phases #2A-2B other than Non-Benefited Property and shown in the Phases #2A-2B Assessment Roll against which an Assessment relating to the Phases #2A-2B Improvements is levied.

"**Phases #2A-2B Assessment Revenues**" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phases #2A-2B Assessed Property, or the Annual Installments thereof, for the Phases #2A-2B Improvements.

"Phases #2A-2B Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #2A-2B Bonds" mean those certain City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2022 (Kaufman Public Improvement District No. 1 Phases #2A-2B Project) that may be secured primarily by Phases #2A-2B Assessment Revenues and issued by the City to finance the Phases #2A-2B Improvements.

"**Phases #2A-2B Improvements**" mean the Authorized Improvements which only benefit Phases #2A-2B Assessed Property and are described in Section III.C.

"Phases #2A-2B Maximum Assessment Per Unit" means the following Maximum Assessment Per Unit for each applicable Lot Type as follows:

Lot Type 1 - $36,688.59
Lot Type 2 - $34,854.16
Lot Type 3 - $31,552.18
Lot Type 4 - $38,523.02

"Phases #2A-2B Maximum TIRZ Credit Per Unit" means the following Maximum TIRZ Credit Per Unit for each applicable Lot Type as follows:

Lot Type 1 - $42,805.96
Lot Type 2 - $40,665.67
Lot Type 3 - $36,813.13
Lot Type 4 - $44,946.26

"PID" has the meaning set forth in Section I.A. of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"Planned Development" means the zoning classification established as PD – Planned Development-17 pursuant to Ordinance O-34-17 adopted by the City Council designating the zoning and development standards.

"**Prepayment Costs**" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment allowed by applicable law, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment, including Administrative Expenses.

“Public Property” means property, right of way and easements within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Kaufman County, the City, a school district or any other public agency or political subdivision, whether in fee simple or through an exclusive use easement.

“Service and Assessment Plan” means this Amended and Restated Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

“TIRZ No. 1” means the Tax Increment Reinvestment Zone No. 1, City of Kaufman, Texas.

“TIRZ Annual Credit Amount” means, for each Parcel, such Parcel’s prorated amount of TIRZ Revenues calculated pursuant to Section VI.A. and VI.B of this Service and Assessment Plan.

“**TIRZ Ordinance**” means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to certain public improvements as provided for in the Tax Increment Reinvestment Zone No. One Project Plan and Financing Plan (including amendments or supplements thereto).

“**TIRZ Revenues**” mean, for each year, the amounts paid by the City from the TIRZ No. 1 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section VI.A. and VI.B of this Service and Assessment Plan.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

“Trustee” means the fiscal agent or trustee as specified in a Trust Indenture, including a substitute fiscal agent or trustee.

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II. Update of the Service Plan

A. Updated Sources and Uses For Public Improvements

Phases #1A-1B

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Phases #1A-1B Improvements were equal to $3,380,000. According to the Developer, the current costs spent to date for the Phases #1A-1B Improvements are $3,870,522, and the updated budget remains unchanged from the initial total estimated costs.

The Phase #1A Improvements were completed and accepted by the City on January 20, 2020. According to the Developer's quarterly improvement implementation report for the period ending June 30, 2022, the Phase #1B Improvements were completed and accepted by the City on October 25, 2021.

Table II-A-1 below summarizes the updated sources and uses of funds required to construct the Phases #1A-1B Improvements.

Table II-A-1
Updated Sources and Uses of Funds – Phases #1A-1B

Sources of Funds	Initial Estimated Budget[1]	Actual Cost[2]	Variance
Assessments - Bond Par Amount	$3,380,000	$3,380,000	$0
Other funding sources			
Bond Premium	$23,864	$23,864	$0
Developer Contribution	$601,628	$1,733,774	$1,132,146
Total Sources	**$4,005,492**	**$5,137,638**	**$1,132,146**
Uses of Funds			
Authorized Improvements			
Road improvements	$1,171,125	$1,254,392	$83,267
Water distribution system improvements	$420,642	$638,497	$217,855
Sanitary sewer improvements	$252,775	$334,153	$81,378
Storm drainage improvements	$641,900	$1,312,118	$670,218
Screening and landscape improvements	$14,400	$14,750	$350
Other soft and miscellaneous costs	$879,158	$958,236	$79,078
Subtotal Authorized Improvements	*$3,380,000*	*$4,512,146*	*$1,132,146*
Bond Issuance Costs	$625,492	$625,492	$0
Total Uses	**$4,005,492**	**$5,137,638**	**$1,132,146**

1 – According to the Amended and Restated Service and Assessment Plan.
2 – Actual costs include Phase #1A Authorized Improvement actual costs as reported in the 2021-22 Annual Service Plan Update and include Phase #1B Authorized Improvement actual costs as reported in the Developer's quarterly improvement implementation report for the period ending June 30, 2022.

Phases #1A-1B Improvement Cost Variances

According to Table II-A-1 on the prior page, there are Phases #1A-1B Improvement cost increases of $1,132,146. The increase in the Phases #1A-1B Improvement costs were funded solely by the Developer.

Phases #2A-2B

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Phases #2A-2B Improvements were equal to $5,635,000. According to the Developer, the current costs spent to date for the Phases #2A-2B Improvements are $5,635,000 and the updated budget remains unchanged from the initial total estimated costs.

According to the Developer's quarterly improvement implementation report for the period ending March 31, 2023, the Phases #2A-2B Improvements are expected to be completed by July 2023.

Table II-A-2 below summarizes the updated sources and uses of funds required to construct the Phases #2A-2B Improvements.

Table II-A-1
Updated Sources and Uses of Funds – Phases #2A-2B

Sources of Funds	**Initial Budget[1]**	**Budget Revisions[2]**	**Updated Budget[2]**	**Spent to Date[2]**	**Remaining to be Funded**
Assessments - Bond Par Amount	$5,635,000	$0	$5,635,000	$3,947,921	$1,687,079
Bond Premium	$32,591	$0	$32,591	$32,591	$0
Developer Contribution	$223,083	$0	$223,083		$223,083
Total Sources	**$5,890,674**	**$0**	**$5,890,674**	**$3,980,512**	**$1,910,162**
Uses of Funds					
Authorized Improvements					
Road improvements	$1,509,193	$0	$1,509,193	$303,955	$1,205,238
Water distribution system improvements	$687,910	$0	$687,910	$595,601	$92,309
Sanitary sewer improvements	$611,077	$0	$611,077	$577,067	$34,010
Storm drainage improvements	$823,720	$0	$823,720	$571,706	$252,014
Other soft and miscellaneous costs	$1,028,283	$0	$1,028,283	$701,692	$326,591
Subtotal Authorized Improvements	*$4,660,183*	*$0*	*$4,660,183*	*$2,750,021*	*$1,910,162*
Bond Issuance Costs	$1,230,491	$0	$1,230,491	$1,230,491	$0
Total Uses	**$5,890,674**	**$0**	**$5,890,674**	**$3,980,512**	**$1,910,162**

1 – According to the Amended and Restated Service and Assessment Plan.
2 –As reported in the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2023.

B. Five Year Service Plan

Phases #1A-1B

A service plan must cover a period of five years. The anticipated budget for the Phases #1A-1B Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

Table II-B-1
Annual Projected Indebtedness & Projected Annual Installments
Phases #1A-1B (2021-2029)

Assessment Year Ending 09/15	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments[1]
2021-23	$4,005,492	$3,380,000	$477,079
2024	$0	$0	$197,956
2025	$0	$0	$244,353
2026	$0	$0	$242,516
2027	$0	$0	$250,692
2028	$0	$0	$248,119
2029	$0	$0	$245,559
Total	**$4,005,492**	**$3,380,000**	**$1,906,274**

1 - Projected Annual Installments for Assessment Years ending 2021-2024 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2025-2029 do not include applicable investment income credits and TIRZ Credits, if any, and will be updated in future Annual Service Plan Updates.

Phases #2A-2B

A service plan must cover a period of five years. The anticipated budget for the Phases #2A-2B Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown in Table II-B-2 on the following page.

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Table II-B-2
Annual Projected Indebtedness & Projected Annual Installments
Phases #2A-2B (2023-2029)

Assessment Year Ending 09/15	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments[1]
2023	$0	$0	$0
2024	$5,890,674	$5,635,000	$491,848
2025	$0	$0	$498,714
2026	$0	$0	$498,011
2027	$0	$0	$498,055
2028	$0	$0	$497,778
2029	$0	$0	$497,181
Total	**$5,890,674**	**$5,635,000**	**$2,981,587**

1 - Projected Annual Installments for Assessment Years ending 2023-2024 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2025-2029 do not include applicable investment income credits and TIRZ Credits, if any, and will be updated in future Annual Service Plan Updates.

C. Annual Budget – Lots Triggered in 2020-21

Phases #1A-1B Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal following the issuance of the Phases #1A-1B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #1A-1B shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phases #1A- 1B Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phases #1A-1B Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phases #1A-1B Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

According to the City, building permits for twenty-five (25) Phases #1A & 1B Lots have been issued as of August 12, 2020. As a result, condition (i) has been satisfied for the respective twenty-five (25) Lots, and the first Annual Installment were due no later than January 31, 2021 for each Lot, of which twenty-six (26) Annual Installments remain outstanding.

Outstanding Assessment Reduction due to excess TIRZ Revenues

Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of $0.368 per $100 of assessed value.

Pursuant to Appendix D of the 2022-23 Annual Service Plan Update, Lots Triggered in 2020-21 had generated a total of $48,877 in TIRZ Revenues through 2022-23, of which $24,252 was applied to reduce Annual Installments billed. Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, after the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues available for the purposes of an off-set to the Assessments on such Parcel pursuant to the Development Agreement, shall be held in a segregated account by the City and shall be used either (1) to prepay a portion of the Assessments on the Parcel in a manner determined by the City and the Administration to be fair and equitable, and to pay the outstanding principal balance of the Phases #1A-1B Bonds or redeem bonds pursuant to the extraordinary redemption provisions of the applicable Trust Indenture, or (2) to be applied as a credit towards a portion of Annual Installments in future years in an effort to maintain a stable Annual Installment schedule.

As a result, $24,625 in excess TIRZ Revenues previously generated through 2022-23 will be used to reduce the outstanding Phases #1A-1B Assessment balance as of September 15, 2023 for Lots Triggered in 2020-21. Refer to Appendix B-4 of this report for Parcel specific information regarding the Assessment reduction.

Annual Budget for the Repayment of Indebtedness

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #1A-1B Bonds commencing with the issuance of the Phases #1A-1B Bonds. The effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 is 3.63 percent per annum for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 (3.63 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2023-24 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the incremental taxes available to the PID (the “TIRZ Credit”), capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Debt service proportionately allocated to each Lot will be paid on the Phases #1A-1B Bonds from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be Collected for 2023-24 for Lots Triggered in 2020-21

The budget for Lots Triggered in 2020-21 will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-C-1 below.

Table II-C-1
Budget for the Annual Installments
to be collected for 2023-24

Descriptions	Total
Interest payment on March 15, 2024	$11,166
Interest payment on September 15, 2024	$11,166
Principal payment on September 15, 2024	$15,000
Subtotal debt service on bonds	*$37,331*
Administrative Expenses	$6,000
Excess Interest for Reserves	$3,077
Subtotal Expenses	*$46,408*
Available TIRZ Credit	($9,106)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($9,106)*
Annual Installments	**$37,302**

Phases #1A-1B Debt Service Payments

Phases #1A-1B Annual Installments to be collected from Lots Triggered in 2020-21 for principal and interest include interest due on March 15, 2024 in the amount of $11,166 and on September 15, 2024 in the amount of $11,166, which equal interest on the outstanding Phases #1A-1B Bonds’ Assessments balance of $615,375 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 of 3.63 percent. Phases #1A-1B Annual Installments to be collected include a principal amount of $15,000 due on September 15, 2024. As a result, total principal and interest due from Lots Triggered in 2020-21 for 2023-24 is estimated to be equal to $37,331.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-C-2 below, the total administrative expenses to be proportionally collected from the twenty-five (25) Lots triggered for 2023-24 are estimated to be $6,000.

Table II-C-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/15/23-9/14/24)
City	$600
Administrator	$3,600
Trustee	$600
Dissemination Agent	$700
Auditor	$0
Contingency	$500
Total	**$6,000**

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2022 in the total amount of $40,103 that are available to be used as TIRZ Credit in 2023-24 for the respective Lots Triggered in 2020-21. As previously mentioned earlier in this section, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of $0.368 per $100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2023-24 Annual Installments collectively are $9,106. For additional TIRZ Credit information for Lots Triggered in 2020-21 refer to Appendix B-2, Appendix B-3, and Appendix B-4.

As a result, $30,997 in excess TIRZ Revenues will be used to prepay a portion of the Assessments on the respective Parcels generating the excess TIRZ Credit and the appropriate amount of Phases #1A-1B Bonds related to such Assessment prepayments will be redeemed pursuant to the extraordinary redemption provisions of the applicable Trust Indenture on or before September 15, 2024, unless it is determined by the City that a portion of the excess TIRZ Revenues are needed to provide an additional credit to the 2024-25 Annual Installment.

Available Reserve Fund Income

As of May 31, 2023, there is not a significant excess balance in the Reserve Fund above the Bond Reserve Requirement. As a result, there is no excess reserve fund income available to reduce the 2023-24 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2023, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2023-24.

Available Administrative Expense Account

As of the May 31, 2023, the balance in the Administrative Account was $27,186. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2024. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2023-24 Annual Installment.

D. Annual Installment Per Equivalent Unit – Lots Triggered in 2020-21

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #1A-1B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 125 units representing 112.24 total Equivalent Units are anticipated to be built within Phase #1A-1B of the PID. As a result of the City issuing a building permit, there were twenty-five (25) Lots representing 22.25 Equivalent Units that were triggered in 2020-21. As shown in Appendix B-1 of this report, the outstanding Equivalent Units for Lots Triggered in 2020-21 after the 2022-23 excess TIRZ Revenue reduction is 21.41.

Pursuant to the budgeted expenses shown in Table II-C-1 of this report and the 21.41 outstanding Equivalent Units triggered in 2020-21, refer to Table II-D-1 on the following page for the Annual Installment due from each Equivalent Unit.

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Table II-D-1
Annual Installment Per Equivalent Unit

Budget Line Item	Budgeted Amount	Outstanding Equivalent Units	Annual Installment per Equivalent Unit
Principal	$15,000.00	21.41	$700.49
Interest	$22,331.39	21.41	$1,042.86
Administrative Expense	$6,000.00	21.41	$280.20
Excess Interest for Reserves	$3,076.88	21.41	$143.69
Annual Installment per Equivalent Unit			**$2,167.24**

1 – The Annual Installment per Equivalent Unit amount applicable Reserve Fund income and Administrative Expense credits, if any, and does not include applicable TIRZ Credits, if any.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

E. Annual Budget – Lots Triggered in 2021-22

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal following the issuance of the Phases #1A-1B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #1A-1B shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phases #1A- 1B Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phases #1A-1B Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phases #1A-1B Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

The City Council approved the Phases #1A-1B Bonds in the aggregate principal amount of $3,380,0000 on January 25, 2021. As a result, condition (ii) has been satisfied for the remaining one hundred (100) Lots, and the first Annual Installment will be due no later than January 31, 2022 for each Lot, of which twenty-seven (27) Annual Installments remain outstanding.

Outstanding Assessment Reduction due to excess TIRZ Revenues

Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of $0.368 per $100 of assessed value.

Pursuant to Appendix D of the 2022-23 Annual Service Plan Update, Lots Triggered in 2021-22 had generated a total of $30,639 in TIRZ Revenues through 2022-23, of which $27,321 was applied to reduce Annual Installments billed. Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, after the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues available for the purposes of an off-set to the Assessments on such Parcel pursuant to the Development Agreement, shall be held in a segregated account by the City and shall be used either (1) to prepay a portion of the Assessments on the Parcel in a manner determined by the City and the Administration to be fair and equitable, and to pay the outstanding principal balance of the Phases #1A-1B Bonds or redeem bonds pursuant to the extraordinary redemption provisions of the applicable Trust Indenture, or (2) to be applied as a credit towards a portion of Annual Installments in future years in an effort to maintain a stable Annual Installment schedule.

As a result, $3,318 in excess TIRZ Revenues previously generated through 2022-23 will be used to reduce the outstanding Phases #1A-1B Assessment balance as of September 15, 2023 for Lots Triggered in 2021-22. Refer to Appendix C-4 of this report for Parcel specific information regarding the Assessment reduction.

Annual Budget for the Repayment of Indebtedness

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #1A-1B Bonds commencing with the issuance of the Phases #1A-1B Bonds. The effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.64 percent per annum for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 (3.64 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2023-24 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the TIRZ Credit, capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Debt service proportionately allocated to each Lot will be paid on the Phases #1A-1B Bonds from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be Collected for 2023-24 for Lots Triggered in 2021-22

The budget for Lots Triggered in 2021-22 will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-E-1 below.

Table II-E-1
Budget for the Annual Installments
to be collected for 2023-24

Descriptions	Total
Interest payment on March 15, 2024	$47,118
Interest payment on September 15, 2024	$47,118
Principal payment on September 15, 2024	$65,000
Subtotal debt service on bonds	*$159,235*
Administrative Expenses	$24,000
Excess Interest for Reserves	$12,933
Subtotal Expenses	*$196,169*
Available TIRZ Credit	($35,515)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($35,515)*
Annual Installments	**$160,654**

Debt Service Payments

Annual Installments to be collected from Lots Triggered in 2021-22 for principal and interest include interest due on March 15, 2024 in the amount of $47,118 and on September 15, 2024 in the amount of $47,118, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of $2,586,682 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.64 percent. Annual Installments to be collected include a principal amount of $65,000 due on September 15, 2024. As a result, total principal and interest due from Lots Triggered in 2021-22 for principal and interest in 2023-24 is estimated to be equal to $159,235.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-E-2 below, the total administrative expenses to be proportionally collected from the one hundred (100) Lots triggered for 2023-24 are estimated to be $24,000.

Table II-E-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/15/23-9/14/24)
City	$2,400
Administrator	$14,400
Trustee	$2,400
Dissemination Agent	$2,800
Auditor	$0
Contingency	$2,000
Total	**$24,000**

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2022 in the total amount of $73,136 that are available to be used as TIRZ Credit in 2023-24 for the respective Lots Triggered in 2021-22. As previously mentioned earlier in this section, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of $0.368 per $100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2023-24 Annual Installments collectively are $35,515. For additional TIRZ Credit information for Lots Triggered in 2021-22 refer to Appendix C-2, Appendix C-3, and Appendix C-4.

As a result, $37,621 in excess TIRZ Revenues will be used to prepay a portion of the Assessments on the respective Parcels generating the excess TIRZ Credit and the appropriate amount of Phases #1A-1B Bonds related to such Assessment prepayments will be redeemed pursuant to the extraordinary redemption provisions of the applicable Trust Indenture on or before September 15, 2024, unless it is determined by the City that a portion of the excess TIRZ Revenues are needed to provide an additional credit to the 2024-25 Annual Installment..

Available Reserve Fund Income

As of May 31, 2023, there is not a significant excess balance in the Reserve Fund above the Bond Reserve Requirement. As a result, there is no excess reserve fund income available to reduce the 2023-24 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2023, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2023-24.

Available Administrative Expense Account

As of the May 31, 2023, the balance in the Administrative Account was $27,186. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2023-24 Annual Installment.

F. Annual Installment Per Equivalent Unit – Lots Triggered in 2021-22

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #1A-1B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 125 units representing 112.24 total Equivalent Units are anticipated to be built within Phase #1A-1B of the PID. As a result of the Phases #1A-1B Bonds' issuance, there are one hundred (100) Lots representing 89.99 Equivalent Units that are being triggered for collection in 2021-22. As shown in Appendix C-1 of this report, the outstanding Equivalent Units for Lots Triggered in 2021-22 after the 2022-23 excess TIRZ Revenue reduction is 89.88.

Pursuant to the budgeted expenses shown in Table II-E-1 of this report and the 89.88 outstanding Equivalent Units triggered in 2021-22, refer to Table II-F-1 on the following page for the Annual Installment due from each Equivalent Unit.

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Table II-F-1
Annual Installment Per Unit

Budget Line Item	Budgeted Amount	Outstanding Equivalent Units	Annual Installment per Equivalent Unit
Principal	$65,000.00	89.88	$723.21
Interest	$94,235.38	89.88	$1,048.49
Administrative Expense	$24,000.00	89.88	$267.03
Excess Interest for Reserves	$12,933.41	89.88	$143.90
Annual Installment per Equivalent Unit			**$2,182.63**

1 – The Annual Installment per Equivalent Unit amount applicable Reserve Fund income and Administrative Expense credits, if any, and does not include applicable TIRZ Credits, if any.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

G. Annual Budget – Phase #2A-2B

Phase #2A-2B Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal following the issuance of the Phases #2A-2B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #2A-2B shall commence upon the earlier of: The collection of the first Annual Installment for a Lot or Parcel within Phases #2A-2B shall commence upon the issuance of Phases #2A-2B Bonds. Such first Annual Installment for a Phases #2A-2B Lot or Parcel for which collection has begun shall begin in October 2023 and shall be due by January 31st of the following calendar year.

The City Council approved the Phases #2A-2B Bonds in the aggregate principal amount of $5,635,000 as of November 21, 2022. As a result, condition (ii) has been satisfied for the respective Lots, and the first Annual Installment are due no later than January 31, 2024 for each Lot, of which thirty (30) Annual Installments remain outstanding.

Outstanding Assessment Reduction due to excess TIRZ Revenues

Pursuant to Section VI.B. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Phases #2A-2B Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of $0.368 per $100 of assessed value.

As described on the previous page, the first Annual Installment to be billed to Phases #2A-2B Parcels will be due no later than January 31, 2024. As a result, there are no outstanding Assessment reductions due to excess TIRZ Revenues generated by Phases #2A-2B Parcels to report in 2023-24. Refer to Appendix D-4 of this report for Parcel specific information regarding the current Assessment balance.

Annual Budget for the Repayment of Indebtedness

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #2A-2B Bonds commencing with the issuance of the Phases #2A-2B Bonds. The effective interest rate of the Phases #2A-2B Bonds is 6.25 percent per annum for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the interest rate of the Phases #2A-2B Bonds is (6.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2023-24 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the TIRZ Credit, capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Debt service proportionately allocated to each Lot will be paid on the Phases #2A-2B Bonds from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be Collected for 2023-24 for Phase #2A-2B

The budget for Phase #2A-2B will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-G-1 on the following page.

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Table II-G-2
Budget for the Annual Installments
to be collected for 2023-24

Descriptions	Total
Interest payment on March 15, 2024	$176,094
Interest payment on September 15, 2024	$176,094
Principal payment on September 15, 2024	$78,000
Subtotal debt service on bonds	*$430,188*
Administrative Expenses	$40,800
Excess Interest for Reserves	$28,175
Subtotal Expenses	*$499,163*
Available TIRZ Credit	($7,314)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($7,314)*
Annual Installments	**$491,848**

Debt Service Payments

Annual Installments to be collected from Lots in Phase #2A-2B for principal and interest include interest due on March 15, 2024 in the amount of $176,094 and on September 15, 2024 in the amount of $176,094, which equal interest on the outstanding Phases #2A-2B Bonds' Assessments balance of $5,635,000 for six months each and an effective interest rate of the Phases #2A-2B Bonds is 6.25 percent. Annual Installments to be collected include a principal amount of $78,000 due on September 15, 2024. As a result, total principal and interest due from Phases #2A-2B for principal and interest in 2023-24 is estimated to be equal to $430,188.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-G-2 on the following page, the total administrative expenses to be proportionally collected from Phases #2A-2B for 2023-24 are estimated to be $40,800.

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Table II-G-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget
City	$2,000
Administrator	$24,000
Trustee	$4,000
Auditor	$5,000
Dissemination Agent	$3,500
Contingency	$2,300
Total	**$40,800**

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2022 in the total amount of $7,314 that are available to be used as TIRZ Credit in 2023-24 for the respective Lots in Phases #2A-2B of the PID. As previously mentioned earlier in this section, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of $0.368 per $100 of assessed value.

As a result, the total TIRZ Credits available to offset 2023-24 Annual Installments are equal to $7,314. For additional TIRZ Credit information for Lots Triggered in 2021-22 refer to Appendix D-2, Appendix D-3, and Appendix D-4.

As a result, $0 in excess TIRZ Revenues will be used to prepay a portion of the Assessments on the respective Parcels generating the excess TIRZ Credit and the appropriate amount of Phases #2A-2B Bonds related to such Assessment prepayments will be redeemed pursuant to the extraordinary redemption provisions of the applicable Trust Indenture on or before September 15, 2024.

Available Reserve Fund Income

As of May 31, 2023, there is not a significant excess balance in the Reserve Fund above the Bond Reserve Requirement. As a result, there is no excess reserve fund income available to reduce the 2023-24 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2023, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2023-24.

Available Administrative Expense Account

As of May 31, 2023, the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2024. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2023-24 Annual Installment.

H. Annual Installment Per Equivalent Unit – Phase #2A-2B

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2A-2B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 166 units representing 153.59 total Equivalent Units are anticipated to be built within Phase #2A-2B of the PID. As shown in Appendix D-1 of this report, there were no Equivalent Unit reductions due to excess TIRZ Revenues. As a result, the outstanding Equivalent Units for Lots within Phases #2A-2B of the PID is 153.59.

Pursuant to the budgeted expenses shown in Table II-G-1 of this report and the 153.59 outstanding Equivalent Units for Phases #2A-2B, refer to Table II-H-1 below for the Annual Installment due from each Equivalent Unit.

Table II-H-1
Annual Installment Per Equivalent Unit

Budget Line Item	Budgeted Amount	Outstanding Equivalent Units	Annual Installment per Equivalent Unit
Principal	$78,000.00	153.59	$507.85
Interest	$352,187.50	153.59	$2,293.04
Administrative Expense	$40,800.00	153.59	$265.64
Excess Interest for Reserves	$28,175.00	153.59	$183.44
Annual Installment per Equivalent Unit			**$3,249.97**

1 – The Annual Installment per Equivalent Unit amount applicable Reserve Fund income and Administrative Expense credits, if any, and does not include applicable TIRZ Credits, if any.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

I. Bond Redemption Related Updates

Phase #1A-1B

The Phases #1A-1B Bonds were issued in January 2021. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem Bonds maturing on or after September 15, 2041 in whole or any part, before their respective scheduled maturity dates, on **September 15, 2031,** or on any date thereafter such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption as shown in the Indenture of Trust.

Phase #2A-2B

The Phases #2A-2B Bonds were issued in November 21, 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem Bonds maturing on or after September 15, 2042, in whole or any part, before their respective scheduled maturity dates, on **September 15, 2032,** or on any date thereafter such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption as shown in the Indenture of Trust.

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

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III. UPDATE OF THE ASSESSMENT PLAN

The Amended and Restated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement Costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed except otherwise as described herein and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. Update of the Assessment Roll

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.C of the Service and Assessment Plan.

The Assessment Roll Summary is shown in Appendix B-1. Each parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each parcel. Assessments are to be reallocated for the subdivision of any parcels.

A. Parcel Updates

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of units to be built on each newly subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Kaufman County Appraisal District ("KCAD") and the Developer, a final plat for Phase #1A was filed and recorded on February 27, 2019. As a result, fifty-nine (59) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2019.

According to the KCAD and the Developer, a final plat for Phase #1B was filed and recorded on April 14, 2021. As a result, sixty-six (66) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2022.

According to the KCAD and the Developer, a final plat for Phase #2A was filed and recorded on February 22, 2022. As a result, ninety-four (94) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2023. A final plat for Phase #2B was filed and recorded on December 5, 2022. As a result, seventy-two (72) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2023.

Table IV-A-2 below shows a summary of the Phase #2A-2B Assessment allocation prior to and after the subdivision for one hundred sixty-six (166) Phase #2A-2B lots.

Table IV-A-2
Phase #2A-2B Assessment Reallocation
Prior to & After Subdivision of Phase #2A-2B Lots

Prior to Subdivision				After Subdivision				
Parcel	**Projected Number of Equivalent Units[1]**	**Projected Number of Units[1]**	**Assessments**	**Parcel**	**Projected Number of Equivalent Units[1]**	**Projected Number of Units[1]**	**PID Assessments**	**PID Assessments per Unit**
5239, 5240	153.59	166	$5,635,000	Various (60' Lots)	27.00	27	$990,592	$36,689
				Various (55' Lots)	50.35	53	$1,847,270	$34,854
				Various (50' Lots)	63.64	74	$2,334,862	$31,552
				Various (65' Lots)	12.6	12	$462,276	$38,523
Total	**153.59**	**166**	**$5,635,000**		**153.59**	**166**	**$5,635,000**	

B. Prepayment of Assessments

Phase #1A-1B

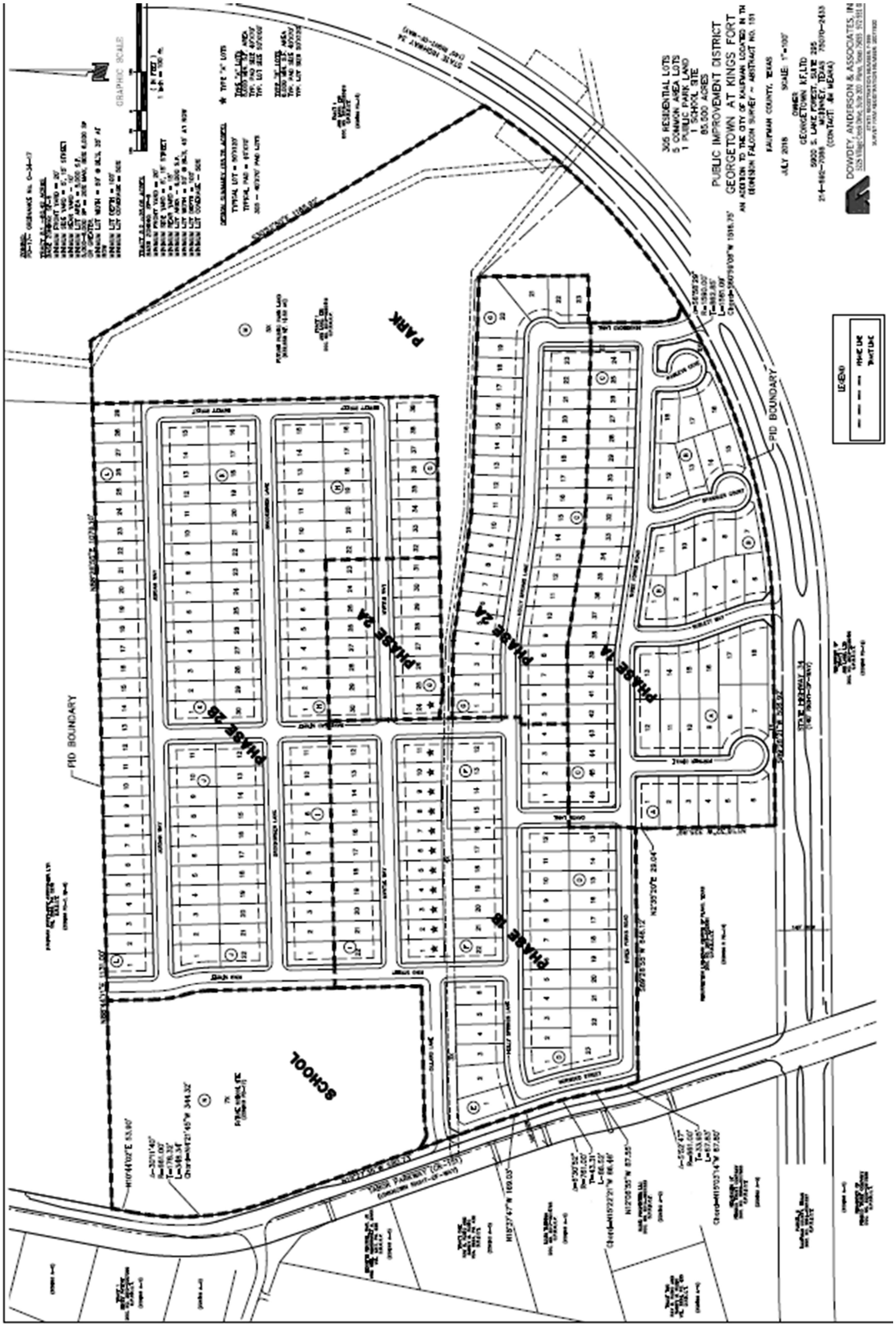
There have been no Phase #1A-1B Assessment prepayments as of May 31, 2023. See Appendix G of this report for additional prepayment related information.

Phase #2A-2B

There have been no Phase #2A-2B Assessment prepayments as of May 31, 2023. See Appendix H of this report for additional prepayment related information.

The complete Assessment Roll is available for review at the City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142.

APPENDIX A
PID MAP



PARK
SCHOOL
PHASE 1A
PHASE 1B
PHASE 2A
PHASE 2B
PID BOUNDARY
LEGEND
305 RESIDENTIAL LOTS
5 COMMON AREA LOTS
1 PUBLIC PARK LAND
1 SCHOOL SITE
65.000 ACRES
PUBLIC IMPROVEMENT DISTRICT
GEORGETOWN AT KINGS FORT

APPENDIX B-1
2023-24 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2023-24
Lots Triggered for Collection in 2020-21

Parcel	Lot Size	No. of Units	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
202756	50	1	0.89	0.84	$24,228.50	$590.80	$879.56	$121.19	$236.32	($158.91)	$1,668.97
202759	50	1	0.89	0.84	$24,201.32	$590.16	$878.60	$121.06	$236.06	($142.97)	$1,682.90
202761	50	1	0.89	0.85	$24,480.90	$596.81	$888.50	$122.42	$238.72	($312.34)	$1,534.11
202762	50	1	0.89	0.87	$24,907.61	$606.96	$903.62	$124.50	$242.78	($557.10)	$1,320.77
202763	50	1	0.89	0.85	$24,480.90	$596.81	$888.50	$122.42	$238.72	($312.34)	$1,534.11
202764	50	1	0.89	0.85	$24,480.90	$596.81	$888.50	$122.42	$238.72	($312.34)	$1,534.11
202765	50	1	0.89	0.86	$24,691.22	$601.81	$895.96	$123.45	$240.73	($424.76)	$1,437.18
202766	50	1	0.89	0.87	$25,082.28	$611.12	$909.81	$125.36	$244.45	($661.22)	$1,229.51
202767	50	1	0.89	0.84	$24,239.05	$591.05	$879.94	$121.24	$236.42	($165.93)	$1,662.72
202768	50	1	0.89	0.85	$24,480.90	$596.81	$888.50	$122.42	$238.72	($312.34)	$1,534.11
202773	50	1	0.89	0.86	$24,784.64	$604.04	$899.26	$123.90	$241.61	($213.81)	$1,655.01
202777	50	1	0.89	0.85	$24,469.81	$596.54	$888.11	$122.37	$238.62	($254.04)	$1,591.60
202780	50	1	0.89	0.87	$25,031.55	$609.91	$908.01	$125.11	$243.96	($630.74)	$1,256.26
202782	50	1	0.89	0.86	$24,758.03	$603.40	$898.32	$123.77	$241.36	($471.07)	$1,395.79
202788	50	1	0.89	0.87	$24,897.45	$606.72	$903.26	$124.45	$242.69	($593.50)	$1,283.62
202791	50	1	0.89	0.83	$23,691.98	$578.04	$860.56	$118.57	$231.21	($134.64)	$1,653.74
202794	50	1	0.89	0.85	$24,279.85	$592.02	$881.38	$121.44	$236.81	($187.47)	$1,644.19
202795	50	1	0.89	0.87	$24,930.24	$607.50	$904.42	$124.61	$243.00	($579.07)	$1,300.47
202796	50	1	0.89	0.85	$24,507.40	$597.44	$889.44	$122.55	$238.98	($253.06)	$1,595.35
202797	50	1	0.89	0.86	$24,774.91	$603.80	$898.92	$123.86	$241.52	$0.00	$1,868.10
202798	50	1	0.89	0.87	$25,042.03	$610.16	$908.38	$125.16	$244.06	($641.13)	$1,246.63
202799	50	1	0.89	0.87	$24,980.60	$608.70	$906.21	$124.86	$243.48	($563.63)	$1,319.61
202800	50	1	0.89	0.85	$24,401.07	$594.91	$885.68	$122.03	$237.96	($261.60)	$1,578.98
202801	50	1	0.89	0.87	$24,907.61	$606.96	$903.62	$124.50	$242.78	($560.88)	$1,316.99
202803	50	1	0.89	0.86	$24,644.60	$600.70	$894.30	$123.22	$240.28	($401.38)	$1,457.13
Total		**25**	**22.25**	**21.41**	**$615,375.36**	**$15,000.00**	**$22,331.39**	**$3,076.88**	**$6,000.00**	**($9,106.27)**	**$37,302.01**

APPENDIX B-2
2023-24 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Lots Triggered for Collection in 2021-22

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
202756	$453,524.00	$0.3680	$1,668.97	$1,827.88	($1,827.27)	($158.91)	$1,668.97
202759	$457,311.00	$0.3680	$1,682.90	$1,825.87	($1,842.64)	($142.97)	$1,682.90
202761	$416,879.00	$0.3680	$1,534.11	$1,846.46	($1,702.74)	($312.34)	$1,534.11
202762	$358,906.00	$0.3680	$1,320.77	$1,877.87	($1,459.89)	($557.10)	$1,320.77
202763	$416,879.00	$0.3680	$1,534.11	$1,846.46	($1,702.74)	($312.34)	$1,534.11
202764	$416,879.00	$0.3680	$1,534.11	$1,846.46	($1,702.74)	($312.34)	$1,534.11
202765	$390,539.00	$0.3680	$1,437.18	$1,861.94	($1,562.84)	($424.76)	$1,437.18
202766	$334,106.00	$0.3680	$1,229.51	$1,890.73	($1,353.86)	($661.22)	$1,229.51
202767	$451,826.00	$0.3680	$1,662.72	$1,828.65	($1,822.14)	($165.93)	$1,662.72
202768	$416,879.00	$0.3680	$1,534.11	$1,846.46	($1,702.74)	($312.34)	$1,534.11
202773	$449,730.00	$0.3680	$1,655.01	$1,868.82	($2,074.00)	($213.81)	$1,655.01
202777	$432,500.00	$0.3680	$1,591.60	$1,845.64	($1,936.34)	($254.04)	$1,591.60
202780	$341,375.00	$0.3680	$1,256.26	$1,887.00	($1,572.25)	($630.74)	$1,256.26
202782	$379,291.00	$0.3680	$1,395.79	$1,866.86	($1,542.50)	($471.07)	$1,395.79
202788	$348,811.00	$0.3680	$1,283.62	$1,877.12	($1,742.63)	($593.50)	$1,283.62
202791	$449,386.00	$0.3680	$1,653.74	$1,788.38	($2,072.62)	($134.64)	$1,653.74
202792	COMMON AREA	$0.0000	$0.00	$0.00	$0.00	$0.00	$0.00
202793	COMMON AREA	$0.0000	$0.00	$0.00	$0.00	$0.00	$0.00
202794	$446,790.00	$0.3680	$1,644.19	$1,831.66	($1,822.05)	($187.47)	$1,644.19
202795	$353,389.00	$0.3680	$1,300.47	$1,879.54	($1,442.15)	($579.07)	$1,300.47
202796	$433,519.00	$0.3680	$1,595.35	$1,848.41	($1,676.12)	($253.06)	$1,595.35
202797	$376,283.00	$0.3680	$1,384.72	$1,868.10	$0.00	$0.00	$1,868.10
202798	$338,759.00	$0.3680	$1,246.63	$1,887.77	($1,376.19)	($641.13)	$1,246.63
202799	$358,591.00	$0.3680	$1,319.61	$1,883.25	($1,382.38)	($563.63)	$1,319.61
202800	$429,071.00	$0.3680	$1,578.98	$1,840.58	($1,732.08)	($261.60)	$1,578.98
202801	$357,878.00	$0.3680	$1,316.99	$1,877.87	($1,459.89)	($560.88)	$1,316.99
202803	$395,960.00	$0.3680	$1,457.13	$1,858.51	($1,592.71)	($401.38)	$1,457.13
202817	COMMON AREA	$0.0000	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$10,005,061.00**		**$36,818.64**	**$46,408.27**	**($40,103.47)**	**($9,106.26)**	**$37,302.02**

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX B-3
2023-24 TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Lots Triggered for Collection in 2020-21

	Incremental Taxes								TIRZ Credit			
Parcel	**Base Year Taxable Value (CITY)**	**2022 Taxable Value (CITY)**	**2022 M&O Tax Rate (CITY)**	**2022 Incremental Taxes (CITY)**	**Base Year Taxable Value (COUNTY)**	**2022 Taxable Value (COUNTY)**	**2022 M&O Tax Rate (COUNTY)**	**2022 Incremental Taxes (COUNTY)**	**City (75%)**	**Kaufman County (50%)**	**Total 2023-24 Available TIRZ Credit**	**Total 2023-24 Applicable TIRZ Credit[1]**
202756	$39.85	$365,751.00	$0.00480002	$1,755.42	$39.85	$365,751.00	$0.00279292	$1,021.40	$1,316.57	$510.70	($1,827.27)	($158.91)
202759	$39.85	$368,827.00	$0.00480002	$1,770.18	$39.85	$368,827.00	$0.00279292	$1,029.99	$1,327.64	$515.00	($1,842.64)	($142.97)
202761	$39.85	$340,828.00	$0.00480002	$1,635.79	$39.85	$340,828.00	$0.00279292	$951.79	$1,226.84	$475.90	($1,702.74)	($312.34)
202762	$39.85	$292,223.00	$0.00480002	$1,402.48	$39.85	$292,223.00	$0.00279292	$816.04	$1,051.86	$408.02	($1,459.89)	($557.10)
202763	$39.85	$340,828.00	$0.00480002	$1,635.79	$39.85	$340,828.00	$0.00279292	$951.79	$1,226.84	$475.90	($1,702.74)	($312.34)
202764	$39.85	$340,828.00	$0.00480002	$1,635.79	$39.85	$340,828.00	$0.00279292	$951.79	$1,226.84	$475.90	($1,702.74)	($312.34)
202765	$39.85	$312,828.00	$0.00480002	$1,501.39	$39.85	$312,828.00	$0.00279292	$873.59	$1,126.04	$436.80	($1,562.84)	($424.76)
202766	$39.85	$271,002.00	$0.00480002	$1,300.62	$39.85	$271,002.00	$0.00279292	$756.78	$975.47	$378.39	($1,353.86)	($661.22)
202767	$39.85	$364,725.00	$0.00480002	$1,750.50	$39.85	$364,725.00	$0.00279292	$1,018.54	$1,312.87	$509.27	($1,822.14)	($165.93)
202768	$39.85	$340,828.00	$0.00480002	$1,635.79	$39.85	$340,828.00	$0.00279292	$951.79	$1,226.84	$475.90	($1,702.74)	($312.34)
202773	$39.85	$415,132.00	$0.00480002	$1,992.45	$39.85	$415,132.00	$0.00279292	$1,159.32	$1,494.34	$579.66	($2,074.00)	($213.81)
202777	$39.85	$387,582.00	$0.00480002	$1,860.21	$39.85	$387,582.00	$0.00279292	$1,082.37	$1,395.16	$541.19	($1,936.34)	($254.04)
202780	$39.85	$314,712.00	$0.00480002	$1,510.43	$39.85	$314,712.00	$0.00279292	$878.85	$1,132.82	$439.43	($1,572.25)	($630.74)
202782	$39.85	$308,757.00	$0.00480002	$1,481.85	$39.85	$308,757.00	$0.00279292	$862.22	$1,111.39	$431.11	($1,542.50)	($471.07)
202788	$39.85	$348,811.00	$0.00480002	$1,674.11	$39.85	$348,811.00	$0.00279292	$974.09	$1,255.58	$487.04	($1,742.63)	($593.50)
202791	$39.85	$414,856.00	$0.00480002	$1,991.12	$39.85	$414,856.00	$0.00279292	$1,158.55	$1,493.34	$579.27	($2,072.62)	($134.64)
202792	COMMON AREA	$500.00	$0.00480002	$0.00	COMMON AREA	$500.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
202793	COMMON AREA	$500.00	$0.00480002	$0.00	COMMON AREA	$500.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
202794	$39.85	$364,708.00	$0.00480002	$1,750.41	$39.85	$364,708.00	$0.00279292	$1,018.49	$1,312.81	$509.24	($1,822.05)	($187.47)
202795	$39.85	$288,673.00	$0.00480002	$1,385.44	$39.85	$288,673.00	$0.00279292	$806.13	$1,039.08	$403.06	($1,442.15)	($579.07)
202796	$39.85	$335,500.00	$0.00480002	$1,610.21	$39.85	$335,500.00	$0.00279292	$936.91	$1,207.66	$468.46	($1,676.12)	($253.06)
202797	$39.85	$305,698.00	$0.00480002	$0.00	$39.85	$305,698.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
202798	$39.85	$275,472.00	$0.00480002	$1,322.08	$39.85	$275,472.00	$0.00279292	$769.26	$991.56	$384.63	($1,376.19)	($641.13)
202799	$39.85	$276,711.00	$0.00480002	$1,328.03	$39.85	$276,711.00	$0.00279292	$772.72	$996.02	$386.36	($1,382.38)	($563.63)
202800	$39.85	$346,701.00	$0.00480002	$1,663.98	$39.85	$346,701.00	$0.00279292	$968.20	$1,247.98	$484.10	($1,732.08)	($261.60)
202801	$39.85	$292,223.00	$0.00480002	$1,402.48	$39.85	$292,223.00	$0.00279292	$816.04	$1,051.86	$408.02	($1,459.89)	($560.88)
202803	$39.85	$318,806.00	$0.00480002	$1,530.08	$39.85	$318,806.00	$0.00279292	$890.29	$1,147.56	$445.14	($1,592.71)	($401.38)
202817	COMMON AREA	$500.00	$0.00480002	$0.00	COMMON AREA	$500.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$996.18**	**$8,334,510.00**		**$38,526.65**	**$996.18**	**$8,334,510.00**		**$22,416.97**	**$28,894.99**	**$11,208.48**	**($40,103.47)**	**($9,106.27)**

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX B-4

2023-24 ASSESSMENT PRINCIPAL REDUCTIONS
PHASE #1A-1B LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
Phase #1A-1B - 2023-24 Principal Reductions
Lots Triggered for Collection in 2020-21

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
202756	$26,200.00	($600.00)	($1,371.50)	$24,228.50
202759	$26,200.00	($600.00)	($1,398.68)	$24,201.32
202761	$26,200.00	($600.00)	($1,119.10)	$24,480.90
202762	$26,200.00	($600.00)	($692.39)	$24,907.61
202763	$26,200.00	($600.00)	($1,119.10)	$24,480.90
202764	$26,200.00	($600.00)	($1,119.10)	$24,480.90
202765	$26,200.00	($600.00)	($908.78)	$24,691.22
202766	$26,200.00	($600.00)	($517.72)	$25,082.28
202767	$26,200.00	($600.00)	($1,360.95)	$24,239.05
202768	$26,200.00	($600.00)	($1,119.10)	$24,480.90
202773	$26,200.00	($600.00)	($815.36)	$24,784.64
202777	$26,200.00	($600.00)	($1,130.19)	$24,469.81
202780	$26,200.00	($600.00)	($568.45)	$25,031.55
202782	$26,200.00	($600.00)	($841.97)	$24,758.03
202788	$26,200.00	($600.00)	($702.55)	$24,897.45
202791	$26,200.00	($600.00)	($1,908.02)	$23,691.98
202794	$26,200.00	($600.00)	($1,320.15)	$24,279.85
202795	$26,200.00	($600.00)	($669.76)	$24,930.24
202796	$26,200.00	($600.00)	($1,092.60)	$24,507.40
202797	$26,200.00	($600.00)	($825.09)	$24,774.91
202798	$26,200.00	($600.00)	($557.97)	$25,042.03
202799	$26,200.00	($600.00)	($619.40)	$24,980.60
202800	$26,200.00	($600.00)	($1,198.93)	$24,401.07
202801	$26,200.00	($600.00)	($692.39)	$24,907.61
202803	$26,200.00	($600.00)	($955.40)	$24,644.60
Total	**$655,000.00**	**($15,000.00)**	**($24,624.64)**	**$615,375.36**

APPENDIX C-1
2023-24 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2023-24
Lots Triggered for Collection in 2022-23

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
202757	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($631.89)	$1,310.65
202758	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($686.28)	$1,256.26
202760	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($718.59)	$1,223.95
202769	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($356.50)	$1,586.04
202770	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($550.93)	$1,391.61
202771	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($201.46)	$1,741.08
202772	50	0.89	0.87	$25,131.70	$631.78	$915.94	$125.71	$233.27	($325.19)	$1,581.52
202774	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($698.28)	$1,244.26
202775	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($584.35)	$1,358.19
202776	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($558.45)	$1,384.09
202778	50	0.89	0.87	$24,975.13	$627.94	$910.37	$124.94	$231.85	($444.71)	$1,450.40
202779	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($720.95)	$1,221.59
202781	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($470.23)	$1,472.31
202783	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($458.16)	$1,484.38
202784	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($205.10)	$1,737.44
202785	50	0.89	0.86	$24,799.75	$623.63	$904.13	$124.09	$230.26	($290.51)	$1,591.60
202786	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($616.84)	$1,325.70
221863										
202787	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($560.32)	$1,382.22
202789	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.09)	$1,645.45
202790	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.09)	$1,645.45
202802	50	0.89	0.87	$25,014.54	$628.91	$911.77	$125.14	$232.21	($447.63)	$1,450.40
215113										
202804	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($471.08)	$1,471.46
202805	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($639.01)	$1,303.53
202806	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($541.46)	$1,401.08
202807	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($474.31)	$1,468.23
202808	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($471.04)	$1,471.50
202809	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($474.73)	$1,467.81
202810	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($529.98)	$1,412.56
202811	50	0.89	0.86	$24,836.26	$624.53	$905.43	$124.27	$230.60	($232.16)	$1,652.65
202812	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($567.54)	$1,375.00
202813	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($707.41)	$1,235.13
202814	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($595.53)	$1,347.01
202815	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($474.70)	$1,467.83
202816	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.09)	$1,645.45
218048	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218049	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218050	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218051	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218052	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218053	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218054	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218055	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218056	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218057	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218058	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218059	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($215.29)	$1,727.24
218060	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218061	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2023-24
Lots Triggered for Collection in 2022-23

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
218062	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218063	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($243.96)	$1,698.58
218064	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	$0.00	$1,942.54
218065	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218066	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($270.04)	$1,825.28
218067	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218068	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218069	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218070	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($252.35)	$1,842.98
218071	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218072	60	1.00	1.00	$28,780.98	$723.21	$1,048.49	$143.90	$267.03	($297.18)	$1,885.44
218073	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218074	60	1.00	1.00	$28,780.98	$723.21	$1,048.49	$143.90	$267.03	($297.18)	$1,885.44
218075	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218076	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218077	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($297.19)	$1,798.13
218078	55	0.96	0.96	$27,629.74	$694.28	$1,006.55	$138.14	$256.35	($289.40)	$1,805.93
218079	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218080	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218081	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
218082	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218083	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218084	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218085	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218086	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218087	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218088	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218089	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218090	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218091	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218092	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218093	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218094	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($197.73)	$1,744.81
218095	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218096	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218097	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218098	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218099	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218100	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218101	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218102	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218103	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218104	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
218105	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218106	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218107	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218108	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218109	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218110	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218111	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2023-24
Lots Triggered for Collection in 2022-23

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
218112	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218113	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218114	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($297.20)	$1,645.34
218115	50	0.89	0.89	$25,615.07	$643.66	$933.16	$128.07	$237.66	($212.49)	$1,730.05
Total		**89.99**	**89.88**	**$2,586,682.04**	**$65,000.00**	**$94,235.38**	**$12,933.41**	**$24,000.00**	**($35,515.09)**	**$160,653.70**

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records and do not represent a new Lot Size.

APPENDIX C-2
2023-24 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Lots Triggered for Collection in 2021-22

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
202757	$356,156.00	$0.3680	$1,310.65	$1,942.54	($1,650.81)	($631.89)	$1,310.65
202758	$341,375.00	$0.3680	$1,256.26	$1,942.54	($1,583.96)	($686.28)	$1,256.26
202760	$332,596.00	$0.3680	$1,223.95	$1,942.54	($1,544.27)	($718.59)	$1,223.95
202769	$430,989.00	$0.3680	$1,586.04	$1,942.54	($1,989.08)	($356.50)	$1,586.04
202770	$378,155.00	$0.3680	$1,391.61	$1,942.54	($827.72)	($550.93)	$1,391.61
202771	$473,120.00	$0.3680	$1,741.08	$1,942.54	($2,179.60)	($201.46)	$1,741.08
202772	$429,761.00	$0.3680	$1,581.52	$1,906.71	($1,983.70)	($325.19)	$1,581.52
202774	$338,113.00	$0.3680	$1,244.26	$1,942.54	($932.20)	($698.28)	$1,244.26
202775	$369,073.00	$0.3680	$1,358.19	$1,942.54	($1,709.22)	($584.35)	$1,358.19
202776	$376,111.00	$0.3680	$1,384.09	$1,942.54	($1,741.05)	($558.45)	$1,384.09
202778	$394,130.00	$0.3680	$1,450.40	$1,895.11	($1,822.54)	($444.71)	$1,450.40
202779	$331,953.00	$0.3680	$1,221.59	$1,942.54	($1,541.36)	($720.95)	$1,221.59
202781	$400,084.00	$0.3680	$1,472.31	$1,942.54	($1,939.20)	($470.23)	$1,472.31
202783	$403,365.00	$0.3680	$1,484.38	$1,942.54	($1,801.13)	($458.16)	$1,484.38
202784	$472,130.00	$0.3680	$1,737.44	$1,942.54	($2,100.18)	($205.10)	$1,737.44
202785	$432,500.00	$0.3680	$1,591.60	$1,882.11	($1,996.24)	($290.51)	$1,591.60
202786	$360,244.00	$0.3680	$1,325.70	$1,942.54	($385.89)	($616.84)	$1,325.70
221863		$0.3680	$0.00	$0.00	($385.89)		
202787	$375,604.00	$0.3680	$1,382.22	$1,942.54	($1,738.91)	($560.32)	$1,382.22
202789	$39,993.00	$0.3680	$147.17	$1,942.54	($297.09)	($297.09)	$1,645.45
202790	$39,993.00	$0.3680	$147.17	$1,942.54	($297.09)	($297.09)	$1,645.45
202802	$394,130.00	$0.3680	$1,450.40	$1,898.03	($911.27)	($447.63)	$1,450.40
215113		$0.3680	$0.00	$0.00	($873.80)		
202804	$399,853.00	$0.3680	$1,471.46	$1,942.54	($1,848.29)	($471.08)	$1,471.46
202805	$354,221.00	$0.3680	$1,303.53	$1,942.54	($1,587.85)	($639.01)	$1,303.53
202806	$380,729.00	$0.3680	$1,401.08	$1,942.54	($1,698.60)	($541.46)	$1,401.08
202807	$398,975.00	$0.3680	$1,468.23	$1,942.54	($1,844.32)	($474.31)	$1,468.23
202808	$399,864.00	$0.3680	$1,471.50	$1,942.54	($1,848.34)	($471.04)	$1,471.50
202809	$398,861.00	$0.3680	$1,467.81	$1,942.54	($1,843.80)	($474.73)	$1,467.81
202810	$383,848.00	$0.3680	$1,412.56	$1,942.54	($1,776.04)	($529.98)	$1,412.56
202811	$449,091.00	$0.3680	$1,652.65	$1,884.82	($2,071.11)	($232.16)	$1,652.65
202812	$373,640.00	$0.3680	$1,375.00	$1,942.54	($1,673.62)	($567.54)	$1,375.00
202813	$335,634.00	$0.3680	$1,235.13	$1,942.54	($1,558.00)	($707.41)	$1,235.13
202814	$366,034.00	$0.3680	$1,347.01	$1,942.54	($1,695.49)	($595.53)	$1,347.01
202815	$398,868.00	$0.3680	$1,467.83	$1,942.54	($1,843.83)	($474.70)	$1,467.83
202816	$39,993.00	$0.3680	$147.17	$1,942.54	($297.09)	($297.09)	$1,645.45
218048	$384,363.00	$0.3680	$1,414.46	$1,942.54	($297.20)	($297.20)	$1,645.34
218049	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218050	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218051	$399,798.00	$0.3680	$1,471.26	$1,942.54	($297.20)	($297.20)	$1,645.34
218052	$128,082.00	$0.3680	$471.34	$1,942.54	($297.20)	($297.20)	$1,645.34
218053	$65,119.00	$0.3680	$239.64	$1,942.54	($297.20)	($297.20)	$1,645.34
218054	$163,398.00	$0.3680	$601.30	$1,942.54	($297.20)	($297.20)	$1,645.34
218055	$126,441.00	$0.3680	$465.30	$1,942.54	($297.20)	($297.20)	$1,645.34
218056	$78,653.00	$0.3680	$289.44	$1,942.54	($297.20)	($297.20)	$1,645.34
218057	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218058	$353,516.00	$0.3680	$1,300.94	$1,942.54	($297.20)	($297.20)	$1,645.34
218059	$469,360.00	$0.3680	$1,727.24	$1,942.54	($297.20)	($215.29)	$1,727.24
218060	$334,764.00	$0.3680	$1,231.93	$1,942.54	($297.20)	($297.20)	$1,645.34
218061	$78,148.00	$0.3680	$287.58	$1,942.54	($297.20)	($297.20)	$1,645.34
218062	$193,337.00	$0.3680	$711.48	$1,942.54	($297.20)	($297.20)	$1,645.34
218063	$461,571.00	$0.3680	$1,698.58	$1,942.54	($297.20)	($243.96)	$1,698.58

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Lots Triggered for Collection in 2021-22

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
218064	$360,476.00	$0.3680	$1,326.55	$1,942.54	$0.00	$0.00	$1,942.54
218065	$379,746.00	$0.3680	$1,397.47	$1,942.54	($297.20)	($297.20)	$1,645.34
218066	$496,001.00	$0.3680	$1,825.28	$2,095.32	($297.19)	($270.04)	$1,825.28
218067	$450,335.00	$0.3680	$1,657.23	$2,095.32	($297.19)	($297.19)	$1,798.13
218068	$402,709.00	$0.3680	$1,481.97	$2,095.32	($297.19)	($297.19)	$1,798.13
218069	$485,863.00	$0.3680	$1,787.98	$2,095.32	($297.19)	($297.19)	$1,798.13
218070	$500,809.00	$0.3680	$1,842.98	$2,095.32	($297.19)	($252.35)	$1,842.98
218071	$382,426.00	$0.3680	$1,407.33	$2,095.32	($297.19)	($297.19)	$1,798.13
218072	$401,549.00	$0.3680	$1,477.70	$2,182.63	($297.18)	($297.18)	$1,885.44
218073	$400,921.00	$0.3680	$1,475.39	$2,095.32	($297.19)	($297.19)	$1,798.13
218074	$409,309.00	$0.3680	$1,506.26	$2,182.63	($297.18)	($297.18)	$1,885.44
218075	$418,608.00	$0.3680	$1,540.48	$2,095.32	($297.19)	($297.19)	$1,798.13
218076	$478,593.00	$0.3680	$1,761.22	$2,095.32	($297.19)	($297.19)	$1,798.13
218077	$370,610.00	$0.3680	$1,363.84	$2,095.32	($297.19)	($297.19)	$1,798.13
218078	$490,741.00	$0.3680	$1,805.93	$2,095.32	($297.19)	($289.40)	$1,805.93
218079	$393,320.00	$0.3680	$1,447.42	$1,942.54	($297.20)	($297.20)	$1,645.34
218080	$396,829.00	$0.3680	$1,460.33	$1,942.54	($297.20)	($297.20)	$1,645.34
218081	$500.00	$0.3680	$0.00	$0.00	$0.00	$0.00	$0.00
218082	$245,693.00	$0.3680	$904.15	$1,942.54	($297.20)	($297.20)	$1,645.34
218083	$422,246.00	$0.3680	$1,553.87	$1,942.54	($297.20)	($297.20)	$1,645.34
218084	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218085	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218086	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218087	$165,358.00	$0.3680	$608.52	$1,942.54	($297.20)	($297.20)	$1,645.34
218088	$92,948.00	$0.3680	$342.05	$1,942.54	($297.20)	($297.20)	$1,645.34
218089	$51,893.00	$0.3680	$190.97	$1,942.54	($297.20)	($297.20)	$1,645.34
218090	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218091	$192,359.00	$0.3680	$707.88	$1,942.54	($297.20)	($297.20)	$1,645.34
218092	$397,291.00	$0.3680	$1,462.03	$1,942.54	($297.20)	($297.20)	$1,645.34
218093	$399,293.00	$0.3680	$1,469.40	$1,942.54	($297.20)	($297.20)	$1,645.34
218094	$474,133.00	$0.3680	$1,744.81	$1,942.54	($297.20)	($197.73)	$1,744.81
218095	$378,773.00	$0.3680	$1,393.88	$1,942.54	($297.20)	($297.20)	$1,645.34
218096	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218097	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218098	$365,343.00	$0.3680	$1,344.46	$1,942.54	($297.20)	($297.20)	$1,645.34
218099	$404,651.00	$0.3680	$1,489.12	$1,942.54	($297.20)	($297.20)	$1,645.34
218100	$243,166.00	$0.3680	$894.85	$1,942.54	($297.20)	($297.20)	$1,645.34
218101	$409,599.00	$0.3680	$1,507.32	$1,942.54	($297.20)	($297.20)	$1,645.34
218102	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218103	$388,998.00	$0.3680	$1,431.51	$1,942.54	($297.20)	($297.20)	$1,645.34
218104	$500.00	$0.3680	$0.00	$0.00	$0.00	$0.00	$0.00
218105	$344,549.00	$0.3680	$1,267.94	$1,942.54	($297.20)	($297.20)	$1,645.34
218106	$180,213.00	$0.3680	$663.18	$1,942.54	($297.20)	($297.20)	$1,645.34
218107	$39,993.00	$0.3680	$147.17	$1,942.54	($297.20)	($297.20)	$1,645.34
218108	$204,466.00	$0.3680	$752.43	$1,942.54	($297.20)	($297.20)	$1,645.34
218109	$210,076.00	$0.3680	$773.08	$1,942.54	($297.20)	($297.20)	$1,645.34
218110	$199,074.00	$0.3680	$732.59	$1,942.54	($297.20)	($297.20)	$1,645.34
218111	$202,208.00	$0.3680	$744.13	$1,942.54	($297.20)	($297.20)	$1,645.34
218112	$169,152.00	$0.3680	$622.48	$1,942.54	($297.20)	($297.20)	$1,645.34
218113	$177,716.00	$0.3680	$653.99	$1,942.54	($297.20)	($297.20)	$1,645.34
218114	$169,264.00	$0.3680	$622.89	$1,942.54	($297.20)	($297.20)	$1,645.34
218115	$470,123.00	$0.3680	$1,730.05	$1,942.54	($297.20)	($212.49)	$1,730.05

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Lots Triggered for Collection in 2021-22

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
Total	**$30,004,089.00**		**$110,411.37**	**$196,168.79**	**($73,136.20)**	**($35,515.09)**	**$160,653.70**

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX C-3

2023-24 - TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Lots Triggered for Collection in 2022-23

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2022 Taxable Value (CITY)	2022 M&O Tax Rate (CITY)	2022 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2022 Taxable Value (COUNTY)	2022 M&O Tax Rate (COUNTY)	2022 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2023-24 Available TIRZ Credit	Total 2023-24 Applicable TIRZ Credit[3]
202757	$39.85	$330,435.00	$0.00480002	$1,585.90	$39.85	$330,435.00	$0.00279292	$922.77	$1,189.43	$461.38	($1,650.81)	($631.89)
202758	$39.85	$317,056.00	$0.00480002	$1,521.68	$39.85	$317,056.00	$0.00279292	$885.40	$1,141.26	$442.70	($1,583.96)	($686.28)
202760	$39.85	$309,112.00	$0.00480002	$1,483.55	$39.85	$309,112.00	$0.00279292	$863.21	$1,112.66	$431.61	($1,544.27)	($718.59)
202769	$39.85	$398,137.00	$0.00480002	$1,910.87	$39.85	$398,137.00	$0.00279292	$1,111.85	$1,433.16	$555.93	($1,989.08)	($356.50)
202770	$39.85	$165,701.00	$0.00480002	$795.18	$39.85	$165,701.00	$0.00279292	$462.68	$596.38	$231.34	($827.72)	($550.93)
202771	$39.85	$436,267.00	$0.00480002	$2,093.90	$39.85	$436,267.00	$0.00279292	$1,218.35	$1,570.42	$609.17	($2,179.60)	($201.46)
202772	$39.85	$397,060.00	$0.00480002	$1,905.70	$39.85	$397,060.00	$0.00279292	$1,108.85	$1,429.28	$554.42	($1,983.70)	($325.19)
202774	$39.85	$186,611.00	$0.00480002	$895.54	$39.85	$186,611.00	$0.00279292	$521.08	$671.66	$260.54	($932.20)	($698.28)
202775	$39.85	$342,126.00	$0.00480002	$1,642.02	$39.85	$342,126.00	$0.00279292	$955.42	$1,231.51	$477.71	($1,709.22)	($584.35)
202776	$39.85	$348,496.00	$0.00480002	$1,672.60	$39.85	$348,496.00	$0.00279292	$973.21	$1,254.45	$486.61	($1,741.05)	($558.45)
202778	$39.85	$364,806.00	$0.00480002	$1,750.88	$39.85	$364,806.00	$0.00279292	$1,018.76	$1,313.16	$509.38	($1,822.54)	($444.71)
202779	$39.85	$308,530.00	$0.00480002	$1,480.76	$39.85	$308,530.00	$0.00279292	$861.59	$1,110.57	$430.79	($1,541.36)	($720.95)
202781	$39.85	$388,153.00	$0.00480002	$1,862.95	$39.85	$388,153.00	$0.00279292	$1,083.97	$1,397.21	$541.98	($1,939.20)	($470.23)
202783	$39.85	$360,520.00	$0.00480002	$1,730.31	$39.85	$360,520.00	$0.00279292	$1,006.79	$1,297.73	$503.40	($1,801.13)	($458.16)
202784	$39.85	$420,373.00	$0.00480002	$2,017.61	$39.85	$420,373.00	$0.00279292	$1,173.96	$1,513.21	$586.98	($2,100.18)	($205.10)
202785	$39.85	$399,569.00	$0.00480002	$1,917.75	$39.85	$399,569.00	$0.00279292	$1,115.85	$1,438.31	$557.93	($1,996.24)	($290.51)
202786	$19.92	$77,252.00	$0.00480002	$370.72	$19.92	$77,252.00	$0.00279292	$215.70	$278.04	$107.85	($385.89)	($616.84)
221863	$19.92	$77,252.00	$0.00480002	$370.72	$19.92	$77,252.00	$0.00279292	$215.70	$278.04	$107.85	($385.89)	$0.00
202787	$39.85	$348,067.00	$0.00480002	$1,670.54	$39.85	$348,067.00	$0.00279292	$972.01	$1,252.90	$486.01	($1,738.91)	($560.32)
202789	$39.85	$59,500.00	$0.00480002	$285.41	$39.85	$59,500.00	$0.00279292	$166.07	$214.06	$83.03	($297.09)	($297.09)
202790	$39.85	$59,500.00	$0.00480002	$285.41	$39.85	$59,500.00	$0.00279292	$166.07	$214.06	$83.03	($297.09)	($297.09)
202802	$19.92	$182,403.00	$0.00480002	$875.44	$19.92	$182,403.00	$0.00279292	$509.38	$656.58	$254.69	($911.27)	($447.63)
215113	$19.92	$174,903.00	$0.00480002	$839.44	$19.92	$174,903.00	$0.00279292	$488.43	$629.58	$244.22	($873.80)	$0.00
202804	$39.85	$369,958.00	$0.00480002	$1,775.61	$39.85	$369,958.00	$0.00279292	$1,033.15	$1,331.71	$516.58	($1,848.29)	($471.08)
202805	$39.85	$317,834.00	$0.00480002	$1,525.42	$39.85	$317,834.00	$0.00279292	$887.57	$1,144.06	$443.79	($1,587.85)	($639.01)
202806	$39.85	$340,000.00	$0.00480002	$1,631.81	$39.85	$340,000.00	$0.00279292	$949.48	$1,223.86	$474.74	($1,698.60)	($541.46)
202807	$39.85	$369,164.00	$0.00480002	$1,771.80	$39.85	$369,164.00	$0.00279292	$1,030.93	$1,328.85	$515.47	($1,844.32)	($474.31)
202808	$39.85	$369,968.00	$0.00480002	$1,775.66	$39.85	$369,968.00	$0.00279292	$1,033.18	$1,331.75	$516.59	($1,848.34)	($471.04)
202809	$39.85	$369,060.00	$0.00480002	$1,771.30	$39.85	$369,060.00	$0.00279292	$1,030.64	$1,328.48	$515.32	($1,843.80)	($474.73)
202810	$39.85	$355,499.00	$0.00480002	$1,706.21	$39.85	$355,499.00	$0.00279292	$992.77	$1,279.66	$496.38	($1,776.04)	($529.98)
202811	$39.85	$414,554.00	$0.00480002	$1,989.68	$39.85	$414,554.00	$0.00279292	$1,157.70	$1,492.26	$578.85	($2,071.11)	($232.16)
202812	$39.85	$335,000.00	$0.00480002	$1,607.81	$39.85	$335,000.00	$0.00279292	$935.52	$1,205.86	$467.76	($1,673.62)	($567.54)
202813	$39.85	$311,860.00	$0.00480002	$1,496.74	$39.85	$311,860.00	$0.00279292	$870.89	$1,122.56	$435.44	($1,558.00)	($707.41)
202814	$39.85	$339,377.00	$0.00480002	$1,628.82	$39.85	$339,377.00	$0.00279292	$947.74	$1,221.62	$473.87	($1,695.49)	($595.53)
202815	$39.85	$369,067.00	$0.00480002	$1,771.34	$39.85	$369,067.00	$0.00279292	$1,030.66	$1,328.50	$515.33	($1,843.83)	($474.70)
202816	$39.85	$59,500.00	$0.00480002	$285.41	$39.85	$59,500.00	$0.00279292	$166.07	$214.06	$83.03	($297.09)	($297.09)
218048	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218049	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218050	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218051	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218052	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218053	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218054	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218055	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218056	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218057	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218058	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Lots Triggered for Collection in 2022-23

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2022 Taxable Value (CITY)	2022 M&O Tax Rate (CITY)	2022 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2022 Taxable Value (COUNTY)	2022 M&O Tax Rate (COUNTY)	2022 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2023-24 Available TIRZ Credit	Total 2023-24 Applicable TIRZ Credit[3]
218059	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($215.29)
218060	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218061	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218062	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218063	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($243.96)
218064	$18.93	$59,500.00	$0.00480002	$0.00	$18.93	$59,500.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
218065	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218066	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($270.04)
218067	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218068	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218069	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218070	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($252.35)
218071	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218072	$21.27	$59,500.00	$0.00480002	$285.50	$21.27	$59,500.00	$0.00279292	$166.12	$214.12	$83.06	($297.18)	($297.18)
218073	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218074	$21.27	$59,500.00	$0.00480002	$285.50	$21.27	$59,500.00	$0.00279292	$166.12	$214.12	$83.06	($297.18)	($297.18)
218075	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218076	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218077	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($297.19)
218078	$20.42	$59,500.00	$0.00480002	$285.50	$20.42	$59,500.00	$0.00279292	$166.12	$214.13	$83.06	($297.19)	($289.40)
218079	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218080	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218081	$0.00	$0.00	$0.00480002	$0.00	$0.00	$0.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
218082	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218083	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218084	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218085	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218086	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218087	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218088	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218089	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218090	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218091	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218092	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218093	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218094	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($197.73)
218095	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218096	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218097	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218098	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218099	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218100	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218101	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218102	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218103	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218104	$0.00	$0.00	$0.00480002	$0.00	$0.00	$0.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
218105	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Lots Triggered for Collection in 2022-23

Incremental Taxes									TIRZ Credit			
Parcel	**Base Year Taxable Value (CITY)**	**2022 Taxable Value (CITY)**	**2022 M&O Tax Rate (CITY)**	**2022 Incremental Taxes (CITY)**	**Base Year Taxable Value (COUNTY)**	**2022 Taxable Value (COUNTY)**	**2022 M&O Tax Rate (COUNTY)**	**2022 Incremental Taxes (COUNTY)**	**City (75%)**	**Kaufman County (50%)**	**Total 2023-24 Available TIRZ Credit**	**Total 2023-24 Applicable TIRZ Credit[3]**
218106	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218107	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218108	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218109	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218110	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218111	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218112	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218113	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218114	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($297.20)
218115	$18.93	$59,500.00	$0.00480002	$285.51	$18.93	$59,500.00	$0.00279292	$166.13	$214.13	$83.06	($297.20)	($212.49)
Total	**$2,625.33**	**$14,699,670.00**		**$70,260.57**	**$2,625.33**	**$14,699,670.00**		**$40,881.54**	**$52,695.43**	**$20,440.77**	**($73,136.20)**	**($35,515.09)**

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records.
2 - Reflects proportional credit based upon estimated acreage included within Phase #1B of the PID. -37,621
3 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX C-4

2023-24 ASSESSMENT PRINCIPAL REDUCTIONS
PHASE #1A-1B LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
Phase #1A-1B - 2023-24 Principal Reductions
Lots Triggered for Collection in 2021-22

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
202757	$26,208.47	($593.40)	$0.00	$25,615.07
202758	$26,208.47	($593.40)	$0.00	$25,615.07
202760	$26,208.47	($593.40)	$0.00	$25,615.07
202769	$26,208.47	($593.40)	$0.00	$25,615.07
202770	$26,208.47	($593.40)	$0.00	$25,615.07
202771	$26,208.47	($593.40)	$0.00	$25,615.07
202772	$26,208.47	($593.40)	($483.37)	$25,131.70
202774	$26,208.47	($593.40)	$0.00	$25,615.07
202775	$26,208.47	($593.40)	$0.00	$25,615.07
202776	$26,208.47	($593.40)	$0.00	$25,615.07
202778	$26,208.47	($593.40)	($639.94)	$24,975.13
202779	$26,208.47	($593.40)	$0.00	$25,615.07
202781	$26,208.47	($593.40)	$0.00	$25,615.07
202783	$26,208.47	($593.40)	$0.00	$25,615.07
202784	$26,208.47	($593.40)	$0.00	$25,615.07
202785	$26,208.47	($593.40)	($815.32)	$24,799.75
202786	$26,208.47	($593.40)	$0.00	$25,615.07
202787	$26,208.47	($593.40)	$0.00	$25,615.07
202789	$26,208.47	($593.40)	$0.00	$25,615.07
202790	$26,208.47	($593.40)	$0.00	$25,615.07
202802	$26,208.47	($593.40)	($600.53)	$25,014.54
202804	$26,208.47	($593.40)	$0.00	$25,615.07
202805	$26,208.47	($593.40)	$0.00	$25,615.07
202806	$26,208.47	($593.40)	$0.00	$25,615.07
202807	$26,208.47	($593.40)	$0.00	$25,615.07
202808	$26,208.47	($593.40)	$0.00	$25,615.07
202809	$26,208.47	($593.40)	$0.00	$25,615.07
202810	$26,208.47	($593.40)	$0.00	$25,615.07
202811	$26,208.47	($593.40)	($778.81)	$24,836.26
202812	$26,208.47	($593.40)	$0.00	$25,615.07
202813	$26,208.47	($593.40)	$0.00	$25,615.07

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
202814	$26,208.47	($593.40)	$0.00	$25,615.07
202815	$26,208.47	($593.40)	$0.00	$25,615.07
202816	$26,208.47	($593.40)	$0.00	$25,615.07
218048	$26,208.47	($593.40)	$0.00	$25,615.07
218049	$26,208.47	($593.40)	$0.00	$25,615.07
218050	$26,208.47	($593.40)	$0.00	$25,615.07
218051	$26,208.47	($593.40)	$0.00	$25,615.07
218052	$26,208.47	($593.40)	$0.00	$25,615.07
218053	$26,208.47	($593.40)	$0.00	$25,615.07
218054	$26,208.47	($593.40)	$0.00	$25,615.07
218055	$26,208.47	($593.40)	$0.00	$25,615.07
218056	$26,208.47	($593.40)	$0.00	$25,615.07
218057	$26,208.47	($593.40)	$0.00	$25,615.07
218058	$26,208.47	($593.40)	$0.00	$25,615.07
218059	$26,208.47	($593.40)	$0.00	$25,615.07
218060	$26,208.47	($593.40)	$0.00	$25,615.07
218061	$26,208.47	($593.40)	$0.00	$25,615.07
218062	$26,208.47	($593.40)	$0.00	$25,615.07
218063	$26,208.47	($593.40)	$0.00	$25,615.07
218064	$26,208.47	($593.40)	$0.00	$25,615.07
218065	$26,208.47	($593.40)	$0.00	$25,615.07
218066	$28,269.81	($640.07)	$0.00	$27,629.74
218067	$28,269.81	($640.07)	$0.00	$27,629.74
218068	$28,269.81	($640.07)	$0.00	$27,629.74
218069	$28,269.81	($640.07)	$0.00	$27,629.74
218070	$28,269.81	($640.07)	$0.00	$27,629.74
218071	$28,269.81	($640.07)	$0.00	$27,629.74
218072	$29,447.72	($666.74)	$0.00	$28,780.98
218073	$28,269.81	($640.07)	$0.00	$27,629.74
218074	$29,447.72	($666.74)	$0.00	$28,780.98
218075	$28,269.81	($640.07)	$0.00	$27,629.74
218076	$28,269.81	($640.07)	$0.00	$27,629.74
218077	$28,269.81	($640.07)	$0.00	$27,629.74
218078	$28,269.81	($640.07)	$0.00	$27,629.74
218079	$26,208.47	($593.40)	$0.00	$25,615.07
218080	$26,208.47	($593.40)	$0.00	$25,615.07

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
218082	$26,208.47	($593.40)	$0.00	$25,615.07
218083	$26,208.47	($593.40)	$0.00	$25,615.07
218084	$26,208.47	($593.40)	$0.00	$25,615.07
218085	$26,208.47	($593.40)	$0.00	$25,615.07
218086	$26,208.47	($593.40)	$0.00	$25,615.07
218087	$26,208.47	($593.40)	$0.00	$25,615.07
218088	$26,208.47	($593.40)	$0.00	$25,615.07
218089	$26,208.47	($593.40)	$0.00	$25,615.07
218090	$26,208.47	($593.40)	$0.00	$25,615.07
218091	$26,208.47	($593.40)	$0.00	$25,615.07
218092	$26,208.47	($593.40)	$0.00	$25,615.07
218093	$26,208.47	($593.40)	$0.00	$25,615.07
218094	$26,208.47	($593.40)	$0.00	$25,615.07
218095	$26,208.47	($593.40)	$0.00	$25,615.07
218096	$26,208.47	($593.40)	$0.00	$25,615.07
218097	$26,208.47	($593.40)	$0.00	$25,615.07
218098	$26,208.47	($593.40)	$0.00	$25,615.07
218099	$26,208.47	($593.40)	$0.00	$25,615.07
218100	$26,208.47	($593.40)	$0.00	$25,615.07
218101	$26,208.47	($593.40)	$0.00	$25,615.07
218102	$26,208.47	($593.40)	$0.00	$25,615.07
218103	$26,208.47	($593.40)	$0.00	$25,615.07
218105	$26,208.47	($593.40)	$0.00	$25,615.07
218106	$26,208.47	($593.40)	$0.00	$25,615.07
218107	$26,208.47	($593.40)	$0.00	$25,615.07
218108	$26,208.47	($593.40)	$0.00	$25,615.07
218109	$26,208.47	($593.40)	$0.00	$25,615.07
218110	$26,208.47	($593.40)	$0.00	$25,615.07
218111	$26,208.47	($593.40)	$0.00	$25,615.07
218112	$26,208.47	($593.40)	$0.00	$25,615.07
218113	$26,208.47	($593.40)	$0.00	$25,615.07
218114	$26,208.47	($593.40)	$0.00	$25,615.07
218115	$26,208.47	($593.40)	$0.00	$25,615.07
Total	**$2,650,000.00**	**($60,000.00)**	**($3,317.96)**	**$2,586,682.04**

APPENDIX D-1
2023-24 ASSESSMENT ROLL SUMMARY – PHASE #2A-2B

Kaufman Public Improvement District No. 1
Phase #2A-2B Assessment Roll - 2023-24

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
223401	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223402	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223403	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223404	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223405	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223406	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223407	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223408	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223409	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223410	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223411	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223412	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223413	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223414	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223415	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223416	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223417	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223418	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223419	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223420	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223421	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223422	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223423	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223424	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223425	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223426	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223427	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223428	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223429	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223430	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223431	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223432	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223433	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223434	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223435	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223436	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223437	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223439	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223440	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223441	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223442	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223443	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223444	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223445	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223446	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223447	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223448	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223449	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223450	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223451	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223452	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02

Kaufman Public Improvement District No. 1
Phase #2A-2B Assessment Roll - 2023-24

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
223453	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223454	Common Area	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
223455	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223456	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223457	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223458	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223459	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223460	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223461	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223462	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223463	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223464	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223465	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223466	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223467	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223468	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223472	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223473	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223474	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223475	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223476	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223477	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223478	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223479	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223480	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223481	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223482	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223483	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223484	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223485	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223486	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223487	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223488	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223489	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223490	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223491	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223492	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223493	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223494	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223495	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223496	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223497	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223498	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223499	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223500	Common Area	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
223329	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223330	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223331	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223332	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223333	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223334	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23

Kaufman Public Improvement District No. 1
Phase #2A-2B Assessment Roll - 2023-24

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
223335	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223336	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223337	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223338	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223339	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223340	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223341	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223342	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223343	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223344	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223345	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223346	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223347	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223348	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223349	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223350	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223351	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223352	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223353	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223354	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223355	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223356	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223357	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223358	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223359	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223360	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223361	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223362	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223363	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223364	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223365	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223366	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223367	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223368	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223369	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223370	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223371	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223372	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223373	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223374	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223375	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223376	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223377	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223378	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223379	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223380	65	1.05	1.05	$38,523	$533.24	$2,407.69	$192.62	$278.92	($50.00)	$3,362.46
223381	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223382	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223383	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223384	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223385	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02

Kaufman Public Improvement District No. 1
Phase #2A-2B Assessment Roll - 2023-24

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2023-24 Annual Installments
223386	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223387	60	1.00	1.00	$36,689	$507.85	$2,293.04	$183.44	$265.64	($47.62)	$3,202.35
223388	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223389	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223390	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223391	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223392	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223393	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223394	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223395	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223396	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223397	55	0.95	0.95	$34,854	$482.45	$2,178.38	$174.27	$252.36	($45.24)	$3,042.23
223398	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223399	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
223400	50	0.86	0.86	$31,552	$436.75	$1,972.01	$157.76	$228.45	($40.95)	$2,754.02
Total		**153.59**	**153.59**	**$5,635,000**	**$78,000.00**	**$352,187.50**	**$28,175.00**	**$40,800.00**	**($7,314.01)**	**$491,848.49**

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records and do not represent a new Lot Size.

APPENDIX D-2

2023-24 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – PHASE #2A-2B

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Phase 2A-2B

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
223401	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223402	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223403	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223404	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223405	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223406	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223407	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223408	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223409	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223410	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223411	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223412	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223413	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223414	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223415	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223416	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223417	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223418	$10,400.00	$0.3680	$0.00	$3,249.97	($47.62)	($47.62)	$3,202.35
223419	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223420	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223421	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223422	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223423	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223424	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223425	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223426	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223427	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223428	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223429	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223430	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223431	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223432	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223433	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223434	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223435	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223436	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223437	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223439	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223440	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223441	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223442	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223443	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223444	$10,400.00	$0.3680	$38.27	$3,412.47	($50.00)	($50.00)	$3,362.46
223445	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223446	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223447	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223448	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223449	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223450	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223451	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223452	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223453	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Phase 2A-2B

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
223454	$0.00	$0.3680	$0.00	$0.00	$0.00	$0.00	$0.00
223455	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223456	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223457	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223458	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223459	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223460	$10,400.00	$0.3680	$38.27	$3,412.47	($50.00)	($50.00)	$3,362.46
223461	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223462	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223463	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223464	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223465	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223466	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223467	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223468	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223472	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223473	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223474	$10,400.00	$0.3680	$0.00	$3,087.47	($45.24)	($45.24)	$3,042.23
223475	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223476	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223477	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223478	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223479	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223480	$10,400.00	$0.3680	$38.27	$3,412.47	($50.00)	($50.00)	$3,362.46
223481	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223482	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223483	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223484	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223485	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223486	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223487	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223488	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223489	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223490	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223491	$10,400.00	$0.3680	$38.27	$3,412.47	($50.00)	($50.00)	$3,362.46
223492	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223493	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223494	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223495	$10,400.00	$0.3680	$38.27	$3,249.97	($47.62)	($47.62)	$3,202.35
223496	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223497	$10,400.00	$0.3680	$0.00	$3,087.47	($45.24)	($45.24)	$3,042.23
223498	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223499	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223500	$0.00	$0.3680	$0.00	$0.00	$0.00	$0.00	$0.00
223329	$10,400.00	$0.3680	$38.27	$2,794.97	($40.95)	($40.95)	$2,754.02
223330	$10,400.00	$0.3680	$38.27	$3,087.47	($45.24)	($45.24)	$3,042.23
223331	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223332	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223333	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223334	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223335	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223336	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Phase 2A-2B

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
223337	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223338	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223339	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223340	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223341	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223342	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223343	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223344	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223345	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223346	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223347	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223348	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223349	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223350	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223351	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223352	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223353	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223354	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223355	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223356	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223357	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223358	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223359	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223360	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223361	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223362	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223363	$13,900.00	$0.3680	$51.15	$3,249.97	($47.62)	($47.62)	$3,202.35
223364	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223365	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223366	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223367	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223368	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223369	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223370	$13,900.00	$0.3680	$51.15	$3,249.97	($47.62)	($47.62)	$3,202.35
223371	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223372	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223373	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223374	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223375	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223376	$13,900.00	$0.3680	$51.15	$3,249.97	($47.62)	($47.62)	$3,202.35
223377	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223378	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223379	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223380	$13,900.00	$0.3680	$51.15	$3,412.47	($50.00)	($50.00)	$3,362.46
223381	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223382	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223383	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223384	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223385	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223386	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223387	$13,900.00	$0.3680	$51.15	$3,249.97	($47.62)	($47.62)	$3,202.35
223388	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2023-24
Phase 2A-2B

Parcel	2023 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP[1]	2023-24 MINIMUM ANNUAL INSTALLMENTS	GROSS 2023-24 ANNUAL INSTALLMENTS (a)	2023-24 TIRZ CREDIT GENERATED[2]	2023-24 MAXIMUM TIRZ CREDIT (b)[3]	2023-24 NET ANNUAL INSTALLMENT (a + b)
223389	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223390	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223391	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223392	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223393	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223394	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223395	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223396	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223397	$13,900.00	$0.3680	$51.15	$3,087.47	($45.24)	($45.24)	$3,042.23
223398	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223399	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
223400	$13,900.00	$0.3680	$51.15	$2,794.97	($40.95)	($40.95)	$2,754.02
Total	**$1,971,400.00**		**$7,139.94**	**$499,162.50**	**($7,314.01)**	**($7,314.01)**	**$491,848.49**

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX D-3
2023-24 - TIRZ CREDIT CALCULATION – PHASE #2A-2B

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel	**Lot Size**	**Base Year Taxable Value (CITY)**	**2022 Taxable Value (CITY)**	**2022 M&O Tax Rate (CITY)**	**2022 Incremental Taxes (CITY)**	**Base Year Taxable Value (COUNTY)**	**2022 Taxable Value (COUNTY)**	**2022 M&O Tax Rate (COUNTY)**	**2022 Incremental Taxes (COUNTY)**	**City (75%)**	**Kaufman County (50%)**	**Total 2023-24 Available TIRZ Credit**	**Total 2023-24 Applicable TIRZ Credit[3]**
223401	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223402	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223403	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223404	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223405	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223406	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223407	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223408	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223409	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223410	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223411	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223412	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223413	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223414	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223415	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223416	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223417	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223418	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223419	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223420	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223421	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223422	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223423	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223424	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223425	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223426	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223427	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223428	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223429	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223430	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223431	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223432	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223433	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223434	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223435	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223436	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223437	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223439	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223440	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223441	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223442	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223443	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223444	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223445	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223446	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223447	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223448	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223449	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223450	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223451	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223452	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Phase #2A-2B Lots

		Incremental Taxes								TIRZ Credit			
Parcel	Lot Size	Base Year Taxable Value (CITY)	2022 Taxable Value (CITY)	2022 M&O Tax Rate (CITY)	2022 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2022 Taxable Value (COUNTY)	2022 M&O Tax Rate (COUNTY)	2022 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2023-24 Available TIRZ Credit	Total 2023-24 Applicable TIRZ Credit[3]
223453	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223454	Common Area	$0.00	$0.00	$0.00480002	$0.00	$0.00	$0.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
223455	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223456	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223457	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223458	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223459	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223460	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223461	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223462	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223463	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223464	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223465	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223466	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223467	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223468	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223472	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223473	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223474	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223475	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223476	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223477	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223478	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223479	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223480	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223481	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223482	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223483	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223484	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223485	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223486	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223487	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223488	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223489	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223490	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223491	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223492	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223493	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223494	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223495	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223496	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223497	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223498	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223499	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223500	Common Area	$0.00	$0.00	$0.00480002	$0.00	$0.00	$0.00	$0.00279292	$0.00	$0.00	$0.00	$0.00	$0.00
223329	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223330	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223331	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223332	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223333	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223334	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel	Lot Size	Base Year Taxable Value (CITY)	2022 Taxable Value (CITY)	2022 M&O Tax Rate (CITY)	2022 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2022 Taxable Value (COUNTY)	2022 M&O Tax Rate (COUNTY)	2022 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2023-24 Available TIRZ Credit	Total 2023-24 Applicable TIRZ Credit[3]
223335	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223336	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223337	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223338	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223339	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223340	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223341	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223342	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223343	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223344	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223345	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223346	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223347	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223348	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223349	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223350	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223351	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223352	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223353	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223354	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223355	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223356	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223357	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223358	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223359	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223360	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223361	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223362	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223363	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223364	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223365	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223366	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223367	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223368	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223369	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223370	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223371	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223372	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223373	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223374	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223375	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223376	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223377	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223378	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223379	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223380	65	$27.61	$10,034.94	$0.00480002	$48.04	$27.61	$10,034.94	$0.00279292	$27.95	$36.03	$13.97	($50.00)	($50.00)
223381	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223382	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223383	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223384	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223385	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24
Phase #2A-2B Lots

				Incremental Taxes						TIRZ Credit			
Parcel	**Lot Size**	**Base Year Taxable Value (CITY)**	**2022 Taxable Value (CITY)**	**2022 M&O Tax Rate (CITY)**	**2022 Incremental Taxes (CITY)**	**Base Year Taxable Value (COUNTY)**	**2022 Taxable Value (COUNTY)**	**2022 M&O Tax Rate (COUNTY)**	**2022 Incremental Taxes (COUNTY)**	**City (75%)**	**Kaufman County (50%)**	**Total 2023-24 Available TIRZ Credit**	**Total 2023-24 Applicable TIRZ Credit[3]**
223386	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223387	60	$26.29	$9,557.08	$0.00480002	$45.75	$26.29	$9,557.08	$0.00279292	$26.62	$34.31	$13.31	($47.62)	($47.62)
223388	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223389	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223390	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223391	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223392	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223393	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223394	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223395	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223396	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223397	55	$24.98	$9,079.23	$0.00480002	$43.46	$24.98	$9,079.23	$0.00279292	$25.29	$32.60	$12.64	($45.24)	($45.24)
223398	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223399	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
223400	50	$22.61	$8,219.09	$0.00480002	$39.34	$22.61	$8,219.09	$0.00279292	$22.89	$29.51	$11.45	($40.95)	($40.95)
Total		**$4,038.01**	**$1,467,872.09**		**$7,026.43**	**$4,038.01**	**$1,467,872.09**		**$4,088.37**	**$5,269.82**	**$2,044.19**	**($7,314.01)**	**($7,314.01)**

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records.
2 - Reflects proportional credit based upon estimated acreage included within Phase #1B of the PID.
3 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX D-4

2023-24 ASSESSMENT PRINCIPAL REDUCTIONS

PHASE #2A-2B LOTS

Kaufman Public Improvement District No. 1
Phase #2A-2B - 2023-24 Principal Reductions

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
223401	$34,854.16	$0.00	$0.00	$34,854.16
223402	$36,688.59	$0.00	$0.00	$36,688.59
223403	$34,854.16	$0.00	$0.00	$34,854.16
223404	$36,688.59	$0.00	$0.00	$36,688.59
223405	$34,854.16	$0.00	$0.00	$34,854.16
223406	$36,688.59	$0.00	$0.00	$36,688.59
223407	$34,854.16	$0.00	$0.00	$34,854.16
223408	$36,688.59	$0.00	$0.00	$36,688.59
223409	$34,854.16	$0.00	$0.00	$34,854.16
223410	$36,688.59	$0.00	$0.00	$36,688.59
223411	$34,854.16	$0.00	$0.00	$34,854.16
223412	$36,688.59	$0.00	$0.00	$36,688.59
223413	$34,854.16	$0.00	$0.00	$34,854.16
223414	$36,688.59	$0.00	$0.00	$36,688.59
223415	$36,688.59	$0.00	$0.00	$36,688.59
223416	$34,854.16	$0.00	$0.00	$34,854.16
223417	$34,854.16	$0.00	$0.00	$34,854.16
223418	$36,688.59	$0.00	$0.00	$36,688.59
223419	$34,854.16	$0.00	$0.00	$34,854.16
223420	$36,688.59	$0.00	$0.00	$36,688.59
223421	$34,854.16	$0.00	$0.00	$34,854.16
223422	$36,688.59	$0.00	$0.00	$36,688.59
223423	$34,854.16	$0.00	$0.00	$34,854.16
223424	$36,688.59	$0.00	$0.00	$36,688.59
223425	$34,854.16	$0.00	$0.00	$34,854.16
223426	$34,854.16	$0.00	$0.00	$34,854.16
223427	$34,854.16	$0.00	$0.00	$34,854.16
223428	$34,854.16	$0.00	$0.00	$34,854.16
223429	$34,854.16	$0.00	$0.00	$34,854.16
223430	$34,854.16	$0.00	$0.00	$34,854.16
223431	$34,854.16	$0.00	$0.00	$34,854.16
223432	$34,854.16	$0.00	$0.00	$34,854.16

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
223433	$34,854.16	$0.00	$0.00	$34,854.16
223434	$36,688.59	$0.00	$0.00	$36,688.59
223435	$36,688.59	$0.00	$0.00	$36,688.59
223436	$34,854.16	$0.00	$0.00	$34,854.16
223437	$34,854.16	$0.00	$0.00	$34,854.16
223439	$34,854.16	$0.00	$0.00	$34,854.16
223440	$31,552.18	$0.00	$0.00	$31,552.18
223441	$36,688.59	$0.00	$0.00	$36,688.59
223442	$31,552.18	$0.00	$0.00	$31,552.18
223443	$31,552.18	$0.00	$0.00	$31,552.18
223444	$38,523.02	$0.00	$0.00	$38,523.02
223445	$31,552.18	$0.00	$0.00	$31,552.18
223446	$34,854.16	$0.00	$0.00	$34,854.16
223447	$31,552.18	$0.00	$0.00	$31,552.18
223448	$36,688.59	$0.00	$0.00	$36,688.59
223449	$31,552.18	$0.00	$0.00	$31,552.18
223450	$34,854.16	$0.00	$0.00	$34,854.16
223451	$31,552.18	$0.00	$0.00	$31,552.18
223452	$31,552.18	$0.00	$0.00	$31,552.18
223453	$36,688.59	$0.00	$0.00	$36,688.59
223454	$0.00	$0.00	$0.00	$0.00
223455	$34,854.16	$0.00	$0.00	$34,854.16
223456	$31,552.18	$0.00	$0.00	$31,552.18
223457	$36,688.59	$0.00	$0.00	$36,688.59
223458	$31,552.18	$0.00	$0.00	$31,552.18
223459	$31,552.18	$0.00	$0.00	$31,552.18
223460	$38,523.02	$0.00	$0.00	$38,523.02
223461	$31,552.18	$0.00	$0.00	$31,552.18
223462	$34,854.16	$0.00	$0.00	$34,854.16
223463	$31,552.18	$0.00	$0.00	$31,552.18
223464	$36,688.59	$0.00	$0.00	$36,688.59
223465	$31,552.18	$0.00	$0.00	$31,552.18
223466	$34,854.16	$0.00	$0.00	$34,854.16
223467	$31,552.18	$0.00	$0.00	$31,552.18
223468	$31,552.18	$0.00	$0.00	$31,552.18
223472	$31,552.18	$0.00	$0.00	$31,552.18

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
223473	$31,552.18	$0.00	$0.00	$31,552.18
223474	$34,854.16	$0.00	$0.00	$34,854.16
223475	$31,552.18	$0.00	$0.00	$31,552.18
223476	$36,688.59	$0.00	$0.00	$36,688.59
223477	$31,552.18	$0.00	$0.00	$31,552.18
223478	$34,854.16	$0.00	$0.00	$34,854.16
223479	$31,552.18	$0.00	$0.00	$31,552.18
223480	$38,523.02	$0.00	$0.00	$38,523.02
223481	$31,552.18	$0.00	$0.00	$31,552.18
223482	$31,552.18	$0.00	$0.00	$31,552.18
223483	$36,688.59	$0.00	$0.00	$36,688.59
223484	$31,552.18	$0.00	$0.00	$31,552.18
223485	$34,854.16	$0.00	$0.00	$34,854.16
223486	$34,854.16	$0.00	$0.00	$34,854.16
223487	$31,552.18	$0.00	$0.00	$31,552.18
223488	$36,688.59	$0.00	$0.00	$36,688.59
223489	$31,552.18	$0.00	$0.00	$31,552.18
223490	$31,552.18	$0.00	$0.00	$31,552.18
223491	$38,523.02	$0.00	$0.00	$38,523.02
223492	$31,552.18	$0.00	$0.00	$31,552.18
223493	$34,854.16	$0.00	$0.00	$34,854.16
223494	$31,552.18	$0.00	$0.00	$31,552.18
223495	$36,688.59	$0.00	$0.00	$36,688.59
223496	$31,552.18	$0.00	$0.00	$31,552.18
223497	$34,854.16	$0.00	$0.00	$34,854.16
223498	$31,552.18	$0.00	$0.00	$31,552.18
223499	$31,552.18	$0.00	$0.00	$31,552.18
223500	$0.00	$0.00	$0.00	$0.00
223329	$31,552.18	$0.00	$0.00	$31,552.18
223330	$34,854.16	$0.00	$0.00	$34,854.16
223331	$38,523.02	$0.00	$0.00	$38,523.02
223332	$31,552.18	$0.00	$0.00	$31,552.18
223333	$34,854.16	$0.00	$0.00	$34,854.16
223334	$34,854.16	$0.00	$0.00	$34,854.16
223335	$38,523.02	$0.00	$0.00	$38,523.02
223336	$31,552.18	$0.00	$0.00	$31,552.18

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
223337	$34,854.16	$0.00	$0.00	$34,854.16
223338	$31,552.18	$0.00	$0.00	$31,552.18
223339	$31,552.18	$0.00	$0.00	$31,552.18
223340	$34,854.16	$0.00	$0.00	$34,854.16
223341	$38,523.02	$0.00	$0.00	$38,523.02
223342	$31,552.18	$0.00	$0.00	$31,552.18
223343	$34,854.16	$0.00	$0.00	$34,854.16
223344	$34,854.16	$0.00	$0.00	$34,854.16
223345	$38,523.02	$0.00	$0.00	$38,523.02
223346	$31,552.18	$0.00	$0.00	$31,552.18
223347	$34,854.16	$0.00	$0.00	$34,854.16
223348	$31,552.18	$0.00	$0.00	$31,552.18
223349	$31,552.18	$0.00	$0.00	$31,552.18
223350	$34,854.16	$0.00	$0.00	$34,854.16
223351	$31,552.18	$0.00	$0.00	$31,552.18
223352	$38,523.02	$0.00	$0.00	$38,523.02
223353	$34,854.16	$0.00	$0.00	$34,854.16
223354	$34,854.16	$0.00	$0.00	$34,854.16
223355	$31,552.18	$0.00	$0.00	$31,552.18
223356	$38,523.02	$0.00	$0.00	$38,523.02
223357	$34,854.16	$0.00	$0.00	$34,854.16
223358	$31,552.18	$0.00	$0.00	$31,552.18
223359	$31,552.18	$0.00	$0.00	$31,552.18
223360	$31,552.18	$0.00	$0.00	$31,552.18
223361	$34,854.16	$0.00	$0.00	$34,854.16
223362	$31,552.18	$0.00	$0.00	$31,552.18
223363	$36,688.59	$0.00	$0.00	$36,688.59
223364	$31,552.18	$0.00	$0.00	$31,552.18
223365	$34,854.16	$0.00	$0.00	$34,854.16
223366	$31,552.18	$0.00	$0.00	$31,552.18
223367	$38,523.02	$0.00	$0.00	$38,523.02
223368	$31,552.18	$0.00	$0.00	$31,552.18
223369	$31,552.18	$0.00	$0.00	$31,552.18
223370	$36,688.59	$0.00	$0.00	$36,688.59
223371	$31,552.18	$0.00	$0.00	$31,552.18
223372	$34,854.16	$0.00	$0.00	$34,854.16

Parcel	2022-23 Outstanding Assessment Balance	2022-23 Sinking Fund Principal Reduction	2022-23 Excess TIRZ Principal Reduction	2023-24 Outstanding Assessment Balance
223373	$31,552.18	$0.00	$0.00	$31,552.18
223374	$31,552.18	$0.00	$0.00	$31,552.18
223375	$31,552.18	$0.00	$0.00	$31,552.18
223376	$36,688.59	$0.00	$0.00	$36,688.59
223377	$31,552.18	$0.00	$0.00	$31,552.18
223378	$31,552.18	$0.00	$0.00	$31,552.18
223379	$31,552.18	$0.00	$0.00	$31,552.18
223380	$38,523.02	$0.00	$0.00	$38,523.02
223381	$31,552.18	$0.00	$0.00	$31,552.18
223382	$31,552.18	$0.00	$0.00	$31,552.18
223383	$31,552.18	$0.00	$0.00	$31,552.18
223384	$31,552.18	$0.00	$0.00	$31,552.18
223385	$31,552.18	$0.00	$0.00	$31,552.18
223386	$31,552.18	$0.00	$0.00	$31,552.18
223387	$36,688.59	$0.00	$0.00	$36,688.59
223388	$31,552.18	$0.00	$0.00	$31,552.18
223389	$31,552.18	$0.00	$0.00	$31,552.18
223390	$34,854.16	$0.00	$0.00	$34,854.16
223391	$31,552.18	$0.00	$0.00	$31,552.18
223392	$31,552.18	$0.00	$0.00	$31,552.18
223393	$31,552.18	$0.00	$0.00	$31,552.18
223394	$34,854.16	$0.00	$0.00	$34,854.16
223395	$31,552.18	$0.00	$0.00	$31,552.18
223396	$31,552.18	$0.00	$0.00	$31,552.18
223397	$34,854.16	$0.00	$0.00	$34,854.16
223398	$31,552.18	$0.00	$0.00	$31,552.18
223399	$31,552.18	$0.00	$0.00	$31,552.18
223400	$31,552.18	$0.00	$0.00	$31,552.18
Total	**$5,635,000.00**	**$0.00**	**$0.00**	**$5,635,000.00**

APPENDIX E
TIRZ CREDIT HISTORY SUMMARY – ALL PHASE #1A-1B PARCELS

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #1A-1B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Allowed TIRZ Credit	2023-24 TIRZ Credit Generated	2023-24 TIRZ Credit Applied (Annual Installment)	2023-24 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
202756	50	$36,813.13	$1,827.27	($158.91)	$1,668.36	$3,801.21	($761.35)	($3,039.85)	$33,011.92
202759	50	$36,813.13	$1,842.64	($142.97)	$1,699.67	$3,831.27	($732.92)	($3,098.35)	$32,981.86
202761	50	$36,813.13	$1,702.74	($312.34)	$1,390.40	$3,557.64	($1,048.14)	($2,509.49)	$33,255.49
202762	50	$36,813.13	$1,459.89	($557.10)	$902.79	$3,082.62	($1,487.44)	($1,595.18)	$33,730.51
202763	50	$36,813.13	$1,702.74	($312.34)	$1,390.40	$3,557.64	($1,048.14)	($2,509.49)	$33,255.49
202764	50	$36,813.13	$1,702.74	($312.34)	$1,390.40	$3,796.42	($1,286.93)	($2,509.49)	$33,016.71
202765	50	$36,813.13	$1,562.84	($424.76)	$1,138.08	$3,529.93	($1,483.07)	($2,046.86)	$33,283.20
202766	50	$36,813.13	$1,353.86	($661.22)	$692.63	$3,148.48	($1,938.13)	($1,210.36)	$33,664.65
202767	50	$36,813.13	$1,822.14	($165.93)	$1,656.21	$4,132.32	($1,115.17)	($3,017.16)	$32,680.81
202768	50	$36,813.13	$1,702.74	($312.34)	$1,390.40	$3,557.64	($1,048.14)	($2,509.49)	$33,255.49
202773	50	$36,813.13	$2,074.00	($213.81)	$1,860.18	$3,504.57	($829.02)	($2,675.54)	$33,308.56
202777	50	$36,813.13	$1,936.34	($254.04)	$1,682.30	$3,783.13	($970.64)	($2,812.49)	$33,030.00
202780	50	$36,813.13	$1,572.25	($630.74)	$941.51	$3,125.46	($1,615.49)	($1,509.96)	$33,687.67
202782	50	$36,813.13	$1,542.50	($471.07)	$1,071.43	$3,244.21	($1,330.80)	($1,913.40)	$33,568.92
202788	50	$36,813.13	$1,742.63	($593.50)	$1,149.13	$3,421.14	($1,569.46)	($1,851.68)	$33,391.99
202791	50	$36,813.13	$2,072.62	($134.64)	$1,937.98	$5,122.91	($1,276.91)	($3,846.00)	$31,690.22
202792	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
202793	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
202794	50	$36,813.13	$1,822.05	($187.47)	$1,634.59	$4,382.23	($1,427.50)	($2,954.74)	$32,430.90
202795	50	$36,813.13	$1,442.15	($579.07)	$863.08	$3,456.95	($1,924.11)	($1,532.84)	$33,356.18
202796	50	$36,813.13	$1,676.12	($253.06)	$1,423.06	$3,979.52	($1,463.86)	($2,515.66)	$32,833.61
202797	50	$36,813.13	$0.00	$0.00	$0.00	$2,048.99	($1,223.91)	($825.09)	$34,764.14
202798	50	$36,813.13	$1,376.19	($641.13)	$735.05	$3,252.19	($1,959.17)	($1,293.02)	$33,560.94
202799	50	$36,813.13	$1,382.38	($563.63)	$818.75	$3,623.89	($2,185.74)	($1,438.15)	$33,189.24
202800	50	$36,813.13	$1,732.08	($261.60)	$1,470.48	$3,615.03	($945.62)	($2,669.41)	$33,198.10
202801	50	$36,813.13	$1,459.89	($560.88)	$899.00	$3,082.62	($1,491.23)	($1,591.39)	$33,730.51
202803	50	$36,813.13	$1,592.71	($401.38)	$1,191.33	$3,342.42	($1,195.69)	($2,146.73)	$33,470.71
202817	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
202757	50	$36,813.13	$1,650.81	($631.89)	$1,018.93	$2,035.90	($1,016.98)	($1,018.93)	$34,777.23
202758	50	$36,813.13	$1,583.96	($686.28)	$897.68	$1,969.06	($1,071.37)	($897.68)	$34,844.07
202760	50	$36,813.13	$1,544.27	($718.59)	$825.68	$1,929.36	($1,103.68)	($825.68)	$34,883.77
202769	50	$36,813.13	$1,989.08	($356.50)	$1,632.58	$2,374.17	($741.59)	($1,632.58)	$34,438.96
202770	50	$36,813.13	$827.72	($550.93)	$276.79	$1,212.81	($936.02)	($276.79)	$35,600.32
202771	50	$36,813.13	$2,179.60	($201.46)	$1,978.14	$2,564.69	($586.55)	($1,978.14)	$34,248.44
202772	50	$36,813.13	$1,983.70	($325.19)	$1,658.51	$3,113.91	($978.08)	($2,135.83)	$33,699.22
202774	50	$36,813.13	$932.20	($698.28)	$233.91	$1,317.29	($1,083.38)	($233.91)	$35,495.84
202775	50	$36,813.13	$1,709.22	($584.35)	$1,124.87	$2,094.32	($969.44)	($1,124.87)	$34,718.81
202776	50	$36,813.13	$1,741.05	($558.45)	$1,182.60	$2,126.14	($943.54)	($1,182.60)	$34,686.99
202778	50	$36,813.13	$1,822.54	($444.71)	$1,377.83	$3,228.02	($1,216.29)	($2,011.73)	$33,585.11
202779	50	$36,813.13	$1,541.36	($720.95)	$820.41	$2,027.60	($1,207.19)	($820.41)	$34,785.53
202781	50	$36,813.13	$1,939.20	($470.23)	$1,468.97	$2,425.43	($956.46)	($1,468.97)	$34,387.70
202783	50	$36,813.13	$1,801.13	($458.16)	$1,342.97	$2,186.22	($843.25)	($1,342.97)	$34,626.91
202784	50	$36,813.13	$2,100.18	($205.10)	$1,895.08	$2,485.28	($590.19)	($1,895.08)	$34,327.85
202785	50	$36,813.13	$1,996.24	($290.51)	$1,705.73	$3,449.17	($934.16)	($2,515.01)	$33,363.96
202786	50	$36,813.13	$385.89	($616.84)	($230.95)	$770.98	($1,001.93)	$230.95	$36,042.15
221863			$385.89	$0.00	$385.89	$385.89	$0.00	($385.89)	($385.89)
202787	50	$36,813.13	$1,738.91	($560.32)	$1,178.59	$2,042.49	($863.90)	($1,178.59)	$34,770.64

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #1A-1B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	**Lot Type**	**Maximum Allowed TIRZ Credit**	**2023-24 TIRZ Credit Generated**	**2023-24 TIRZ Credit Applied (Annual Installment)**	**2023-24 Excess TIRZ Credit (Future Principal Reduction)**	**Total TIRZ Credit Generated to Date**	**Total TIRZ Credits Applied to Annual Installments**	**Total Excess TIRZ Credit (Future Principal Reduction)**	**Remaining Available TIRZ Credit**
202789	50	$36,813.13	$297.09	($297.09)	$0.00	$682.18	($682.18)	$0.00	$36,130.95
202790	50	$36,813.13	$297.09	($297.09)	$0.00	$682.18	($682.18)	$0.00	$36,130.95
202802	50	$36,813.13	$911.27	($447.63)	$463.64	$1,614.01	($1,120.48)	($493.53)	$35,199.12
215113			$873.80	$0.00	$873.80	$1,537.13	($98.73)	($1,438.40)	($1,537.13)
202804	50	$36,813.13	$1,848.29	($471.08)	$1,377.21	$2,233.38	($856.17)	($1,377.21)	$34,579.75
202805	50	$36,813.13	$1,587.85	($639.01)	$948.84	$1,972.94	($1,024.10)	($948.84)	$34,840.19
202806	50	$36,813.13	$1,698.60	($541.46)	$1,157.15	$2,083.69	($926.55)	($1,157.15)	$34,729.44
202807	50	$36,813.13	$1,844.32	($474.31)	$1,370.01	$2,229.41	($859.40)	($1,370.01)	$34,583.72
202808	50	$36,813.13	$1,848.34	($471.04)	$1,377.30	$2,233.43	($856.13)	($1,377.30)	$34,579.70
202809	50	$36,813.13	$1,843.80	($474.73)	$1,369.07	$2,228.89	($859.82)	($1,369.07)	$34,584.24
202810	50	$36,813.13	$1,776.04	($529.98)	$1,246.06	$2,161.13	($915.07)	($1,246.06)	$34,652.00
202811	50	$36,813.13	$2,071.11	($232.16)	$1,838.95	$3,432.38	($820.67)	($2,611.71)	$33,380.75
202812	50	$36,813.13	$1,673.62	($567.54)	$1,106.08	$2,058.71	($952.64)	($1,106.08)	$34,754.42
202813	50	$36,813.13	$1,558.00	($707.41)	$850.60	$1,943.09	($1,092.50)	($850.60)	$34,870.04
202814	50	$36,813.13	$1,695.49	($595.53)	$1,099.96	$2,080.58	($980.63)	($1,099.96)	$34,732.55
202815	50	$36,813.13	$1,843.83	($474.70)	$1,369.13	$2,228.93	($859.80)	($1,369.13)	$34,584.20
202816	50	$36,813.13	$297.09	($297.09)	$0.00	$682.18	($682.18)	$0.00	$36,130.95
218048	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218049	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218050	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218051	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218052	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218053	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218054	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218055	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218056	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218057	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218058	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218059	50	$36,813.13	$297.20	($215.29)	$81.90	$485.45	($403.55)	($81.90)	$36,327.68
218060	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218061	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218062	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218063	50	$36,813.13	$297.20	($243.96)	$53.24	$485.45	($432.21)	($53.24)	$36,327.68
218064	50	$36,813.13	$0.00	$0.00	$0.00	$188.25	($188.25)	$0.00	$36,624.88
218065	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218066	55	$40,665.67	$297.19	($270.04)	$27.15	$500.25	($473.10)	($27.15)	$40,165.42
218067	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42
218068	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42
218069	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42
218070	55	$40,665.67	$297.19	($252.35)	$44.84	$500.25	($455.41)	($44.84)	$40,165.42
218071	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42
218072	60	$42,805.96	$297.18	($297.18)	$0.00	$508.70	($508.70)	$0.00	$42,297.26
218073	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42
218074	60	$42,805.96	$297.18	($297.18)	$0.00	$508.70	($508.70)	$0.00	$42,297.26
218075	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42
218076	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42
218077	55	$40,665.67	$297.19	($297.19)	$0.00	$500.25	($500.25)	$0.00	$40,165.42

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #1A-1B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Allowed TIRZ Credit	2023-24 TIRZ Credit Generated	2023-24 TIRZ Credit Applied (Annual Installment)	2023-24 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
218078	55	$40,665.67	$297.19	($289.40)	$7.79	$500.25	($492.46)	($7.79)	$40,165.42
218079	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218080	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218081	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
218082	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218083	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218084	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218085	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218086	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218087	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218088	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218089	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218090	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218091	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218092	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218093	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218094	50	$36,813.13	$297.20	($197.73)	$99.47	$485.45	($385.98)	($99.47)	$36,327.68
218095	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218096	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218097	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218098	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218099	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218100	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218101	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218102	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218103	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218104	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
218105	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218106	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218107	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218108	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218109	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218110	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218111	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218112	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218113	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218114	50	$36,813.13	$297.20	($297.20)	$0.00	$485.45	($485.45)	$0.00	$36,327.68
218115	50	$36,813.13	$297.20	($212.49)	$84.71	$485.45	($400.74)	($84.71)	$36,327.68
Total		**$4,656,004.85**	**$113,239.67**	**($44,621.36)**	**$68,618.31**	**$192,755.15**	**($96,224.45)**	**($96,530.70)**	**$4,463,249.70**

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX F
TIRZ CREDIT HISTORY SUMMARY – ALL PHASE #2A-2B PARCELS

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2023-24 TIRZ Credit Generated	2023-24 TIRZ Credit Applied (Annual Installment)	2023-24 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223401	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223402	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223403	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223404	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223405	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223406	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223407	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223408	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223409	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223410	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223411	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223412	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223413	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223414	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223415	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223416	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223417	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223418	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223419	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223420	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223421	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223422	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223423	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223424	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223425	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223426	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223427	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223428	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223429	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223430	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223431	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223432	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223433	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223434	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223435	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2023-24 TIRZ Credit Generated	2023-24 TIRZ Credit Applied (Annual Installment)	2023-24 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223436	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223437	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223439	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223440	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223441	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223442	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223443	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223444	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223445	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223446	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223447	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223448	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223449	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223450	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223451	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223452	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223453	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223454	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
223455	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223456	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223457	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223458	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223459	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223460	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223461	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223462	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223463	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223464	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223465	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223466	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223467	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223468	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223472	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223473	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223474	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2023-24 TIRZ Credit Generated	2023-24 TIRZ Credit Applied (Annual Installment)	2023-24 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223475	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223476	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223477	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223478	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223479	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223480	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223481	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223482	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223483	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223484	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223485	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223486	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223487	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223488	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223489	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223490	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223491	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223492	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223493	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223494	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223495	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223496	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223497	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223498	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223499	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223500	Common Area	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
223329	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223330	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223331	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223332	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223333	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223334	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223335	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223336	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223337	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	**Lot Type**	**Maximum Available TIRZ Credit**	**2023-24 TIRZ Credit Generated**	**2023-24 TIRZ Credit Applied (Annual Installment)**	**2023-24 Excess TIRZ Credit (Future Principal Reduction)**	**Total TIRZ Credit Generated to Date**	**Total TIRZ Credits Applied to Annual Installments**	**Total Excess TIRZ Credit (Future Principal Reduction)**	**Remaining Available TIRZ Credit**
223338	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223339	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223340	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223341	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223342	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223343	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223344	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223345	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223346	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223347	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223348	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223349	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223350	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223351	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223352	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223353	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223354	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223355	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223356	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223357	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223358	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223359	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223360	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223361	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223362	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223363	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223364	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223365	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223366	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223367	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223368	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223369	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223370	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223371	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223372	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2023-24 TIRZ Credit Generated	2023-24 TIRZ Credit Applied (Annual Installment)	2023-24 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223373	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223374	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223375	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223376	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223377	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223378	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223379	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223380	65	$44,946.26	$50.00	($50.00)	$0.00	$50.00	($50.00)	$0.00	$44,896.26
223381	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223382	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223383	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223384	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223385	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223386	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223387	60	$42,805.96	$47.62	($47.62)	$0.00	$47.62	($47.62)	$0.00	$42,758.34
223388	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223389	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223390	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223391	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223392	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223393	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223394	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223395	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223396	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223397	55	$40,665.67	$45.24	($45.24)	$0.00	$45.24	($45.24)	$0.00	$40,620.43
223398	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223399	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
223400	50	$36,813.13	$40.95	($40.95)	$0.00	$40.95	($40.95)	$0.00	$36,772.18
Total		**$6,574,568.17**	**$7,314.01**	**($7,314.01)**	**$0.00**	**$7,314.01**	**($7,314.01)**	**$0.00**	**$6,567,254.16**

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of $0.368.

APPENDIX G
PREPAID PARCELS - PHASE #1A-1B

APPENDIX G

As of May 31, 2023, there have been no prepayment of Phase #1A-1B Assessments for any Parcel within the PID.

APPENDIX H
PREPAID PARCELS – PHASE #2A-2B

APPENDIX H

As of May 31, 2023, there have been no prepayment of Phase #2A-2B Assessments for any Parcel within the PID.

APPENDIX I
ASSESSED VALUES PER PHASE

Kaufman Public Improvement District No. 1
Assessed Value Phase #1A-1B

Phase	Parcels[1]	2023 Assessed Value[2]
Phase #1A Parcels	65	$22,445,300
Phase #1B Parcels	70	$18,249,755
Total	**135**	**$40,695,055**

1 - Includes residential and open space lots.

2 - Values shown reflect the 2023 preliminary assessed values per KCAD online records.

Kaufman Public Improvement District No. 1
Assessed Value Phase #2A-2B

Phase	Parcels[1]	2023 Assessed Value[2]
Phase #2A Parcels	94	$977,600
Phase #2B Parcels	72	$993,800
Total	**166**	**$1,971,400**

1 - Includes residential and open space lots.

2 - Values shown reflect the 2023 preliminary assessed values per KCAD online records.

APPENDIX J
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kaufman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Kaufman Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: ___________________

___________________________________ ___________________________________
Signature of Seller Signature of Seller

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

Date: ___________________

___________________________________ ___________________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF ___________ §

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

Given under my hand and seal of office on this _________________, 20__.

____
Notary Public, State of Texas

City of Kaufman

Meeting Date: 7/24/2023	Date: 07/05/2023	Item #: 20.	Dept.: Administration

Ordinance
SUBJECT:
Consider and take appropriate action on Ordinance O-14-23, an ordinance of the City Council of the City of Kaufman, Texas, approving a Service and Assessment Plan and assessment roll for authorized improvements for the Kaufman Public Improvement District No. 2 for an approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III; making a finding of special benefit to certain property in the District; levying assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments; providing penalties and interest on delinquent assessments; providing for severability and providing an effective date. ("Prairie Creek Phase 3")

BACKGROUND:
This is the annual update to the Prairie Creek Service & Assessment Plan. Each property owner is identified in this plan and its corresponding assessment for Tax Year 2023 in accordance with the Public Improvement District #2 enabling ordinance.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Ordinance O-14-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

ORDINANCE NO. O-14-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (the "City") received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "Act") requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Kaufman Public Improvement District No. 2 (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Kaufman Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on November 22, 2021, the City Council accepted the Petition and called a public hearing for December 20, 2021, on the creation of the Kaufman Public Improvement District No. 2 (the "District") and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City and notice was also mailed to the property owners within the PID in accordance with the in Act; and

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on December 20, 2021; and

WHEREAS, the City Council approved the creation of the District by Resolution No. R-39-21, approved on December 20, 2021 (the " Creation Resolution") and such Resolution was filed in the real property records of Kaufman County; and

#6197044.2

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase (each an "Improvement Area"); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the "Service and Assessment Plan") and an assessment roll for the District (the "Assessment Roll") that states the assessment against each parcel of land within the District (the "Assessments"); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published a notice on July 7, 2022, in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council conducted the public hearing at 6:00 p.m. on the 25th day of July, 2022, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City wishes to levy assessments on the property within the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Assessment Roll attached thereto should be approved and that the Assessments should be levied on property within the District as provided in this Ordinance and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment

Plan, the allocation of the costs of the Authorized Improvements, or the Assessment Roll or the levy of Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the District, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

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

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

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The City Council hereby finds, determined and orders, as follows:

a. The apportionment of the Costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;

c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.

d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;

f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Sections 372.013 and 372.014 of the Act;

g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for the District;

h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within the District; and

i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Authorized Improvements within the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

a. The City Council hereby levies Assessments on each Assessed Property located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as special assessments on the properties within the District as set forth in the Service and Assessment Plan and the Assessment Roll.

b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.

c. The collection of the Assessments shall be as described in the Service and Assessment Plan.

d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

g. The Administrative Expenses for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner (the “Owner”) of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner’s obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

a. Administrator. The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the “Administrator”) to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator’s fees, charges and expenses for providing such services shall constitute an Administrative Expense.

b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 14. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

PASSED AND APPROVED this 24th day of July, 2023.

[Remainder of Page left Intentionally Blank]

____
Jeff Jordan
Mayor, City of Kaufman

ATTEST:

____
Jessie Hanks
City Secretary, City of Kaufman

APPROVED AS TO FORM:

____
Patricia Adams
City Attorney, City of Kaufman

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

Before me, the undersigned authority, on this day personally appeared Jeff Jordan, Mayor of the City of Kaufman, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this ____________________________________.

____

Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL

#6197044.2

KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 2

CITY OF KAUFMAN, TEXAS

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/23 – 9/14/24)

AS APPROVED BY CITY COUNCIL ON: JULY 24, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/23 – 9/14/24)

TABLE OF CONTENTS

I. INTRODUCTION

A. INTRODUCTION

The Kaufman Public Improvement District No. 2 (the “PID”) was created pursuant to the PID act and a resolution of the City Council (the “City Council”) of the City of Kaufman, Texas, (the “City”) on December 20, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Reimbursement obligations for the PID Reimbursement Agreement, in the aggregate principal amount of $1,106,000 are secured by Assessments (the “Assessments”). Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2023-24 (the “Annual Service Plan Update”).

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2023-24 as shown in Appendix D.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F, and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include: (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor and construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds,

(vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to any bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on any Bonds or any costs of issuance associated with any Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Kaufman, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Kaufman County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means SRP Development, LLC, a Texas limited liability corporation.

"Development Agreement" means a certain development agreement by and between the City and SRP Development, LLC, and related to the Property effective December 20, 2021, and as the same may be amended from time to time.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner's association.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of the County.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single-family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single-family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Maximum Assessment Per Lot" means an Assessment per Lot of $17,555.56.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property that is not assessed at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.C.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Kaufman Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"**Prepayment Costs**" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means that certain Kaufman Public Improvement District No. 2 Reimbursement Agreement dated as of July 25, 2022 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

"Service and Assessment Plan" or **"SAP"** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the Service and Assessment Plan adopted on July 25, 2022, the initial total estimated costs of the Authorized Improvements were equal to $3,210,118. According to the Developer, the current costs spent to date for the Authorized Improvements are $3,210,118, and the updated budget remains unchanged from the initial total estimated costs.

According to the Developer, the Authorized Improvements have been completed and accepted by the City in the fourth quarter of 2022.

Table II-A below summarizes the updated sources and uses of funds required to construct the Authorized Improvements of the PID.

Table II-A
Updated Sources and Uses

Sources of Funds	Initial Estimated Budget[1]	Actual Cost[1]	Variance
Par Amount	$1,106,000	$1,106,000	$0
Other funding sources	$2,104,118	$2,104,118	$0
Total Sources	**$3,210,118**	**$3,210,118**	**$0**
Uses of Funds			
Major Improvements			
Road improvements	$854,993	$854,993	$0
Water improvements	$324,899	$324,899	$0
Sanitary sewer improvements	$265,377	$265,377	$0
Storm drainage improvements	$918,426	$918,426	$0
Landscaping and trail improvements	$175,875	$175,875	$0
Other soft and miscellaneous costs	$670,548	$670,548	$0
Subtotal: Authorized Improvements	*$3,210,118*	*$3,210,118*	*$0*
Total Uses	**$3,210,118**	**$3,210,118**	**$0**

1 - Information provided by the Developer as of September 26, 2022.

B. FIVE YEAR SERVICE PLAN

According to the PID act, a service plan must cover a period of five years.

The budget for the Authorized Improvements is shown in Table II-A. above, and the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B on the following page.

Table II-B
Annual Installments (2022-2030)

Assessment Year Ending 09/15	Projected Annual Installments[1]
2022-2023	$0
2024	$81,256
2025	$90,312
2026	$89,773
2027	$90,242
2028	$90,671
2029	$90,659
Total	**$532,913**

1 - Assessment year ending 2022-2024 reflects actual Annual Installments billed or to be billed. Assessment years ending 2025-2029 reflect projected annual installments and are subject to change.

C. Status of Development

According to the Kaufman County Appraisal District ("KCAD"), the final plat of the PID was recorded on October 18, 2021, for 63 residential Lots.

According to the City, there have been fifty-seven (57) permits issued for the PID as of May 31, 2023. Table II-C below summarizes the number of building permits issued and the completed homes for the PID.

Table II-C
Completed Homes

Status	As of May 31, 2023
Completed Homes[1]	19
Building Permits Issued[1]	57

1 - Information provided by the City as of May 31, 2023.

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D. Annual Budget

Annual Installments – Lots Triggered in 2023-24

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of: (i) with tax bills sent the first October following the issuance of a building permit for each Lot, such that Assessments are billed only for Lots for which a building permit has been issued, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments not otherwise being collected, shall begin collection immediately after the expiration of such two year period.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement. The effective interest rate is 4.82 percent for 2023-24. These payments, the "Annual Installments" of the Assessments, if any, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

According to the City, building permits for fifty-seven (57) Lots have been issued as of May 31, 2023. As a result, condition (i) has been satisfied for the respective fifty-seven (57) Lots, and the first Annual Installment will be due no later than January 31, 2024, for each lot, of which thirty (30) Annual Installments remain outstanding.

Table II-D below shows the amount of Assessments applicable to all Lots triggered as of May 31, 2023.

Table II-D
Assessments on Lots with Building Permits as of May 31, 2023[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots[1]	Total Assessments[2]
2023-24	Condition (i)	57	$1,000,667
Total		**57**	**$1,000,667**

1 – Number of Lots represents the issuance of building permits according to the City as of May 31, 2023.
2 – See 2023-24 Assessment Roll for the current total outstanding Assessment balances.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2023-24 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual

Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be collected for 2023-24

The proportional budget for the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-E below.

Table II-E
Budget for the Annual Installments to be collected for 2023-24

Descriptions	Budget for all Lots Based on Triggered Period 2023-24	Total
Interest payment on March 15, 2024	$24,116	$24,116
Interest payment on September 15, 2024	$24,116	$24,116
Principal payment on September 15, 2024	$16,286	$16,286
Subtotal debt service	*$64,518*	*$64,518*
Administrative Expenses	$16,738	$16,738
Subtotal Expenses	*$16,738*	*$16,738*
Available Administrative Credit	$0	$0
Subtotal	*$0*	*$0*
Annual Installments	**$81,256**	**$81,256**

Debt Service Payments

Table II-F on the following page shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 4.82 percent.

Table II-F
Principal and Interest to be Collected for 2023-24

Lots in Trigger Period	Outstanding Assessment Balance[1]	Principal Due	Effective Interest Rate	3/1/ Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2023-24	$1,000,667	$16,286	4.82%	$24,116	$24,116	$81,256
Total	**$1,000,667**	**$16,286**		**$24,116**	**$24,116**	**$81,256**

1 – Table II-F represents approximately 90.48 percent of the total Assessment levy of $1,106,000 based on the number of building permits issued.

Administrative Expenses

As shown in Table II-G below, annual administrative expenses include the City, Administrator, and contingency fees.

Table II-G
Administrative Budget Breakdown

Description	2023-24 Estimated Budget
City	$2,000
Administrator	$13,000
Contingency	$1,738
Total	**$16,738**

Available Administrative Expense Account

The 2023-24 collection cycle represents the first Annual Installments to be billed for the PID. As a result, there are no available administrative expense funds to reduce the 2023-24 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, sixty-three (63) units were anticipated to be built within the PID. See Table II-D of this report for the number of Lots triggered for Annual Installment collection beginning with the 2023-24 cycle.

The Annual Installment to be collected from each Parcel within the PID where Annual Installment collection has been triggered is calculated by multiplying the Annual Installment for each unit shown in Table II-H below by the total estimated units for each Parcel in the PID.

Table II-H
Annual Installment Per Unit

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2023-24	$285.71	$846.18	$293.65	$1,425.54

The list of Parcels within the PID, the lot type of the Parcels, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summaries attached hereto as Appendix D.

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III. Update of the Assessment Plan

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

(i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act;
(iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of this Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel.
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels.

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Kaufman County Appraisal District, the final plat of the PID was recorded and recognized by KCAD on October 18, 2021.

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B. Prepayment of Assessments

There have been no prepayments of Assessments as of May 31, 2023.

The complete Assessment Rolls are available for review at the City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142.

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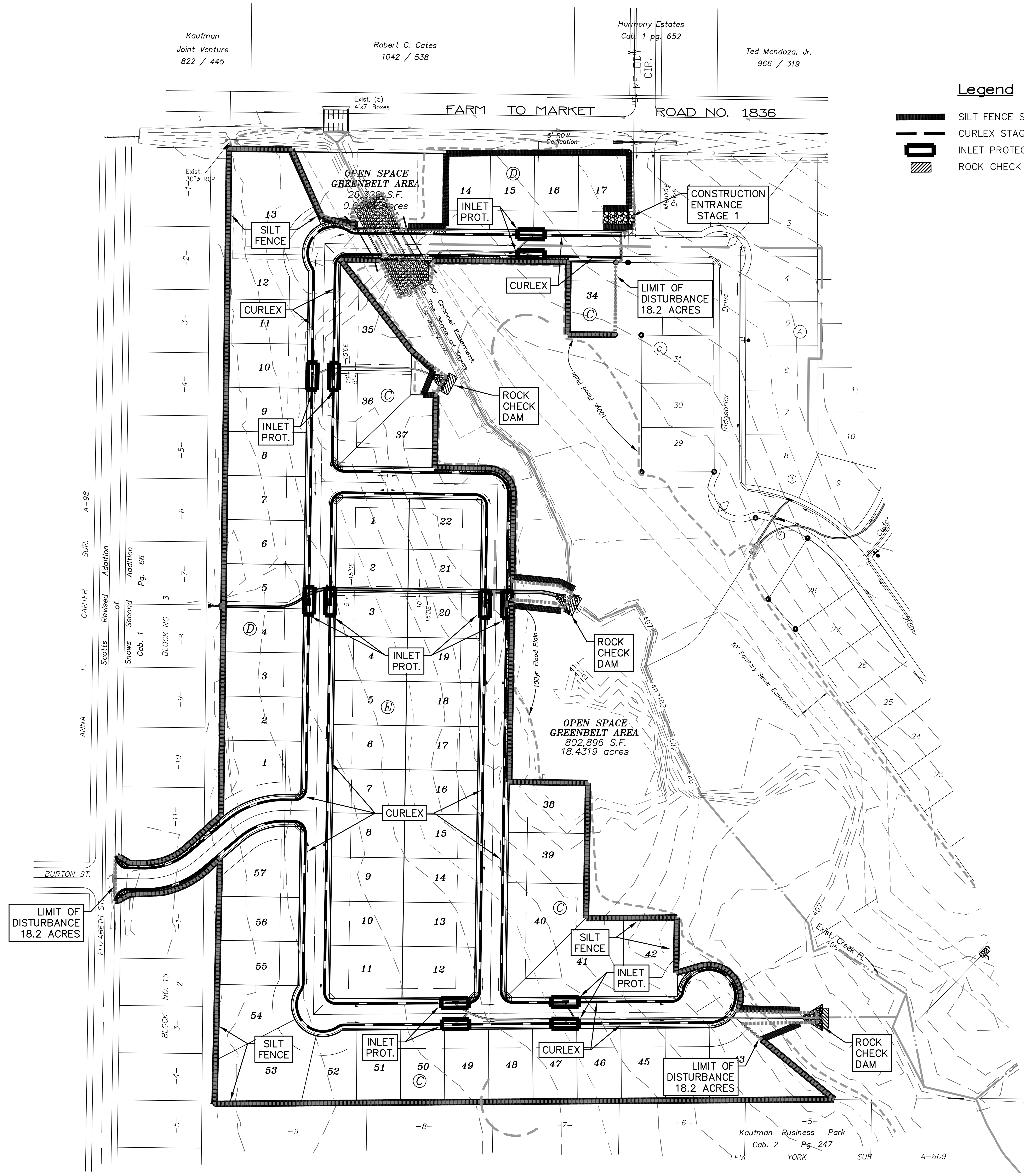
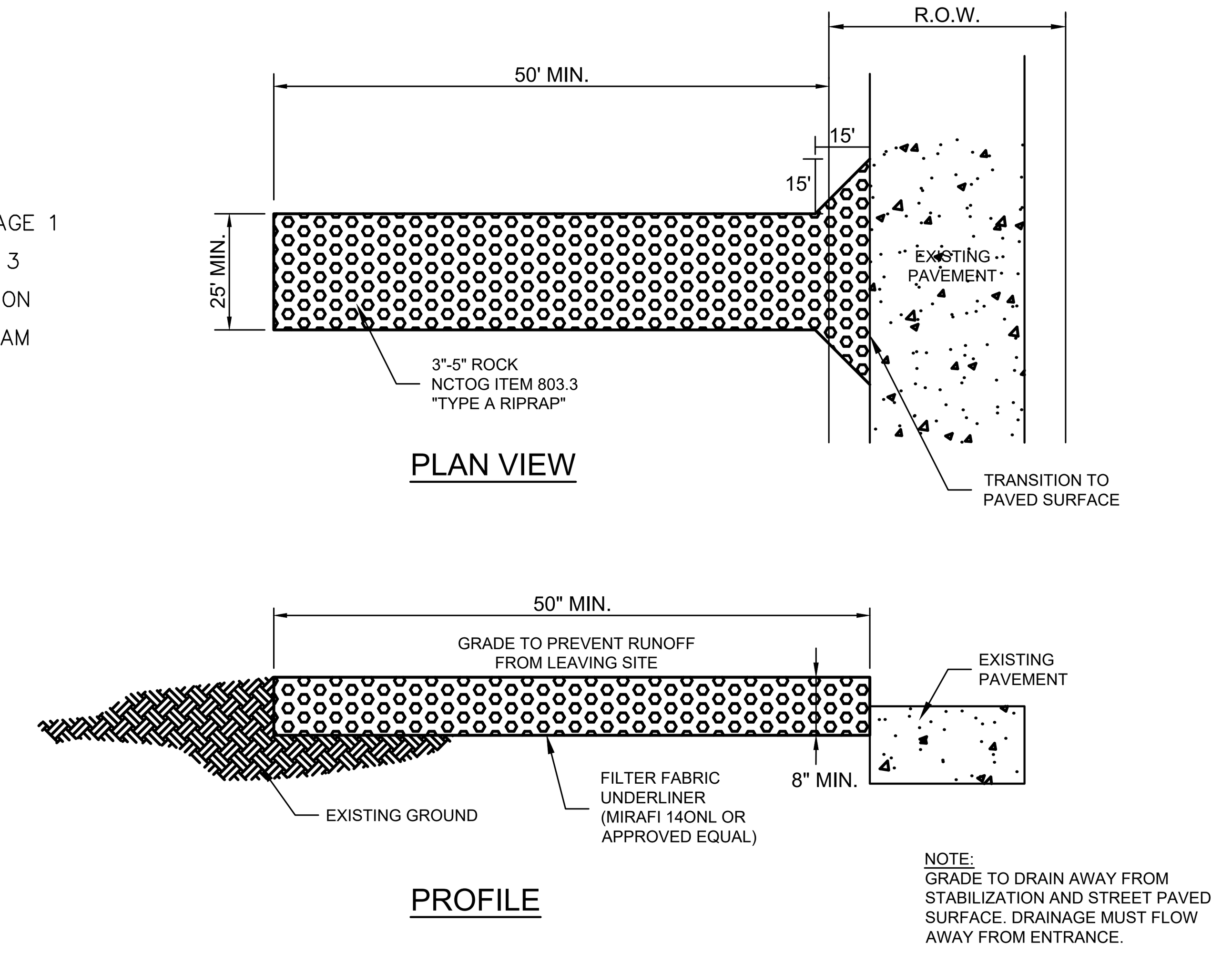
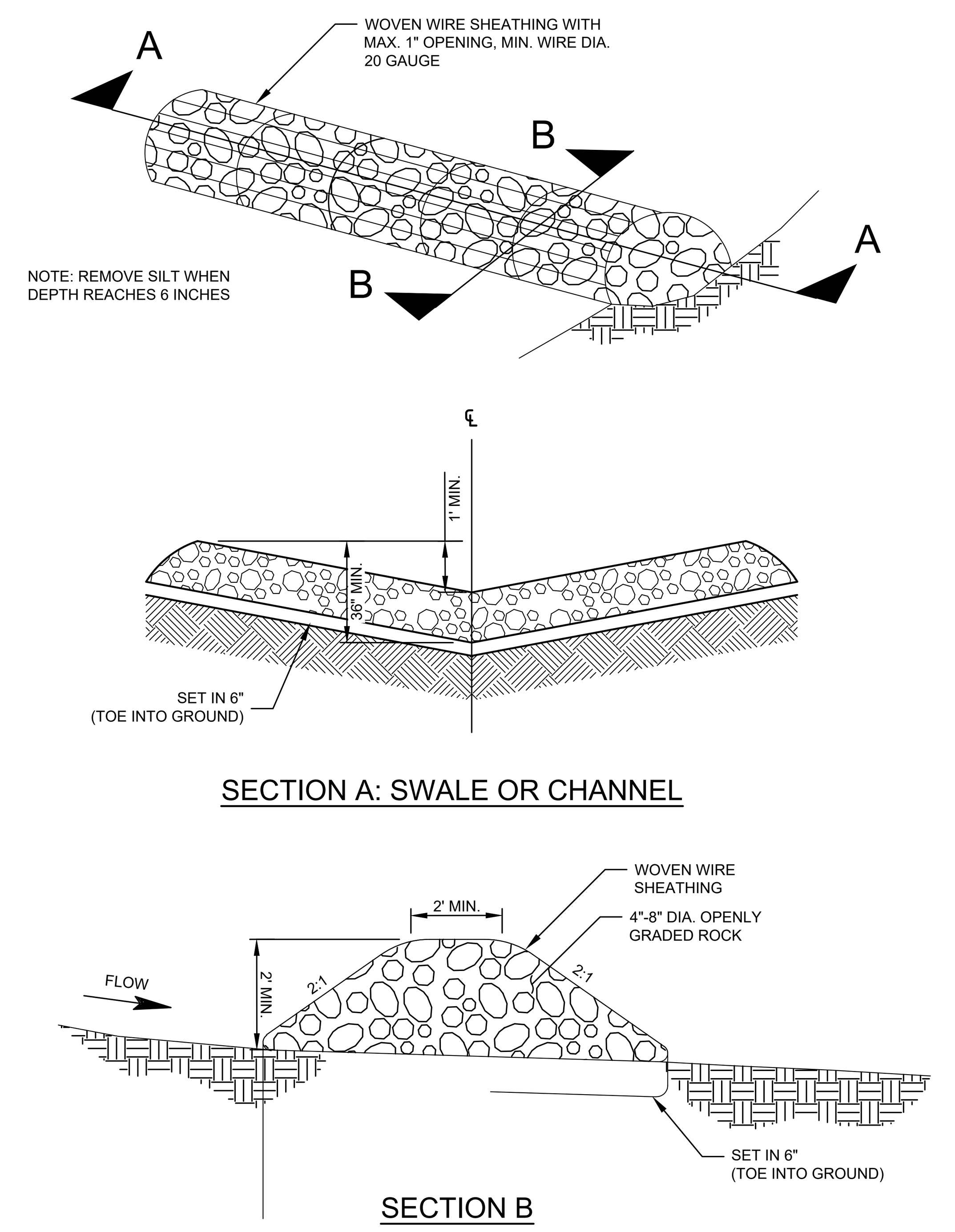
APPENDIX A
PID MAP





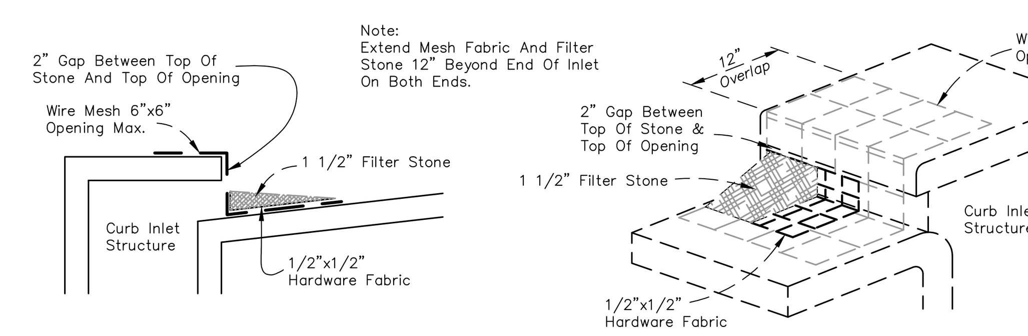
CONSTRUCTION ENTRANCE

Not to Scale



ROCK CHECK DAM

Not to Scale



1. Curb Inlet Protection 5.10, As Per City Of Plano Erosion And Sediment Control Manual Dated 1997.
2. Wire Fabric – Standard galvanized hardware fabric with 1/2" by 1/2" openings.
3. Filter Stone – NCTCOG Specification 2.1.8.(e)
4. Wire Mesh – welded wire fabric conforming to NCTCOG Specification 2.2.7 maximum opening 6"x6".

SEDIMENT BARRIER AT INLETS

Not to Scale

CONSTRUCTION NOTES:

1. Silt fences shall be installed as shown in detail.
2. Contractor will install additional erosion control where erosion protection is needed as per the owners engineers, or the City inspector.
3. The existing vegetation along existing parkways and medians shall be replaced to its original condition or better.
4. All drainage swales shall be grassed as per City Standards, prior to the City acceptance of project.
5. All construction erosion control shall meet City Ordinance.
6. Erosion construction shall be completed in the following PHASES:

PHASE 1 (Prior To Start Of Rough Grading)
1. Silt fence to be installed as shown on plan or as required.

PHASE 2 (After utility construction & prior to paving const.)
1. Silt fence shall be placed around top of inlets until topped out, prevent erosion material from entering storm sewer system.

PHASE 3 (After paving construction)
1. Silt fence shall be placed in row along pavement as shown where required by slope conditions.
2. All parkways and disturbed area in street R.O.W. to be seeded with grass as per city standards.
3. Vegitation to be established in all offsite disturbed areas.

GENERAL NOTES FOR STORM WATER POLLUTION PREVENTION PLAN

1. All operators and/or contractors shall conform to the terms and conditions of the National Pollution Discharge Elimination Systems (NPDES) General Permit as published in the Federal Register, Vol. 57, No. 175, September 9, 1992, by the Environmental Protection Agency (EPA).
2. The Notice of Intent (NOI), as required by the General Permit, must be properly displayed on site at all times by each operator.
3. All releases of reportable quantities of hazardous substances shall be reported immediately to the facility operator and EPA.
4. Qualified operator personnel must inspect the site at least once every fourteen days and within 24 hours of a 1/2 – inch or greater rainfall event. The inspector shall document the results.
5. Modifications to the Storm Water Pollution Prevention Plan shall be implemented and be in–place within a fourteen calendar day period.
6. If any contractor sees a violation by an operator or another contractor, he shall notify the operator and contractor in violation, as well as the facility operator.
7. Erosion control shall be installed prior to any grading.
8. Accumulated silt deposits shall be removed from silt fences and hay bale dikes when silt depth reaches six inches. Removal of silt deposits by the contractor shall be incidental to the performance of the contract and a separate bid item shall not be included.
9. The contractor shall add or delete erosion protection at the request and direction of the Operator or the City.
10. After installation of pavement, final lot benching and general cleanup, the Paving Contractor shall establish grass groundcover in all street parkways, lots and all other disturbed areas. Materials shall be as specified in Item 2.15 and seeding shall be in accordance with Item 3.10 of the NCTCOG Standard Specifications.
11. It shall be the contractor's responsibility to control and limit silt and sediment leaving the site. Specifically, the contractor shall protect all public streets, alleys, streams and storm drainage systems from erosion deposits.
12. It shall be the contractor's responsibility to provide a dumpster (or equal) to collect solid waste materials during construction.
13. The attached Drainage Area Map, as prepared by Tipton Engineering, Inc., specifically for this project, shall be made part of the Storm Water Pollution Prevention Plan.
14. It is anticipated that the following non–storm water discharges will be associated with this project. These discharges are authorized through the construction general permit:
    - A. Fire hydrant flushings
    - B. Water used to wash vehicles and to control dust
    - C. Potable water sources including waterline flushings
    - D. Irrigation drainage
    - E. Pavement washdown
    - F. Uncontaminated ground water
    - G. Construction water
15. Construction waste disposal containers shall be provided on the site for disposal of all non–hazardous construction waste materials. The containers shall be hauled to landfill by the Contractor.
16. All hazardous materials shall be handled and disposed of by the Contractor in accordance with Federal, State and Local regulations.

CHANNELS, DITCHES & SLOPES:
All disturbed areas outside of the building lots which include channels, ditches and slopes shall be stabilized once grading is completed within these areas. Stabilization shall be done using either erosion control blankets, sod, hydroseed mulch or other erosion prevention technique designed for such areas. No area is considered stabilized until it achieves 70% growth coverage.

All erosion control blankets in channels or ditches must be effective in preventing erosion at velocities up to 10 fps.

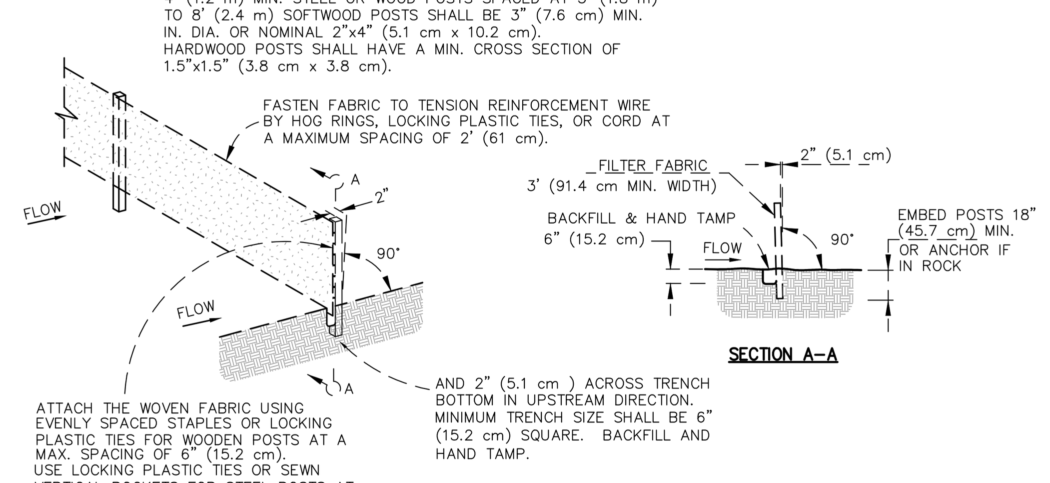
NOTE:
It shall be the contractor's responsibility to use whatever means are necessary to control and limit silt and sedimentation leaving the site. Specifically, the contractor shall protect all public streets, alleys, streams, storm drain systems and inlets from erosion deposits. The contractor responsible for maintaining erosion control shall provide street cleaning on public streets if any earth material is transported from the construction site at the end of each day. Earth material shall not be allowed to accumulate on City or TXDOT roads.

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CONSTRUCTION NOTES – SILT FENCE

1. Posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. The post must be embedded a minimum of 18 inches.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement), weight fabric flap with washed gravel on the uphill side to prevent flow under fence.
3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence shall be securely fastened to each support post or to woven wire, which is in turn attached to the support post. There shall be a 6 inch double overlap, securely fastened where ends of fabric meet.
5. Inspection shall be made weekly or after each rainfall. Repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reached a depth of 6 inches. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.



SILT FENCE

Not To Scale

Bench Mark 1
Rim of sanitary sewer manhole at the Northwest property corner, 199'± Southeast of the intersection of Elizabeth Drive and F.M. Road 1836 Elev.=415.47
Bench Mark 2
Rim of sanitary sewer manhole on the North side of F.M. Road 1836, at the intersection of Melody Circle 760'± Northwest of the Northeast property corner. Elev.=422.16

PRELIMINARY
-FOR REVIEW ONLY-
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NO INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:
CHARLES A. LAMPING 88554 FEB. 2021
TYPE OR PRINT NAME DATE

EROSION CONTROL PLAN

PRAIRIE CREEK ESTATES PHASE 3

City Of Kaufman, Texas

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ECD, LP.	ECD, LP.	02/17/2021	1"=60'		4804	20

APPENDIX B
PREPAID PARCELS

As of May 31, 2023, there have been no prepayments for any Parcel within the PID.

APPENDIX C
2023 ASSESSED VALUES

All Parcels	2023 Assessed Value
Lot Type 1 (70 Ft.)	$3,385,900
Total	**$3,385,900**

1 – Based on Information from Kaufman Central Appraisal District as of June 14, 2023.

APPENDIX D
ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2023-24

Appendix D
2023-24 Assessment Roll Summary - Lots Triggered in 2023-24

Parcel	Lot Size	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
217359	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217377	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217378	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217379	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217388	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217389	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217390	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217391	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217392	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217393	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217397	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217398	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217399	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217400	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217401	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217402	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217403	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217404	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217405	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217406	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217407	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217445	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217446	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217447	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217448	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217449	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217450	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217451	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217452	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217453	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217454	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217455	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217456	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217457	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217458	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217459	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217460	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217461	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217462	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217463	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54

Parcel	Lot Size	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
217464	71 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217465	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217466	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217467	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217468	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217469	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217470	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217471	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217472	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217473	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217474	71 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217475	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217476	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217477	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217478	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217479	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
217498	70 Ft.	$17,555.56	$1,131.89	$293.65	$1,425.54
Total		**$1,000,666.67**	**$64,517.85**	**$16,738.10**	**$81,255.94**

APPENDIX E
ASSESSMENT ROLL SUMMARY – NON-TRIGGERED LOTS

Appendix E
2023-24 Assessment Roll Summary - Non-Triggered Lots

Parcel	Lot Size	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
217394	70 Ft.	$17,555.56	$0.00	$0.00	$0.00
217395	70 Ft.	$17,555.56	$0.00	$0.00	$0.00
217396	70 Ft.	$17,555.56	$0.00	$0.00	$0.00
217495	70 Ft.	$17,555.56	$0.00	$0.00	$0.00
217496	70 Ft.	$17,555.56	$0.00	$0.00	$0.00
217497	70 Ft.	$17,555.56	$0.00	$0.00	$0.00
Total		**$105,333.33**	**$0.00**	**$0.00**	**$0.00**

APPENDIX F
PID ASSESSMENT NOTICE

PID Assessment Notice

AFTER RECORDING RETURN TO:

____
____
____
____
______________________][1]

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

____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $______

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

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:	DATE:
____________________________	____________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

The foregoing instrument was acknowledged before me by______________________ and ____________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _________________, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

___________________________ ___________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

The foregoing instrument was acknowledged before me by ____________________and _________________ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_________________ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

Meeting Date: 7/24/2023 | **Date: 07/10/2023** | **Item #: 21.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action on an interlocal cooperative agreement for Kaufman Public Improvement District No. 2 Assessment Collection between the City of Kaufman, Texas, and Kaufman County, Texas; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

This agreement is between the City of Kaufman and Kaufman County for the collection of the Kaufman Public Improvement District No. 2 (Prairie Creek Phase 3) Assessment.The City entered into a similar agreement previously for PID #1.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of the interlocal cooperative agreement for Kaufman PID #2 collection.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

INTERLOCAL COOPERATION AGREEMENT
FOR KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 2 ASSESSMENT COLLECTION
BETWEEN KAUFMAN COUNTY, TEXAS AND THE CITY OF KAUFMAN, TEXAS

THIS AGREEMENT is made and entered into on this the __ day of ______, 2023 by and between KAUFMAN COUNTY, TEXAS, a political subdivision of the State of Texas, hereinafter referred to as "COUNTY" and the CITY OF KAUFMAN, TEXAS, a municipal corporation, and a political subdivision of the State of Texas hereinafter referred to as "CITY."

WHEREAS, COUNTY and CITY mutually desire to be subject to the provisions of the Interlocal Cooperation Act set forth in Chapter 791 of the Texas Government Code; and

WHEREAS, pursuant to Chapter 372 of the Texas Local Government Code, Subchapter A, CITY has created and manages the Kaufman Public Improvement District No. 2, hereinafter referred to as the "DISTRICT," and has levied special assessments for the financing public infrastructure on a per equivalent dwelling unit basis on properties within the boundaries of the DISTRICT. CITY serves as agent for the DISTRICT and is jointly hereinafter referred to as the TAXING UNIT; and

WHEREAS, pursuant to §372.0175 of the Texas Local Government Code, the CITY has the authority to contract with the COUNTY to perform the duties of the CITY relating to the collection of special assessments levied by the DISTRICT under the provisions of Chapter 372, Subchapter A of the Texas Local Government Code.

NOW THEREFORE, COUNTY and CITY, for and in consideration of the mutual promises, covenants and agreements herein contained do hereby agree as follows:

I. SCOPE OF SERVICES

1. SERVICES TO BE RENDERED BY THE TAX ASSESSOR/COLLECTOR (TAC)

The Kaufman County Tax Assessor/Collector shall assess and collect lump sum assessments as calculated according to the DISTRICT formation documents and approved annually by the Kaufman City Council on all properties situated within the DISTRICT. The services rendered hereunder shall conform with all applicable and controlling laws, rules, orders, mandates and regulations and shall include the following: (a) receiving the Certified Appraisal Roll from the Kaufman Central Appraisal District together with monthly changes thereto; (b) Providing mortgage companies, property owners, and/or tax representatives tax roll and payment data; (c) Providing all necessary assessments of rates as furnished by the CITY; (d) Transmitting tax statements via an appropriate medium; and (e) Processing property tax and assessment payments.

Additionally, on the TAXING UNIT's behalf, the Tax Assessor/Collector shall: (a) Approve and refund erroneous overpayments when provided with sufficient historical information by the TAXING UNIT; (b) Obtain approval or rejection of requests for waiver of penalties and interest for delinquent taxes owed; (c) Prepare and issue tax certificates; and (d) Prepare and/or provide information and reports to state agencies, auditors and other interested parties to the DISTRICT'S assessments.

2. ADDITIONAL SERVICES AVAILABLE TO THE TAXING UNIT

The Tax Assessor/Collector may further perform or render additional related services when requested to do so by the TAXING UNIT. When additional services result in additional costs and fees, they are to be paid by the TAXING UNIT. Before any such additional services are commenced by the Tax Assessor/Collector, said services and attendant costs and fees, if any, shall be confirmed by a separate written agreement.

II. COMPENSATION

In consideration of the services provided by the Tax Assessor/Collector, the TAXING UNIT shall pay the Tax Assessor/Collector for the services provided herein, the amounts reflected in the attached Notice of Annual per Parcel Cost attached hereto as Exhibit "A" and made a part hereof for all purposes and which, as such, constitutes a part of this contractual agreement.

It is expressly understood and agreed that the DISTRICT will pay all costs specified in the Notice of Annual Per Parcel Cost (Exhibit "A") or future fees per parcel that might be amended over time, with the approval of the Kaufman County Commissioners Court. If the Notice of Annual Per Parcel Cost is amended in the future, the remainder of this Agreement shall remain in full force and effect unless specifically changed by a supplemental, amended or replacement Agreement. Before any such amendment may take effect, timely notice to the Tax Assessor/Collector must be provided. To be considered timely, the notice shall be provided on or before the first day of June of each year, with an effective date of October 1st of the new tax year.

The Tax Assessor/Collector's compensation for performing the primary services contemplated herein shall be invoiced by January 31st annually and shall include, but not be limited to, the certified tax roll and all accounts added through supplements to the tax collection system to the certified Tax Roll received from the Kaufman Central Appraisal District since certification.

All invoices shall be itemized and payments shall reflect net-billing accounting, wherein the cost of Tax Collection Services, billed at the rates indicated in Exhibit "A," are subtracted from assessments collected. The TAXING UNIT shall not be entitled to receive any assessments collected for a tax year until the Tax Assessor/Collector has withheld the total amount of compensation under Exhibit "A" for that year.

III. COOPERATION

The TAXING UNIT shall provide to the Tax Assessor/Collector, without charge, copies of all records necessary to perform the duties and responsibilities contemplated under this Agreement in the format and/or medium in which they currently exist.

Any Tax Increment Financing (TIF) payments are not calculated or distributed by the Tax Assessor/Collector.

Consistent with mandates of applicable law, the parties hereto shall assist each other in promptly complying with Public Information Requests pertaining to any aspects of this Agreement.

IV. NOTICE OF APPLICABLE TAX RATES

The TAXING UNIT shall provide the Tax Assessor/Collector with timely notice regarding the adoption of all applicable assessment rates and exemptions together with related directives, orders, decisions, or other matters which impact the assessment and collection of the DISTRICT's assessments. As used herein, the phrase "timely" shall mean adopting the applicable assessments for the TAXING UNIT and providing notice to the Tax Assessor/Collector of same no later than September 30th for each year that this Contract remains in effect.

In the event that the TAXING UNIT does not timely adopt or modify its assessments on or before September 30th and, as a part thereof, notify the Tax Assessor/Collector of same, the TAXING UNIT agrees that it will bear all reasonable additional costs incurred by the Tax Assessor/Collector as a direct or indirect result of the TAXING UNIT's failure to timely adopt its assessments. All such costs are in addition to the collection fees set out in the attached Notice of Annual Per Parcel Cost (Exhibit "A").

V. **DEPOSIT OF FUNDS**

All funds collected by the Tax Assessor/Collector on the TAXING UNIT's behalf shall be promptly transferred and deposited by automated clearing house (ACH) protocol into an account designated by the TAXING UNIT at its depository bank. If any daily collection total is less than twenty-five dollars ($25.00) the distribution may be withheld until the cumulative total of taxes collected on the TAXING UNIT's behalf equals at least twenty-five dollars ($25.00).

After initiation of the aforementioned ACH transfers from the Kaufman County Tax Assessor/Collector's depository account to the TAXING UNIT's designated depository account, the Tax Assessor/Collector retains no responsibility and shall have no liability for the further management and processing of said funds.

VI. **REFUNDS**

Refunds will be made by the Tax Assessor/Collector on the TAXING UNIT's behalf only as set forth herein. The Tax Assessor/Collector will not make refunds on any prior year paid accounts unless the prior year paid accounts for the past five (5) years are provided and made available to the Tax Assessor/Collector.

The Tax Assessor/Collector agrees to issue refund checks on behalf of the Taxing Unit as provided by the Kaufman Central Appraisal District. In the event the Taxing Unit has insufficient collections to repay the Tax Assessor/Collector within fifteen (15) days, the outstanding sum must be paid in full upon notification by the Tax Assessor/Collector.

In the event the TAXING UNIT is a party in any lawsuit regarding the collection of assessments provided for herein that is resolved by a settlement or final judgement requiring the TAXING UNIT to refund tax payment or assessment proceeds to a taxpayer, the Tax Assessor/Collector shall be permitted to make such payment proceeds to a taxpayer on the TAXING UNIT's behalf and to debit such amount from tax payment or assessment proceeds currently held by the Tax Assessor/Collector on behalf of the TAXING UNIT.

VII. **AUDIT CONTROLS**

The Tax Assessor/Collector shall employ and utilize appropriate internal and external audit controls to ensure the accuracy and integrity of their tax collection efforts on TAXING UNIT's behalf. The TAXING UNIT reserves the right to employ its own independent audit mechanisms and controls. When requested, the Tax Assessor/Collector shall cooperate with the TAXING UNIT's independent auditors by providing all necessary explanations and reports.

VIII. **DELINQUENT TAX COLLECTION**

In addition to the services provided herein, the Tax Assessor/Collector shall, to the fullest extent permitted by law, make all reasonable efforts to pursue the collection of delinquent assessments owed to the TAXING UNIT. All such efforts shall include contracting with any competent attorney to represent the Tax Assessor/Collector in enforcing the collection of delinquent assessments. To avoid duplication of efforts and unnecessary costs to the taxpayer, the Tax Assessor/Collector recommends employing the same counsel for both the Tax Assessor/Collector and the TAXING UNIT. Any attorney retained for such representation shall be paid in the manner permitted by law and consistent with the contract between the Tax Assessor/Collector and the attorney.

In the event the TAXING UNIT utilizes different legal counsel than the one employed by the Tax Assessor/Collector, the TAXING UNIT agrees to pay the additional costs, if any, that are incurred in utilizing different legal counsel. All such costs are in addition to the collection fees set out in the attached Notice of Annual Per Parcel Cost (Exhibit "A").

IX. **NOTICES**

Notices required to be given to either party to this Agreement shall be deemed delivered when either personally delivered, faxed with receipt confirmed, or when mailed via U.S. certified or registered mail, postage prepaid, and confirmed received by the intended recipient.

X. **SUPPLEMENTAL SURETY BOND RECOMMENDED**

The Tax Assessor/Collector recommends that the TAXING UNIT obtain an additional and adequate surety bond for the Tax Assessor/Collector specifically related to any and all lnterlocal Cooperative Agreement anticipated services to be performed and rendered hereunder. The TAXING UNIT agrees to pay all associated premiums for such bond.

XI. **TERM AND DURATION OF AGREEMENT**

The term of this Agreement shall begin on the date of signatures by all parties hereto and continue in full force and effect from year to year until such time as either party, by written notice to the other, terminates the same. Notice of termination given hereunder on or before the first day of May of the tax year in which the party intends to terminate shall be effective immediately following the 30th day of September after such notice.

XII. **SOVEREIGN IMMUNITY**

This Agreement is expressly made subject to each party's sovereign immunities as provided in Title 5 of the Texas Civil Practice and Remedies Code together with all applicable state and federal law. The parties expressly agree that no provision of this Agreement is intended to in any way constitute a waiver of any immunity from suit or from liability that the parties have by operation of law.

XIII. **MISCELLANEOUS PROVISIONS**

This Agreement constitutes the entire agreement between the parties relating to the rights and obligations delegated, assumed and owed by and between the Tax Assessor/Collector and the TAXING UNIT. This contract supersedes any prior understandings and agreements by and between the parties, either written or oral, pertaining to the same or similar subject matters.

This Agreement shall be construed under and in accordance with the laws of the State of Texas with all obligations contained herein to be performed in Kaufman County, Texas.

This Agreement is not intended to benefit any third-patty beneficiaries.

This Agreement shall be binding upon and inure to the benefit of the parties hereto together with their respective successors, attorneys, and assigns.

Should one or more provisions contained herein be declared invalid, illegal or otherwise unenforceable by a Court of competent jurisdiction, such declaration shall not invalidate or adversely impact other valid, legal and enforceable provisions. The remainder of this Agreement shall remain in full force and effect.

PASSED AND APPROVED BY THE KAUFMAN CITY COUNCIL on this ___ day of _______, 2023.

City of Kaufman, Texas

____
Jeff Jordan, Mayor

ATTEST:

____
Jessie Hanks, City Secretary

APPROVED AS TO FORM:

____
Patricia A. Adams, City Attorney

PASSED AND APPROVED BY THE KAUFMAN COUNTY COMMISSIONERS COURT on this day of __________, 2023.

Kaufman County, Texas

____
Jakie Allen, County Judge

ATTEST:

____
Laura Hughes, County Clerk

APPROVED AS TO FORM:

____
Assistant District Attorney

Exhibit "A"

Annual Notice of Per Parcel Costs for Special Assessment Collections

Please accept this Annual Notice of Per Parcel Costs of collections for the collection of special assessment and the collection of operational maintenance costs for the Kaufman Public Improvement District No. 2 by the Kaufman County Tax Assessor/Collector's Office.

These per parcel costs were effective beginning in the year 2022 and were billed and collected by the____ day of____________________, 20___ .

	2022 Tax Year	2023 Tax Year
Parcels within Kaufman County	$1.50	$1.50

(Certified by the Kaufman County Central Appraisal District

Please attach this notice to your original Collection Contract as the official costs determined and agreed upon by the Kaufman County Tax Assessor's Office and the Kaufman County Commissioners Court.

____

Teressa Floyd
Tax Assessor/Collector
Kaufman County, Texas

Meeting Date: 7/24/2023	Date: 07/17/2023	Item #: 22.	Dept.: Administration

Ordinance
SUBJECT:
Consider and take appropriate action on Ordinance O-15-23, an ordinance of the City Council of the City of Kaufman, Texas, providing for the issuance and sale of the City of Kaufman, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023 in the amount of $9,500,000.00 to fund all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iii) acquiring, constructing, installing and equipping improvements to the City's stormwater and drainage system; and (iv) legal, fiscal and engineering fees in connection with such projects; and ordaining other matters relating to the subject.

BACKGROUND:
On May 22, 2023, the City Council approved a resolution authorizing the publication of a notice for the intent to issue combination tax and revenue certificates of obligation. This is for an amount not to exceed $9,500,000 for the purpose of (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iii) acquiring, constructing, installing and equipping improvements to the City's stormwater and drainage system; and (iv) legal, fiscal and engineering fees in connection with such projects.

Author:	Reviewed:
Mike Holder, City Manager	Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Ordinance O-15-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

CERTIFICATE FOR ORDINANCE

We, the undersigned officers of the City of Kaufman, Texas, hereby certify as follows:

1. The City Council of said City convened in regular meeting on the 24th day of July, 2023, at the scheduled meeting place thereof, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Jeff Jordan, Mayor
Matthew Phillips, Mayor Pro-Tem
Charles Gillenwater
Lisa Parker
Quattro Borders
Ashlea Longenecker
Jason Nelson

and all of said persons were present except, ___________________________ thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written Ordinance entitled

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, PROVIDING FOR THE SALE AND ISSUANCE OF THE CITY OF KAUFMAN, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

was duly introduced for consideration and passage. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

AYES: __ NOES: __ ABSTENTIONS: __

2. A true, full and correct copy of the aforesaid Ordinance passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Ordinance has been duly recorded in the official minutes of said City Council; the above and foregoing paragraph is a true and correct excerpt from said minutes of said meeting pertaining to the passage of said Ordinance; the persons named in the above and foregoing paragraph, at the time of said meeting and the passage of said Ordinance, were the duly chosen, qualified and acting members of said City Council as indicated therein; each of said officers and member was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that said Ordinance would be introduced and considered for passage at said meeting; and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Texas Government Code Chapter 551.

3. That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED THE 24th DAY OF JULY, 2023.

ATTEST:

Jeff Jordan, Mayor

Jessie Hanks, City Secretary

(SEAL)

ORDINANCE NO. O-15-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, PROVIDING FOR THE SALE AND ISSUANCE OF THE CITY OF KAUFMAN, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kaufman, Texas (the "Issuer"), deems it advisable to issue Certificates of Obligation in the amount and for the purposes hereinafter set forth;

WHEREAS, the Certificates of Obligation hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Texas Local Government Code and Subchapter B, Chapter 1502, Texas Government Code;

WHEREAS, the Issuer has heretofore passed a resolution authorizing and directing the City Secretary to give notice of intention to issue Certificates of Obligation, and said notice has been both (i) duly posted in a prominent location on the Issuer's website, and (ii) duly published in a newspaper of general circulation in said city, said newspaper being a "newspaper" as defined in Section 2051.044, Texas Government Code;

WHEREAS, the Issuer received no petition from the qualified electors of the Issuer protesting the issuance of such Certificates of Obligation;

WHEREAS, it is considered to be to the best interest of the Issuer that said interest-bearing Certificates of Obligation be issued to pay costs related to constructing, improving, acquiring and equipping the public improvements described below;

WHEREAS, no bond proposition to authorize the issuance of bonds for the same purpose as any of the projects being financed with the proceeds of the Certificates of Obligation was submitted to the voters of the Issuer during the preceding three years and failed to be approved; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code; Now, Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Certificates of the Issuer are hereby authorized to be issued and delivered in the aggregate principal amount of $[_____] for paying all or a portion of the Issuer's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iii) acquiring, constructing, installing and equipping improvements to the City's stormwater and drainage system; and (iv) legal, fiscal and engineering fees in connection with such projects (collectively, the "Project").

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES

AND INTEREST RATES OF CERTIFICATES. Each certificate issued pursuant to this Ordinance shall be designated: "CITY OF KAUFMAN, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION, SERIES 2023" and initially there shall be issued, sold, and delivered hereunder one fully registered Certificate, without interest coupons, dated July 15, 2023, in the principal amount stated above and in the denominations hereinafter stated, numbered T-1 (the "Initial Certificate"), with Certificates issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the Initial Certificate being made payable to the initial purchaser as described in Section 10 hereof), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the "Registered Owner"), and said Certificates shall mature and be payable serially on February 15 in each of the years and in the principal amounts, respectively, and shall bear interest from the dates set forth in the FORM OF CERTIFICATE set forth in Exhibit A of this Ordinance to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the following schedule:

Years (2/15)	Principal Amounts ($)	Interest Rates (%)

The term "Certificates" as used in this Ordinance shall mean and include collectively the certificates initially issued and delivered pursuant to this Ordinance and all substitute certificates exchanged therefor, as well as all other substitute certificates and replacement certificates issued pursuant hereto, and the term "Certificate" shall mean any of the Certificates.

Section 3. CHARACTERISTICS OF THE CERTIFICATES.

(a) Appointment of Paying Agent/Registrar. The Issuer hereby appoints The Bank of New York Mellon Trust Company, N.A., Dallas, Texas, to serve as paying agent and registrar for the Certificates (the "Paying Agent/Registrar"). Each of the Mayor and the City Manager is authorized and directed to execute and deliver in the name and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar.

(b) Registration. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three (3) days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE attached as Exhibit A to this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

(c) Exchange. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Certificates in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates which initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) Payment to Registered Owner. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal and interest with respect to such Certificate, for the purpose of registering transfers with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance.

(f) Paying Agent/Registrar. The Issuer covenants with the Registered Owners that at all times while the Certificates are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution or other entity to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than one hundred-twenty (120) days written notice to the Paying Agent/Registrar, to be effective not later than sixty (60) days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(h) Book-Entry Only System. The Certificates issued in exchange for the Initial Certificate shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof and the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as provided in subsections (j) and (k) of this Section, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

(i) Blanket Letter of Representations. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Certificates. Notwithstanding anything to the contrary contained herein, while the Certificates are subject to DTC's Book-Entry Only System and to the extent permitted by law, the Letter of Representations is hereby incorporated herein and its provisions shall prevail over any other provisions of this Ordinance in the event of conflict.

(j) Certificates Registered in the Name of Cede & Co. With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Registered Owner at the close of business on the Record date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(k) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Registered Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

(l) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the representation letter of the Issuer to DTC.

(m) General Characteristics of the Certificates. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the Registered Owners thereof, (ii) may and shall be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Certificates, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth as Exhibit A to this Ordinance.

(n) Authentication. Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE. In lieu of the executed PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the Initial Certificate delivered on the closing date shall have attached thereto the COMPTROLLER'S REGISTRATION CERTIFICATE substantially in the form provided in this Ordinance, manually executed by the Comptroller of Public Accounts of the State of Texas or by such person's duly authorized agent, which certificate shall be evidence that the Certificate initially issued and delivered has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller. The Initial Certificate issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in exchange for any Certificate issued under this Ordinance, the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the FORM OF CERTIFICATE set forth Exhibit A to this Ordinance.

(o) Cancellation of Initial Certificate. On the closing date, the Initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the order of the initial purchaser of the Certificates or its designee, executed by manual or facsimile signature of the Mayor and City Secretary, approved by the Attorney General of Texas, and registered by manual or facsimile signature by the Comptroller of Public Accounts of the State of Texas, will be delivered to such purchaser or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of such purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all of the Certificates for such maturity, registered in the name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

Section 4. FORM OF CERTIFICATES. The form of the Certificates, including the form of PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the form of ASSIGNMENT and the form of COMPTROLLER'S REGISTRATION CERTIFICATE to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as set forth in Exhibit A of this Ordinance, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the Issuer as a separate fund or account and the funds therein shall be deposited into and held in an account at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be accounted for separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of said Certificates. All amounts received from the sale of the Certificates as accrued interest shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said Issuer shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law.

(b) The Certificates are additionally secured by a limited pledge (not to exceed $1,000) of surplus revenues of the Issuer's waterworks and sewer system that remain after the payment of all maintenance and operation expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are secured by a lien on all or any part of the net revenues of the Issuer's waterworks and sewer system, constituting "Surplus Revenues". The Issuer shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to subsection (a) of this section, to the extent necessary to pay the principal of and interest on the Certificates. Notwithstanding the requirements of subsection (a) of this section, if Surplus Revenues or other lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to subsection (a) of this Section may be reduced to the extent and by the amount of the Surplus Revenues or other lawfully available funds then on deposit in the Interest and Sinking Fund.

(c) Chapter 1208, Texas Government Code, applies to the issuance of the Certificates and the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Certificates are outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, in order to preserve to the Registered Owners a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATES.

(a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Certificates shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged or the limited pledge of Surplus Revenues as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Certificates, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Certificates that is made in conjunction with the payment arrangements specified in subsection 6(a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Certificates for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Certificates immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection 6(a)(i) or (ii) of this Section. All income from such Defeasance Securities which is not required for the payment of the Defeased Certificates, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire, or otherwise discharge obligations such as the Certificates.

(d) Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Certificates of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Certificates by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES.

(a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement certificate shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement certificate without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificates in the form and manner and with the effect, as provided in Section 3 of this Ordinance for Certificates issued in conversion and exchange for other Certificates.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATES; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the Issuer is hereby authorized to have control of the Certificates initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificates pending their delivery and investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificates said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually, by facsimile, electronically or otherwise, sign the Comptroller's Registration Certificate attached to such Certificates, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners. In addition, if bond insurance is obtained, the Certificates may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of the Certificates is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Certificates to the initial purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Certificates is hereby approved and confirmed.

Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the Registered Owner for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than ten percent (10%) of the proceeds of the Certificates (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than ten percent (10%) of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than ten percent (10%) of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds five percent (5%) of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of five percent (5%) is used for a "private business use" that is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of $5,000,000, or five percent (5%) of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Certificates, other than investment property acquired with –

(A) proceeds of the Certificates invested for a reasonable temporary period until such proceeds are needed for the purpose for which the Certificates are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the rules and regulations of the United States Department of the Treasury (the "Treasury Regulations"), and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed ten percent (10%) of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using proceeds of the Certificates or the proceeds of any prior bonds to pay debt service on another issue more than ninety (90) days after the issuance of the Certificates in contravention of section 149(d) of the Code (relating to advance refunding's);

(9) to pay to the United States of America at least once during each five-year period (beginning on the delivery date of the Certificates) an amount that is at least equal to ninety percent (90%) of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than sixty (60) days after the Certificates have been paid in full, one hundred percent (100%) of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code;

(10) to file or cause to be filed with the Secretary of the Treasury, not later than the fifteenth (15th) day of the second calendar month after the close of the calendar quarter in which the Certificates are issued, an information statement concerning the Certificates, all under and in accordance with section 149(e) of the Code and the applicable Treasury Regulations promulgated thereunder; and

(11) to assure that the proceeds of the Certificates will be used solely for new money projects.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a "Rebate Fund" is hereby established by the Issuer for the sole benefit of the United States of America, and such Fund shall not be subject to the claim of any other person, including without limitation the Registered Owner. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and the Treasury Regulations. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Certificates, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Certificates, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor or the City Manager of the Issuer to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates.

(d) Allocation of, and Limitation on, Expenditures for the Project. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Project on its books and records by allocating proceeds to expenditures within eighteen (18) months of the later of the date that (1) the expenditure is made, or (2) the Project is completed. The foregoing notwithstanding, the Issuer shall not expend proceeds of the sale of the Certificates or investment earnings thereon more than sixty (60) days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired, unless the Issuer obtains an opinion of nationally-recognized bond counsel that such expenditure will not adversely affect the status, for federal income tax purposes, of the Certificates or the interest thereon. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The Issuer covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Qualified Tax-Exempt Obligations. The Certificates are hereby designated as "qualified tax-exempt obligations" as defined in section 265(b)(3) of the Code. In furtherance of such designation, the Issuer represents, covenants and warrants the following: (a) that during the calendar year in which the Certificates are issued, the Issuer (including any subordinate entities) has not designated nor will designate obligations, which when aggregated with the Certificates, will result in more than $10,000,000 of "qualified tax-exempt obligations" being issued; (b) that the Issuer reasonably anticipates that the amount of tax-exempt obligations issued, during the calendar year in which the Certificates are issued, by the Issuer (or any subordinate entities) will not exceed $10,000,000; and, (c) that the Issuer will take such action or refrain from such action as necessary, and as more particularly set forth in this Section 15 in order that the Certificates will not be considered "private activity bonds" within the meaning of section 141 of the Code.

Section 10. SALE OF CERTIFICATES AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) That the Certificates are hereby sold and shall be delivered to [_____] (the "Purchaser"), for the purchase price of $[_____] (representing the par amount of the Certificates of $[_____], plus net aggregate original issue premium of $[_____] (premium to be applied as set forth in Section 16), and less an underwriting discount of $[_____]) pursuant to the terms and provisions of an Official Notice of Sale and Official Bid Form, in substantially the form presented at this meeting, which the Mayor is hereby authorized to execute and deliver. The Initial Certificate shall be delivered to the Purchaser, and the Purchaser shall have the right to exchange the Initial Certificate as provided in Section 3 hereof without cost. The Initial Certificate shall be registered in the name of the Purchaser or the Purchaser's nominee.

(b) It is hereby officially found, determined and declared that the Certificates have been sold in a public sale to the Purchaser, after receiving sealed bids pursuant to an Official Notice of Sale and Official Bid Form. Before being awarded the winning bid, the Purchaser certified to the City in the Official Bid Form that either it filed the disclosure form required under Section 2252.908, Texas Government Code, or that it is exempt from the disclosure form filing requirements of the Texas Ethics Commission pursuant to Section 2252.908(c)(4), Texas Government Code. The sale of the Certificates to the Purchaser was on terms that are most advantageous to the City reasonably obtained and, upon the advice of the City's financial advisor, is in the best interests of the City

(c) The City Council hereby approves the form and content of the Official Statement relating to the Certificates and any addenda, supplement or amendment thereto (the "Official Statement"), and approves the distribution of such Official Statement in the reoffering of the Certificates by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement prior to the date hereof is hereby ratified and confirmed. The City Council also hereby approves the form and content of both the Official Notice of Sale and the Official Bid Form, and hereby ratifies and confirms the use of the Notice of Sale and Official Bid Form for the solicitation of bids on the Certificates prior to the date hereof.

(c) The Mayor, City Manager, City Secretary and Finance Director, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name of the Issuer all other such documents, certificates and instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the sale of the Certificates and the Official Statement. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 11. INVESTMENT AND SECURITY OF FUNDS.

(a) Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with other certificate proceeds for the Project; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on certificate proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

(b) The Issuer may invest proceeds of the Certificates (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Certificates will be used as soon as practicable for the purposes for which the Certificates are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds

Section 12. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the "Series 2023 Certificates of Obligation Construction Fund" for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Project as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said Fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"MSRB" means the Municipal Securities Rulemaking Board.
"Rule" means SEC Rule 15c2-12, as amended from time to time.
"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six (6) months after the end of each fiscal year ending in or after 2023, financial information and operating data with respect to the Issuer of the general type included in the final Official Statement under Tables numbered 1 through 6 and 8 through 15. The Issuer will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in or after 2023. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the Issuer will file unaudited financial statements within such twelve (12) month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so to be provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten (10) business days after the occurrence of the event) of any of the following events with respect to the Certificates:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other events affecting the tax status of the Certificates;
7. Modifications to rights of holders of the Certificates, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor trustee or change in the name of the trustee, if material;
15. Incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of any such financial obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the Issuer, any of which reflect financial difficulties.

As used in clause 12 above, the phrase "bankruptcy, insolvency, receivership or similar event" means the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets of the Issuer, or if jurisdiction has been assumed by leaving the existing City Council and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer. For the purposes of the above describe event notices 15 and 16, the term "financial obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(ii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the

Certificates within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes Certificates no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the Registered Owners and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended. The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the Registered Owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (b) a qualified person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Registered Owners and beneficial owners of the Certificates. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 14. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any Registered Owner, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the Registered Owners, (ii) grant additional rights or security for the benefit of the Registered Owners, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the Registered Owners, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of nationally recognized bond counsel materially adversely affect the interests of the Registered Owners.

(b) Except as provided in paragraph (a) above, the Registered Owners of Certificates aggregating in principal amount 51% of the aggregate principal amount of then outstanding Certificates that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the Registered Owners in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

(1) Make any change in the maturity of any of the outstanding Certificates;

(2) Reduce the rate of interest borne by any of the outstanding Certificates;

(3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;

(4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or

(5) Change the minimum percentage of the principal amount of any series of Certificates necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to each Registered Owner of the affected Certificates a copy of the proposed amendment. Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the Issuer for inspection by all Registered Owners of such Certificates.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the Registered Owner of at least 51% in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all Registered Owners of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the Registered Owner of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six (6) months from the date of such consent, and shall be conclusive and binding upon all future Registered Owners of the same Certificate during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the Registered Owner who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the Registered Owners of 51% in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Certificates, the Issuer shall rely solely upon the registration of the ownership of such Certificates on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the Registered Owners, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers or employees of the Issuer or the City Council.

Section 16. PREMIUM. The Certificates are being sold at a net aggregate premium equal to $[_____]. With respect to such premium attributable to the Certificates, $[_____] shall be used to pay costs of issuance (including underwriter's discount and bond insurance premium).

Section 17. APPROPRIATION. To pay the debt service coming due on the Certificates prior to receipt of the taxes levied to pay such debt service, if any, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 18. NO PERSONAL LIABILITY. No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the Issuer or any person executing any Certificate.

Section 19. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

Section 20. EFFECTIVE DATE. In accordance with the provisions of Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

PASSED AND APPROVED this 24th day of July, 2023.

____
Jeff Jordan, Mayor

ATTEST:

____
Jessie Hanks, City Secretary

EXHIBIT A

(a) Form of Certificate.

NO. R-

PRINCIPAL AMOUNT $_________

UNITED STATES OF AMERICA
STATE OF TEXAS

CITY OF KAUFMAN, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION
SERIES 2023

INTEREST RATE	DELIVERY DATE	MATURITY DATE	CUSIP NO.
		February 15, ____	

REGISTERED OWNER:

PRINCIPAL AMOUNT: DOLLARS

THE CITY OF KAUFMAN, TEXAS, in Kaufman County, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date specified above at the Interest Rate per annum specified above. Interest is payable on February 15, 2024 and semiannually on each August 15 and February 15 thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of The Bank of New York Mellon Trust Company, N.A., Dallas, Texas, which is the "Paying Agent/Registrar" for this Certificate. The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Certificate (the "Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared at the close of business on the last business day of the month preceding each such date (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered

Owner. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a “Special Record Date”) will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the Registered Owner of this Certificate that on or before each principal payment date and interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the “Interest and Sinking Fund” created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is one of a series of Certificates dated July 15, 2023, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of $[_____] for paying all or a portion of the Issuer’s contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City’s waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iii) acquiring, constructing, installing and equipping improvements to the City’s stormwater and drainage system; and (iv) legal, fiscal and engineering fees in connection with such projects.

ON FEBRUARY 15, 2033, or on any date thereafter, the Certificates of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Certificates, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Certificate may be redeemed only in an integral multiple of $5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

THE CERTIFICATES SCHEDULED TO MATURE on February 15, in the years [_____] (the “Term Certificates”) are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Certificates, on dates and in the respective principal amounts, set forth in the following schedule:

<u>Term Certificates due February 15, 20__:</u>

Mandatory Redemption Date: 2/15/20__	Principal Amount: $_____
Mandatory Redemption Date: 2/15/20__*	Principal Amount: $_____

* Stated Maturity

The principal amount of Term Certificates of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Certificates of the same maturity which, at least forty-five (45) days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

AT LEAST THIRTY (30) days prior to the date fixed for any redemption of Certificates or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least thirty (30) days prior to the date fixed for any such redemption, to the Registered Owner of each Certificate to be redeemed at its address as it appeared on the business day prior to the mailing of such redemption notice; provided, however, that the failure of the Registered Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificates or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the Registered Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Ordinance.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE CERTIFICATES, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a notice of conditional redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of any integral multiple of $5,000. As provided in the Ordinance, this Certificate may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificates, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of $5,000 as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any integral multiple of $5,000 to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within forty-five (45) days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owners.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate is additionally secured by and payable from a limited pledge (not to exceed $1,000) of the Surplus Revenues of the Issuer's waterworks and sewer system remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are payable from all or part of said revenues, all as provided in the Ordinance.

THE ISSUER HAS RESERVED THE RIGHT to amend the Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the Registered Owners of a majority in aggregate principal amount of the outstanding Certificates.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Certificate and the Ordinance constitute a contract between each Registered Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the Issuer and countersigned with the manual or facsimile signature of the City Secretary of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Certificate.

(signature)	(signature)
City Secretary	Mayor

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: ____________________.

The Bank of New York Mellon Trust Company, N.A.
Dallas, Texas
Paying Agent/Registrar

By: ____________________________________
Authorized Representative

I Form of Assignment.

ASSIGNMENT
(Please type or print clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: ________________________

____

Transferee's Social Security or Taxpayer Identification Number: ________________________

Transferee's name and address, including zip code: ________________________

____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints ____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: ____________________.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

(d) Form of Registration Certificate of the Comptroller of Public Accounts.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. ____________

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Certificate and that this Certificate has been registered this day by me.

Witness my signature and seal this ________________________.

____
Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

I Initial Certificate Insertions.

(B) The Initial Certificate shall be in the form set forth is paragraph (a) of this Section, except that:

B. immediately under the name of the Certificate, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. _____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF KAUFMAN, TEXAS, in Kaufman County, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on February 15 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years (2/15)	Principal Installments ($)	Interest Rates (%)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date specified above at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2024, and semiannually on each August 15 and February 15 thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The Initial Certificate shall be numbered "T-1."

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Splash Pad	Parks &Rec	TBD	10/23/2018	Shannon Park under construction	2,3,4
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	In Progress	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
South Pointe	Development Serv		2/3/2021	Ground breaking occurred 10/22	2,3,4
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	In progress	5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed	1,2,5
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Disc Golf Course	Admin/PW	TBD	8/23/2019	TPWD Grant Awarded	2,3,4
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks &Rec	TBD	12/10/2019	TPWD Grant Awarded	4,5
Comprehensive Plan	Admin		8/26/2020	Need to update plan/Exploring Grant Opportunities	2,3,4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
North & South Water Tower Rehab	Public Works		1/29/2021	South Tower Rehab Completed	4,5
Body Cameras	PD		2/2/2021	Implementing and training underway	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Contract Awarded 042522	3,4,5
Inclusive Park	Admin/PW		4/29/2021	TPWD Grant Awarded	3,4,5
Connector Road	Admin		4/29/2021	County has project under design	2,3,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Northeast Utility Project	Admin/PW		9/17/2021	Developer's agreeements approved	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Downtown Square Landscape Update	PW/Admin		9/23/2022	Notice to Proceed for January 3, 2023	3,4
Kings Fort Park	PW/Admin		7/27/2022	TPWD Grant Awarded	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5

DISCUSSION ITEMS REPORT (DIR)

COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	elopment Serv	)1/28/2019 02/25/201	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks &Rec	8/5/2019	10/23/2018	Aproved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2
Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5

STAR TRANSIT
Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

DATE: July 7, 2023

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: **June 2023 Ridership Report**

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,590	2,625	2,453	2,434	2,436	2,396	3,244	2,540	2,732	2,921			**26,371**
Days of Service	21	21	20	20	18	17	23	19	22	21			**202**
Avg. Daily Trips	123	125	123	122	135	141	141	134	124	139			**131**
Elderly & Disabled Trips	1,713	1,737	1,693	1,769	1,732	1,685	2,300	1,992	1,646	2,472			**18,739**
E&D Percentage	66%	66%	69%	73%	71%	70%	71%	78%	60%	85%			**71%**

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	949	831	750	763	759	557	737	809	708	539			**7,402**
Days of Service	21	21	20	20	18	17	23	19	22	21			**202**
Avg. Daily Trips	45	40	38	38	42	33	32	43	32	26			**37**
Median Wait Time (mins)	21.50	26.23	31.45	31.28	18.50	26.37	24.68	34.00	26.47	30.82			**27.13**

Completed Boardings	Avg. Boardings Per Service Hr.	Boarding Cancellations	Boarding Cancellations (No-Show)	Cancellation Percentage	Cancellation Percentage (No Show)
539	0.78	167	21	23.65 %	2.97 %

Total Requests	Completed Requests	No Drivers Available Requests	Request Cancellations	Request Cancellations (No Show)	Avg. # of Requests per Rider
667	515	1	151	21	6.27

Avg. Travel Duration	Avg. Travel Distance	Mean Wait Time	Median Wait Time	Bookings from Admin Panel	Bookings from Rider Mobile App	Bookings from Rider Web
14.23 min	3.19 mi	62.65 min	30.82 min	81.26 %	18.74 %	0 %

Flag Down Bookings	Avg. # Riders per Request
0 %	1.05

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	832	748	652	682	662	491	636	720	668	539			**6,630**

CITY OF KAUFMAN

Compliance Reporting June 2023

Prepared By: Barker, Corey D
cbarker@careflite.org

Friday, July 14, 2023

Contents

City of Kaufman Response Summary

	Responses	Transports	Exceptions	Compliance %	Transport %
Priority 1 <8:59	33	26	2	94%	**79%**
Priority 2 <11:59	60	35	3	95%	**58%**
Priority 3 <14:59	19	17	0	100%	**89%**
Emergency Transfers<0:59:59	94	89	39	59%	**95%**
Non-Emergency Transfers<0:15	45	44	11	76%	**98%**
Helicopter	15	15			
Totals	**266**	**226**			**75.53%**

City of Kaufman Transport Summary

Transport Summary:

	Number	Percentage
Baylor Scott and White Dallas	7	3%
Baylor Scott and White Sunnyvale	4	2%
Baylor Scott and White Lakepointe Rowlett	0	0%
Baylor Scott and White Lakepointe Forney	0	0%
Childrens Medical Center	10	5%
Dallas Regional Medical Center	6	3%
Medical City Dallas	2	1%
Parkland	0	0%
Texas Health-Dallas	78	37%
Texas Health- Kaufman	55	26%
Texas Health -Plano	0	0%
Texas Health-Rockwall	3	1%
UT Health- Athens	2	1%
UT Health- Tyler	2	1%
UT Health- Cedar Creek	0	0%
VA Medical Center Dallas	0	0%
Other Hospitals	13	6%
Nursing home, residence, other	29	14%
	211	**100%**

City of Kaufman Non-Transport Summary

	Number	% of Total
Patient Refusal/Treat No Transport	16	40%
Pt is DOS	0	0%
Cancellation- No Patient	24	60%
	40	100%

City of Kaufman Response Time Analysis

Average Response Time
City Wide--Emergency Calls

0:06:18

City of Kaufman Last 100 Responses

	Responses	Exceptions	
Last 100 Calls			
Priority 1	100	9	91%
Priority 2	100	6	94%
Priority 3	100	2	98%
Average Last 100			**94%**

KAUFMAN FIRE DEPARTMENT

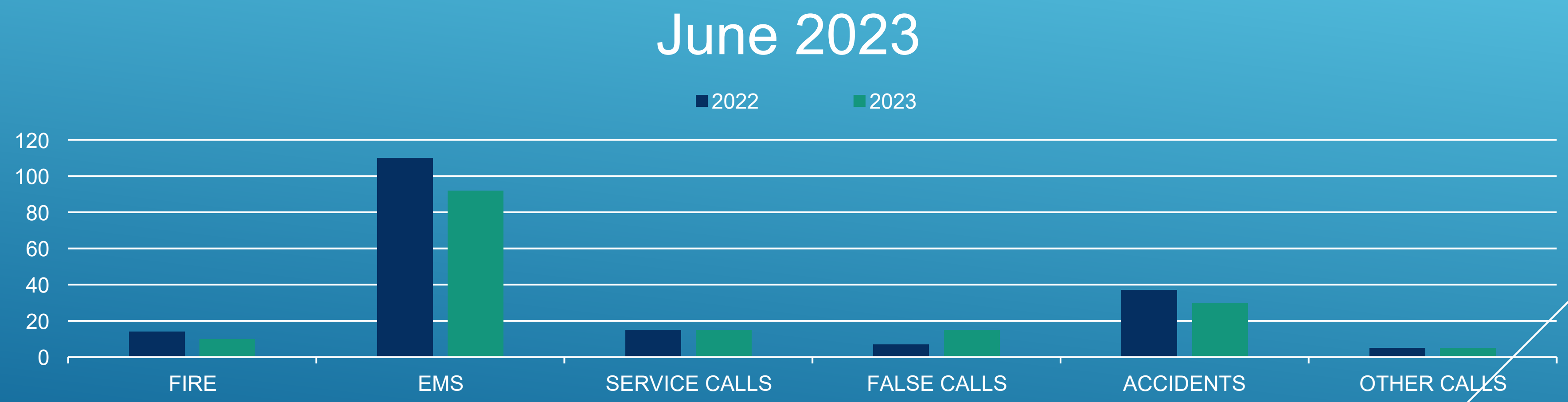
MONTHLY DASHBOARD REPORT

JUNE 2023

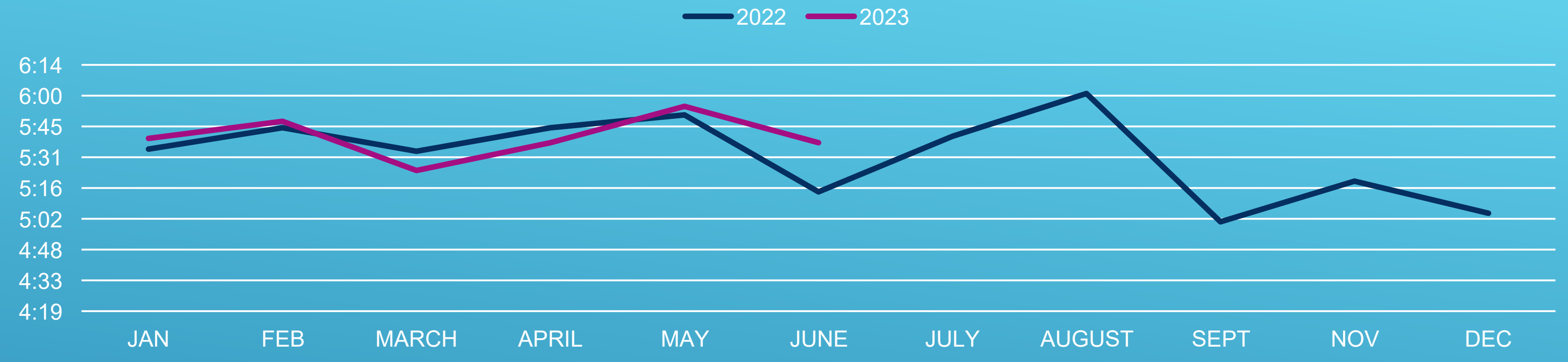
KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT JUNE 2023

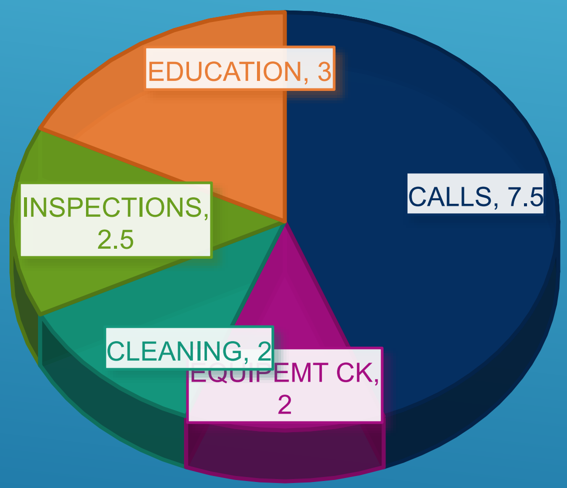
City of Kaufman

	2022 June	2023 June	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT.21 TO june 22	FISCIAL YTD OCT.22 June 23	FISCIAL YTD INCREASE DECREASE %
FIRE CALLS	14	10	-29%	127	129	2%
RESCUE & EMERGENCY MEDICAL SERVICES	110	92	-16%	894	974	9%
HAZARDOUS CONDITIONS	10	15	50%	158	173	9%
SERVICE / GOOD INTENT CALLS	15	15	0%	144	146	1%
FALSE ALARMS & FALSE CALLS	7	15	114%	80	85	6%
ACCIDENTS	37	30	-19%	360	296	-22%
OTHER INCIDENTS	5	5	0%	65	55	-18%
TOTAL CALLS	198	182	-8%	1828	1858	2%



MONTHLY RESPONSE TIMES



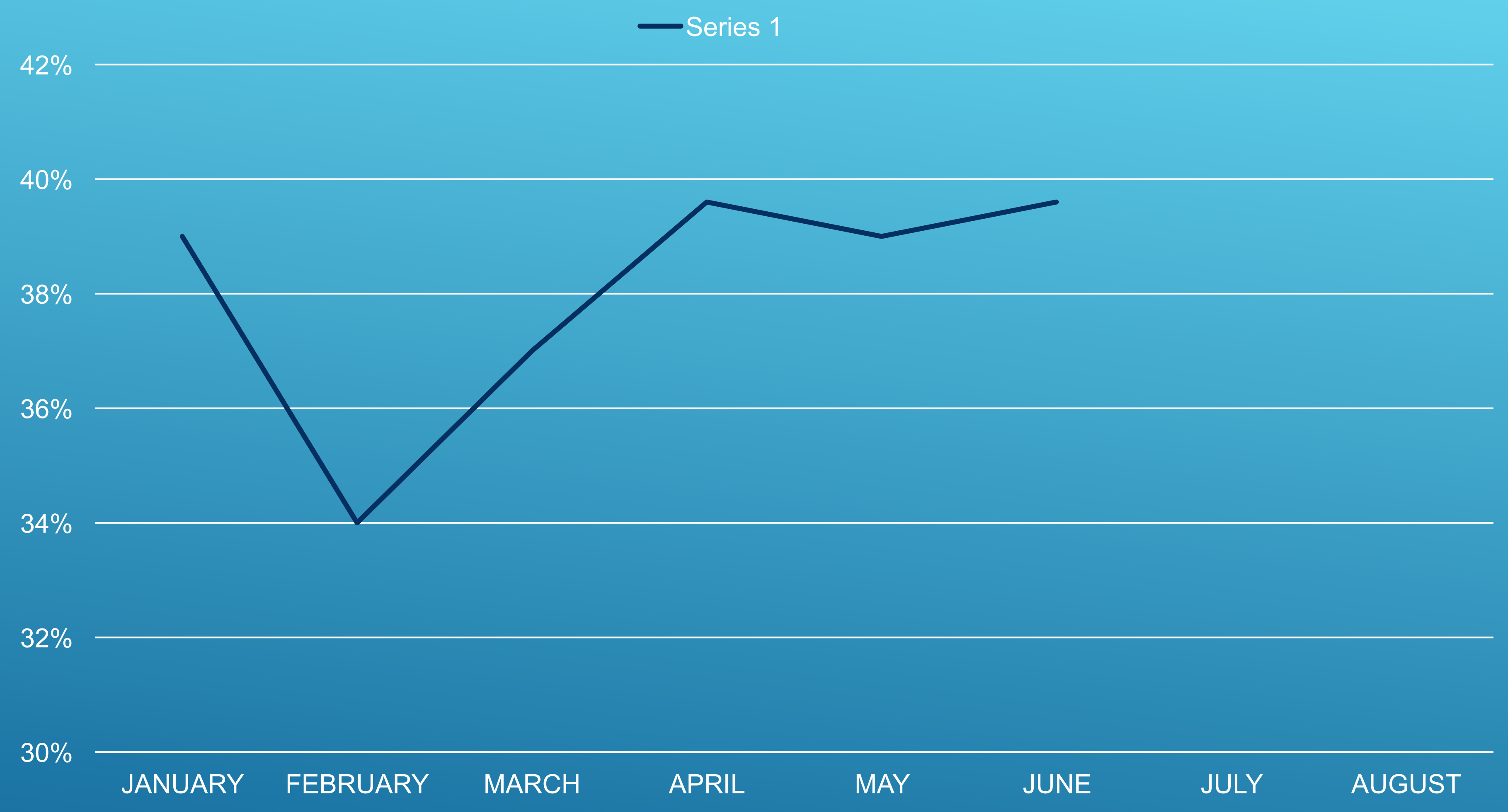


SHIFT HOURLY UTILIZATION 39.6 %

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JUNE 2023

MONTHLY HOURLY UTILIZATION



KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JUNE 2023

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JUNE 2023

JUNE PREVENTION REVIEW

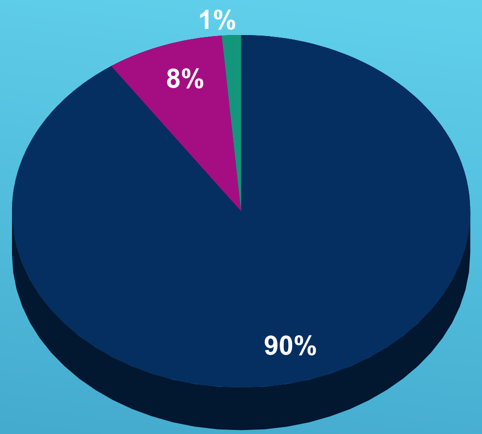
5 DEVELOPMENT PLANS REVIEWED

CONDUCTED 39 FIRE SAFETY INSPECTIONS

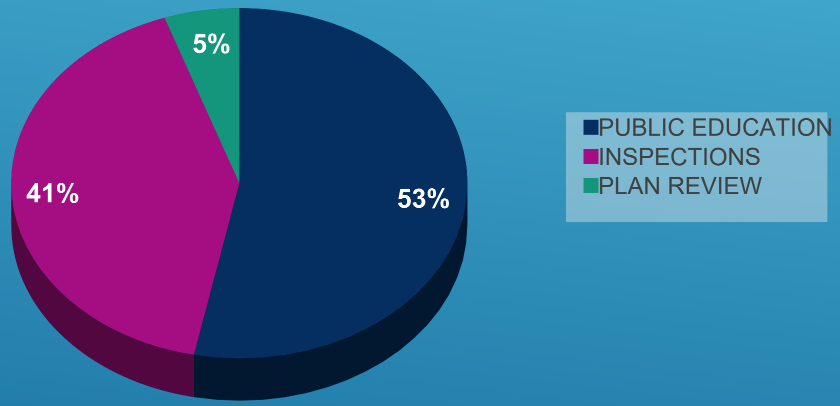
PERFORMED 5 SCHOOL CAMPUS SITE ANNUAL FIRE INSPECTIONS

PASSED OUT FIRE PREVENTION MATERIALS TO APPROX. 55 CITIZENS

YEARLY 2022



JUNE 2023



PERSONNEL CONTINUNING EDUCATION

FIRE

SELF CONTAINED BREATHING APPARATUS PARTS 1& 2 REVIEW

EMS

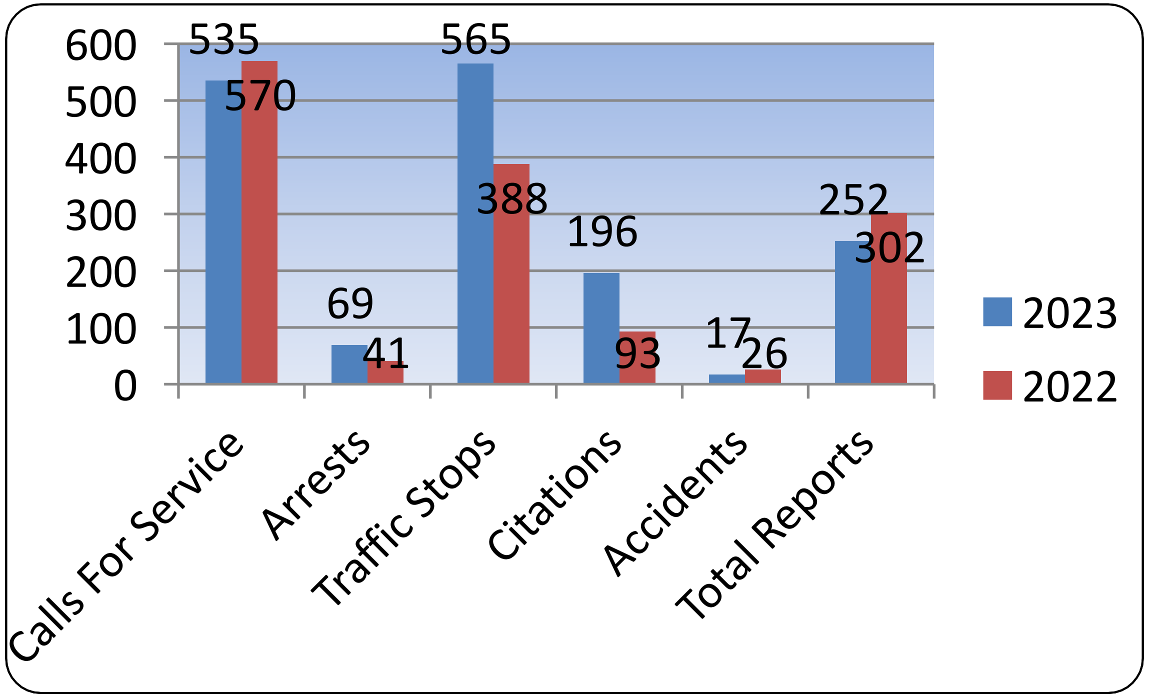
SHOCK MANAGEMENT AND BLEEDING CONTROL

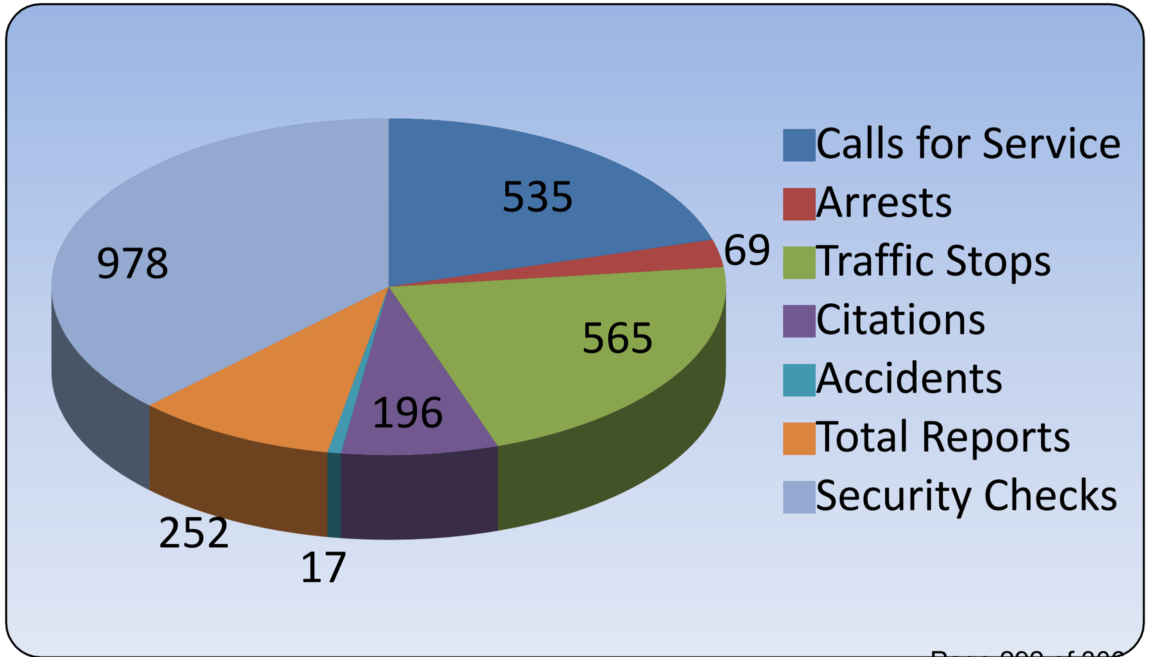
KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY JUNE 2023

June 2023, Kaufman Police Department's Patrol Division Activity:

- **535** Calls For Service, Including Accidents
- **17** Traffic Accidents
- Completed **978** Homes, Parks, & Business Checks
- Completed **565** Traffic Stops
- Completed **63** Offence Reports
- Completed **189** Incident Reports
- Completed **252** Reports
- Made **67** Arrests
- Average monthly response time to calls is **4:20** minutes.





Community Engagement June 2023

Social Media Posts, Facebook Followers 12,871.

Events attended by Kaufman Police Department employees:

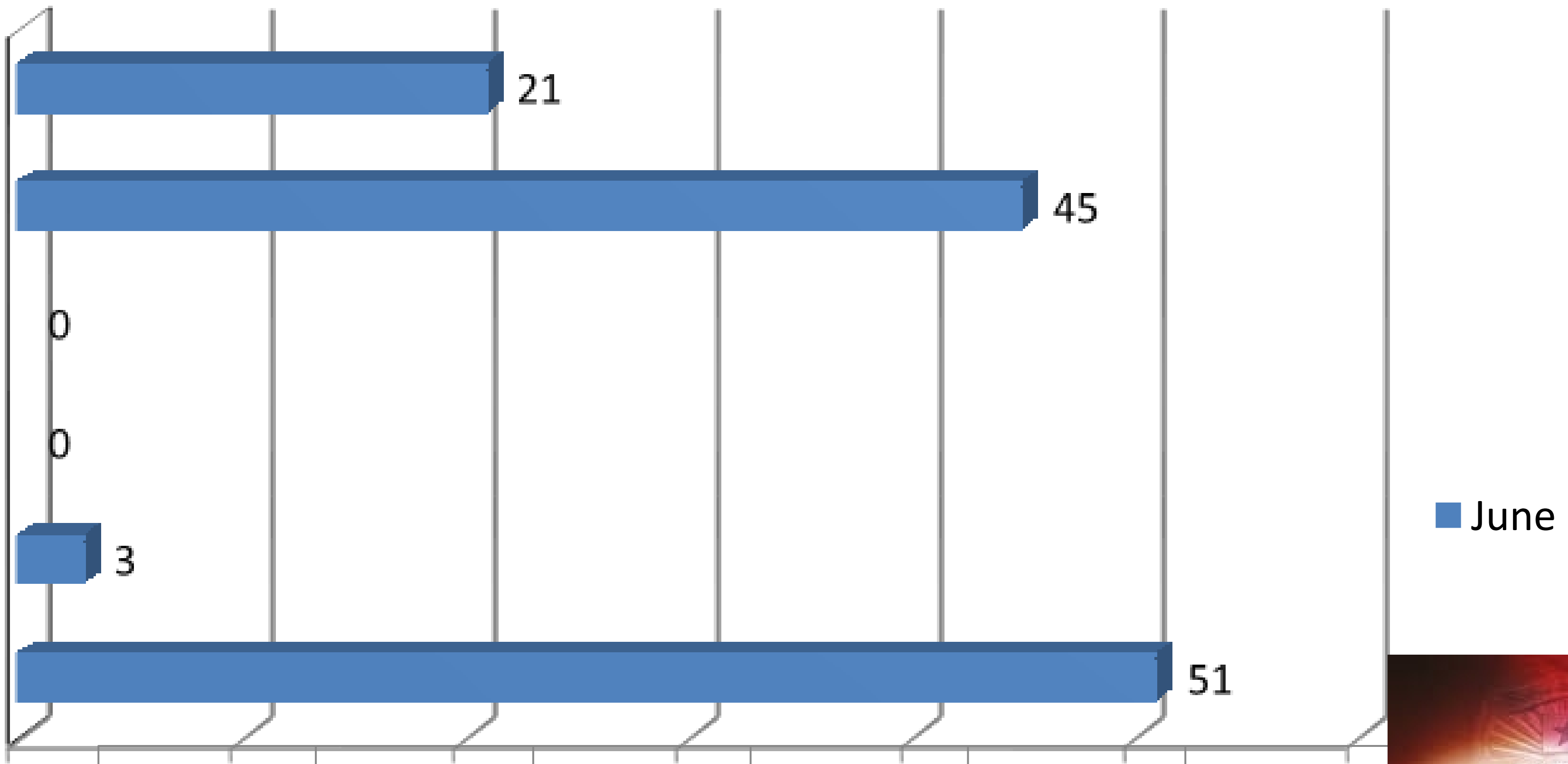
- On June 01, 2023, the Body Worn Cameras went live across the Department.
- Chief Edwards and Sgt. Stastny attended the Shannon Park Ribbon Cutting on June 02, 2023.
- Kaufman PD assisted film crew on the City Square.
- New Officer Tyler Snell started his career with the Kaufman Police Department June 05. 2023.
- Chief Edwards and Sgt. Stastny attended the Kaufman County Crime Stoppers meeting on June 05, 2023.
- Chief Edwards and Robin Smith attended former City Dispatcher employee Patty Hawkins funeral on June 08, 2023.
- Promoted Captain Colter Leftwich Pinning Ceremony was held on June 09, 2023, in the City Council Chambers.
- Sgt. Jason Stastny married former City Police Employee, Sandra Ortiz on June 9, 2023, at the Kaufman County Court House.
- The Kaufman Police Department Association held its annual Fishing Tournament and had a great turn-out. On June 10, 2023.
- Officer Aaron Buccafurno graduated from the Police Academy on June 16, 2023, and was sworn in and had his pinning get together.
- Captain Colter Leftwich presented a Civilian Active Shooter Training class for the Lions Club Meeting.

Training

Chief Edwards attended the LEMIT Chief of Police annual Training the week of 6/12-16/2023 at Sam Houston University in Huntsville.

KAUFMAN CRIMINAL INVESTIGATIONS ACTIVITY JUNE 2023

Kaufman Criminal Investigations Division
June 2023



	Cases Assigned	Search Warrants	Arrest Warrants	Cases Unfounded	Cases filed with D.A.	Cases filed with City Court
June	51	3	0	0	45	21

KAUFMAN POLICE DEPARTMENT
JUNE 2023

Year to Date Comparison Report

Printed On: 07/07/2023

Beginning Date: 01/01/2023 Ending Date: 06/30/2023

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	28	13	3.58	24	16.67%
Aggravated Assault	5	1	0.64	10	-50.00%
Intimidation	0	0	0.00	0	-
Simple Assault	23	12	2.94	14	64.29%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	12	0	1.53	3	300.00%
Counterfeiting/Forgery, Total	6	0	0.77	2	200.00%
Destruction/Damage/Vandalism of Property, Total	18	5	2.30	8	125.00%
Drug/Narcotic Offenses, Total	155	144	19.80	96	61.46%
Drug Equipment Violations	47	47	6.00	32	46.88%
Drug/Narcotic Violations	108	97	13.79	64	68.75%
Embezzlement, Total	7	4	0.89	1	600.00%
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	5	2	0.64	2	150.00%
False Pretense/Swindle/Confidence Game	0	0	0.00	0	-
Credit Card/Automatic Teller Machine Fraud	1	0	0.13	0	-
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	4	2	0.51	2	100.00%
Gambling Offenses, Total	1	1	0.13	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	1	1	0.13	0	-
Sports Tampering	0	0	0.00	0	-

Year to Date Comparison Report

Printed On: 07/07/2023

Beginning Date: 01/01/2023 **Ending Date: 06/30/2023**

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Gambling Equipment Violations	0	0	0.00	0	-
Homicide Offenses, Total	2	0	0.26	0	-
Murder and Nonnegligent Manslaughter	2	0	0.26	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	1	-100.00%
Larceny/Theft Offenses, Total	53	13	6.77	24	120.83%
Motor Vehicle Theft, Total	13	2	1.66	2	550.00%
Pornography/Obscene Material, Total	6	0	0.77	3	100.00%
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	1	-100.00%
Sex Offenses, Total	3	1	0.38	3	0.00%
Fondling	3	1	0.38	2	50.00%
Rape	0	0	0.00	1	-100.00%
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	1	1	0.13	1	0.00%
Weapons Law Violations, Total	9	9	1.15	1	800.00%
Group A Offense, Total	319	195	40.75	173	84.39%

Year to Date Comparison Report

Printed On: 07/07/2023

Page 3 of 3

Beginning Date: 01/01/2023 Ending Date: 06/30/2023

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Person, Total	33	14	4.22	28	17.86%
Crimes Against Property, Total	115	27	14.69	45	155.56%
Crimes Against Society, Total	171	154	21.84	100	71.00%
Officers Killed or Assaulted YTD	0			2	-100.00%

KAUFMAN POLICE DEPARTMENT
CODE ENFORCEMENT JUNE 2023

<u>June 2023, Kaufman Code Enforcement Located or Responded To-</u>

- Total Violations – 153
- Cases Opened/First Notice Sent – 73
- Second Notice of Violation Sent – 3
- Cases Sent To Court – 0
- Cases Closed – 45
- Current Active Cases - 23

KAUFMAN POLICE DEPARTMENT
ANIMAL CONTROL REPORT JUNE 2023

June 2023, Kaufman Animal Control Responded To-

- 74 Calls For Service
- 2 Follow-up Calls
- Warnings Issued – 7
- Citations Issued – 3
- Traps Set – 2

Animals Captured	Animals Turned Over
On Calls – 6	To Owner – 1
On View – 0	To Humane Society – 7

Dead Animals Recovered: - 2
Non-Domestic Animals Captured – 0

Development Services
June Monthly Report
Permits Issued: 06/01/2023 - 06/30/2023

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project SQ. FT.	Valuation	Project SQ. FT.	Total Fees Collected
23-000023	2023 Food Permits - Expire	1509 CEDAR KNOLL Dr.	Matthew Pugh (Business M	06/30/2023 at 8:41 AM	$0.00	0.00	$360.50
23-000027	2023 Food Permits - Expire	1828 Poseidon Dr	Danny Garner (Business Ma	06/14/2023 at 12:35 PM	$0.00	0.00	$566.50
23-000013	Alcohol Permit - Expires wl	702 E Mulberry St.	Family Dollar (Business Ma	06/09/2023 at 4:31 PM	$0.00	0.00	$60.00
23-000026	Banners and Temporary Si	208 S Washington St.	Maribel Torres Mendez (Bu	06/05/2023 at 4:07 PM	$0.00	0.00	$51.50
23-000029	Banners and Temporary Si	300 E Hwy 175	Stefani Webster (Business I	06/15/2023 at 1:35 PM	$0.00	0.00	$51.50
23-000031	Banners and Temporary Si	300 E Hwy 175	Stefani Webster (Business I	06/15/2023 at 1:47 PM	$0.00	0.00	$51.50
23-000032	Banners and Temporary Si	300 E Hwy 175	Stefani Webster (Business I	06/15/2023 at 1:38 PM	$0.00	0.00	$51.50
23-000034	Commercial Minor Additio	1301 S Washington St.	Adrian Coria-Merlan (Gene	06/29/2023 at 3:53 PM	$51,000.00	155.00	$990.05
23-000342	Commercial Minor Additio	2100 S Washington	Daniel Zuretti (General Cor	06/26/2023 at 2:12 PM	$18,000.00	20.00	$164.80
23-000318	Demolition (C)	500 S Washington St.	James Bernhagen (General	06/14/2023 at 3:48 PM	$5,000.00	0.00	$103.00
23-000323	Demolition (C)	1003 S Washington St.	Jessica Hunt (Demolition C	06/16/2023 at 4:29 PM	$5,500.00	0.00	$103.00
23-000310	Driveway, Parking Lot or Si	306 Edgar St.	Ness Tijerina (General Cont	06/08/2023 at 2:36 PM	$10,200.00	0.00	$80.00
23-000231	Duplex, Triplex, Quadraple	4901 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 10:50 AM	$112,500.00	1392.00	$5,839.71
23-000232	Duplex, Triplex, Quadraple	4903 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 10:52 AM	$112,500.00	1392.00	$8,550.71
23-000233	Duplex, Triplex, Quadraple	4905 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 10:53 AM	$112,500.00	1392.00	$5,839.71
23-000234	Duplex, Triplex, Quadraple	4907 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 10:55 AM	$112,500.00	1392.00	$8,550.71
23-000235	Duplex, Triplex, Quadraple	4909 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 10:56 AM	$112,500.00	1392.00	$5,839.71
23-000236	Duplex, Triplex, Quadraple	4911 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 10:58 AM	$112,500.00	1392.00	$8,550.71
23-000237	Duplex, Triplex, Quadraple	4913 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 10:59 AM	$112,500.00	1392.00	$5,839.71
23-000238	Duplex, Triplex, Quadraple	4915 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 11:00 AM	$112,500.00	1392.00	$8,550.71
23-000239	Duplex, Triplex, Quadraple	4917 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 11:01 AM	$112,500.00	1392.00	$5,839.71
23-000240	Duplex, Triplex, Quadraple	4919 Lions Den Trl.	Wade Hebb (General Contr	06/08/2023 at 11:02 AM	$112,500.00	1392.00	$8,550.71
23-000346	Electrical Permit	500 S Houston St.	Wade Hebb (General Contr	06/30/2023 at 3:22 PM	$4,000.00	0.00	$82.40
23-000341	Electrical Permit (Web Bas	1902 E Hwy 175	Clint Taylor (Electrical Cont	06/23/2023 at 12:36 PM	$3,000.00	0.00	$82.40
23-000303	Fence Permit	1825 Nottingham Dr.	Christopher Hall (General C	06/07/2023 at 2:06 PM	$2,500.00	0.00	$82.40
23-000316	Fence Permit	2600 Tabor Pkwy.	Mark Michael (General Cor	06/14/2023 at 9:13 AM	$55,000.00	0.00	$641.69
23-000321	Fence Permit	1106 S Jackson St.	Jose Resendiz (General Cor	06/15/2023 at 10:14 AM	$5,000.00	0.00	$82.40
23-000324	Fence Permit	1833 Pecan Valley Dr.	Mark Spradlin (Fence Cont	06/20/2023 at 8:44 AM	$2,370.00	0.00	$82.40
23-000325	Fence Permit	1831 Pecan Valley Dr.	Mark Spradlin (Fence Cont	06/20/2023 at 8:45 AM	$2,640.00	0.00	$82.40
23-000326	Fence Permit	1829 Pecan Valley Dr.	Mark Spradlin (Fence Cont	06/20/2023 at 8:44 AM	$2,772.00	0.00	$82.40
23-000328	Fence Permit	1827 Pecan Valley Dr.	Mark Spradlin (Fence Cont	06/20/2023 at 8:50 AM	$3,297.00	0.00	$82.40
23-000329	Fence Permit	1808 Pecan Valley Dr.	Mark Spradlin (Fence Cont	06/20/2023 at 8:50 AM	$2,134.00	0.00	$82.40
23-000330	Fence Permit	1835 Pecan Valley Dr.	Mark Spradlin (Fence Cont	06/20/2023 at 8:49 AM	$2,790.00	0.00	$82.40
23-000272	Fire Alarm, Fire Lane, Fire S	91 Oak Creek Dr.	William Moore (Fire Sprink	06/27/2023 at 5:00 PM	$28,000.00	0.00	$434.20
23-000274	Fire Alarm, Fire Lane, Fire S	91 Oak Creek Dr.	William Moore (Fire Sprink	06/27/2023 at 4:59 PM	$29,000.00	0.00	$444.60
23-000343	Irrigation Permit	750 Highway 175	Mario Collazo (Irrigation Co	06/28/2023 at 8:37 AM	$22,000.00	0.00	$82.40
23-000337	Juniper Point Apartments	2600 Tabor Pkwy	Misty Brown (Irrigation Cor	06/28/2023 at 8:52 AM	$131,000.00	0.00	$82.40
23-000312	Mechanical Permit	801 S Houston St.	Robert Smith (Mechanical (	06/13/2023 at 3:57 PM	$11,400.00	0.00	$82.40
23-000344	Mechanical Permit	1851 Lakeside Dr.	Robert Smith (Mechanical (	06/29/2023 at 4:04 PM	$8,097.00	0.00	$82.40
23-000307	Plumbing Permit	2203 La Jolla Dr.	Daniel Morgan (Plumbing C	06/09/2023 at 9:31 AM	$1,000.00	0.00	$82.40
23-000335	Plumbing Permit	100 E 5Th St.	Jonathan Woolwine (Plumb	06/26/2023 at 2:40 PM	$240,900.00	0.00	$82.40
23-000338	Plumbing Permit	1603 Lee St.	Roberto Escobedo (Plumbi	06/22/2023 at 1:30 PM	$1,000.00	0.00	$80.00
23-000332	Residential Accessory/Carp	3832 Myrtle Way	Richard Moore (General Co	06/20/2023 at 1:52 PM	$3,400.00	80.00	$82.40
22-000741	Residential Addition, Remo	608 S Wilson St.	Maria Campa (General Con	06/12/2023 at 2:24 PM	$18,000.00	0.00	$847.71
23-000227	Residential Addition, Remo	203 E Ann St.	Genaro Contreras (General	06/28/2023 at 1:28 PM	$40,000.00	0.00	$1,231.88
23-000315	Residential Addition, Remo	402 E 4Th St.	Roy Self (General Contracto	06/12/2023 at 10:20 AM	$3,000.00	0.00	$162.40
23-000320	Residential Addition, Remo	1106 S Jackson St.	Jose Resendiz (General Cor	06/16/2023 at 3:07 PM	$40,000.00	0.00	$1,026.91

23-000327	Residential Addition, Remo	606 N Washington St.	Aaron Rogers (General Con	06/21/2023 at 4:56 PM	$50,000.00	0.00	$1,276.00
23-000334	Residential Addition, Remo	703 N Wilson St.	Richard Moore (General Co	06/27/2023 at 1:50 PM	$2,788.00	0.00	$82.40
23-000291	Residential New Permit	1511 E 1st North St	Noe Mondragon (General (	06/23/2023 at 2:05 PM	$110,000.00	2322.00	$7,937.36
23-000294	Residential New Permit	4027 Three Forks Rd.	Ruben Reyna (General Con	06/15/2023 at 11:46 AM	$390,000.00	2580.00	$5,163.71
23-000295	Residential New Permit	3821 Myrtle Way	Ruben Reyna (General Con	06/15/2023 at 11:44 AM	$360,000.00	2173.00	$5,041.61
23-000296	Residential New Permit	3928 Holly Springs Ln.	Ruben Reyna (General Con	06/15/2023 at 11:53 AM	$500,000.00	3417.00	$5,414.81
23-000297	Residential New Permit	3926 Holly Springs Ln.	Ruben Reyna (General Con	06/15/2023 at 11:50 AM	$412,000.00	2594.00	$5,167.91
23-000298	Residential New Permit	3916 Holly Springs Ln.	Ruben Reyna (General Con	06/15/2023 at 11:48 AM	$446,000.00	3000.00	$5,289.71
23-000290	Roof (Repair or Replace)	1201 S Clay	Luke Bradicich (Roof Contra	06/02/2023 at 4:43 PM	$8,439.00	0.00	$82.40
23-000299	Roof (Repair or Replace)	1405 Overlook Dr.	Francis Lopez (General Con	06/07/2023 at 8:10 AM	$11,000.00	0.00	$82.40
23-000300	Roof (Repair or Replace)	202 E 5th St.	Kari Camacho (General Cor	06/13/2023 at 8:19 AM	$11,863.84	0.00	$82.40
23-000302	Roof (Repair or Replace)	1593 Leon St.	Charles Hartley (General Co	06/08/2023 at 12:32 PM	$3,300.00	0.00	$80.00
23-000311	Roof (Repair or Replace)	405 E Ann St.	Andrade Juan & Petra (Hor	06/09/2023 at 8:13 AM	$5,700.00	0.00	$80.00
23-000314	Roof (Repair or Replace)	303 W 2Nd St.	Matthew Campione (Roof (	06/12/2023 at 8:29 AM	$10,000.00	0.00	$82.40
23-000319	Roof (Repair or Replace)	401 E 7Th St.	Steven Crawford (Roof Con	06/15/2023 at 12:41 PM	$17,450.00	0.00	$82.40
23-000333	Roof (Repair or Replace)	1206 Austin Dr.	Francis Lopez (General Con	06/26/2023 at 9:24 AM	$8,500.00	0.00	$82.40
23-000339	Roof (Repair or Replace)	91 Oak Creek Dr.	Christopher Sutton (Roof C	06/23/2023 at 1:57 PM	$44,000.00	0.00	$82.40
23-000340	Roof (Repair or Replace)	908 Royal Dr.	Francis Lopez (General Con	06/26/2023 at 9:24 AM	$8,000.00	0.00	$82.40
23-000304	Sign Permit	1200 S Washington	Sarah Danovsky (Electrical	06/15/2023 at 8:16 AM	$3,200.00	0.00	$267.80
23-000308	Sign Permit	401 S Jackson St.	Sarah Danovsky (Electrical	06/28/2023 at 8:52 AM	$2,500.00	0.00	$267.80
23-000288	Solar Panel Permit	1725 Nottingham Dr.	Greg Albright (General Cor	06/01/2023 at 9:07 AM	$17,158.00	0.00	$545.90
23-000030	Temporary Use Permit	101 S Shannon St.	Abraham Garcia (Business	06/19/2023 at 2:10 PM	$0.00	0.00	$0.00
					$4,298,898.84	**30261.00**	**$118,130.35**

◄ July

August 2023

September ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 **Planning & Zoning Meeting**	2	3	4	5
6	7 **Special City Council Meeting - Budget**	8 **KEDC**	9	10	11	12
13	14 Special City Council Meeting – Budget (if needed)	15	16	17 **Parks & Rec Meeting**	18	19
20	21 **Regular City Council Meeting**	22	23	24	25	26
27	28	29	30	31		

September 2023

◄ August | October ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 City Hall Closed- Labor Day	5 **Planning & Zoning Meeting**	6	7	8	9
10	11	12 **KEDC**	13	14	15 **Parks & Rec Meeting**	16
17	18	19	20	21	22	23
24	25 **Regular City Council Meeting**	26	27	28	29	30

◄ September | **October 2023** | November ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 **Planning & Zoning Meeting**	4 TML Conference	5 TML Conference	6 TML Conference	7
8	9 City Hall Closed- Columbus Day	10 **KEDC**	11	12	13	14 Harvest Fest
15	16	17	18	19 **Parks & Rec Meeting**	20	21
22	23 **Regular City Council Meeting**	24	25	26	27	28
29	30	31 Halloween on Houston St.				

◄ October

November 2023

December ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 **Planning & Zoning Meeting**	8	9	10	11
12	13	14 **KEDC**	15	16 **Parks & Rec Meeting**	17	18
19	20 **Regular City Council Meeting**	21	22	23 City Hall Closed-Thanksgiving	24 City Hall Closed-Thanksgiving	25
26	27	28	29	30		

December 2023

◄ November | January ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Christmas on the Square
3	4	5 **Planning & Zoning Meeting**	6	7	8	9
10	11	12 **KEDC**	13	14	15	16
17	18 **Regular City Council Meeting**	19	20	21 **Parks & Rec Meeting**	22 City Hall Closed-Christmas	23
24	25 City Hall Closed-Christmas	26	27	28	29	30
31						