



AGENDA
MONDAY, JULY 22, 2024
TAX INCREMENT REINVESTMENT ZONE #4 (TIRZ #4) - 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](https://www.zoom.us/join) OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL TIRZ #4 MEETING TO ORDER TIRZ #4: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #4 ITEMS

1. Consider and make a recommendation to the City Council on the Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code.

TIRZ #4 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

2. Business of the Month - Ranger Title
3. Police Department Promotion Recognition
4. Kaufman Police Department

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the June 24, 2024, Work Session and Regular City Council Meeting.
6. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, December 23, 2024, to Monday, December 16, 2024.
7. Consider and take appropriate action on Resolution R-15-24, 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 12, 2024, 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.
8. Consider and take appropriate action on Resolution R-16-24, 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 12, 2024, from 5:00 a.m. until 6:00 p.m. for the 2024 Kaufman Harvest Fest Event; and providing an effective date.

END OF CONSENT AGENDA

PUBLIC HEARING

9. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-13-24, an ordinance of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map and adopting Specific Use Permit-47 Revised (SUP-47R), a Specific Use Permit for private club in conjunction with a restaurant (with conditions) and a Revised Site Plan on an approximate 0.44-acre tract of land (Property ID 5300) located at 5962 Fair Road, located in the "HC" Highway Commercial District. (Case No. Z-06-24)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-13-24

DISCUSSION/ACTION ITEMS

10. Consider and take appropriate action on Ordinance O-14-24, an ordinance of the City Council of the City of Kaufman, Texas, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, identifying project costs; and providing an effective date. ("The Trails")

11. Consider and take appropriate action on Ordinance O-15-24, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 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 including 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")
12. Consider and take appropriate action on Ordinance O-16-24, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 for the Kaufman Public Improvement District No. 2, 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 2 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. ("Prairie Creek")
13. Consider and take appropriate action on the Enclave at Kings Fort Phase I Facilities Agreement between the City and The Enclave at Kings Fort Inc., LLC, for the installation of public improvements and facilities within the Enclave at Kings Fort development located on 19.741 acres generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane; and authorizing the Mayor or designer to execute necessary documents.
14. Consider and take appropriate action on the award or rejection of a bid and contract for Audit Services for the City of Kaufman and Kaufman Economic Development Corporation and authorizing the Mayor or his designee to execute necessary documents.
15. Consider and take appropriate action on the award or rejection of a bid and contract for Fiscal Year 2025 health benefits plans and authorizing the Mayor or his designee to execute necessary documents.
16. Consider and take appropriate action on the award or rejection of a bid and contract for the paving, drainage, sanitary sewer, and water improvements for Crestview Drive and Royal Drive and authorizing the Mayor or his designee to execute necessary documents.
17. Discussion regarding an update on City Lakes Park.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

18. Receive an update and discussion regarding the following:
 - a. November Council meeting date
 - b. Budget Workshop- August 5th at 6 pm

- c. Kaufman Economic Summit - August 8th at 9 am
- d. 2024 TML Conference - Houston - October 9-11, 2024
- e. Discussion Items Report (DIR)
- f. STAR Transit Ridership Report – June 2024
- g. Careflite Compliance Report – June 2024
- h. Fire Department Monthly Report – June 2024
- i. Police Department Monthly Report – June 2024
- j. Development Services Monthly Report – June 2024
- k. Monthly Calendars Attached

EXECUTIVE SESSION

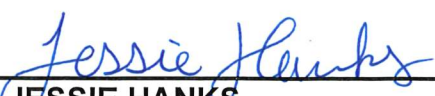
19. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY: (1) To consult with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and (2) for Council to seek the advice of its attorney about pending or contemplated litigation: South Pointe

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

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

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 19, 2024, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JESSIE HANKS
CITY SECRETARY



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.



Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 1.

Dept.: Administration

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code.

BACKGROUND:

On June 24, 2024, the City Council approved Ordinance O-12-24, designating a contiguous geographic area within the extraterritorial jurisdiction of the city as Tax Reinvestment Zone No. Four and the preliminary project and financing plan for the zone. In accordance with Chapter 311, the Final Project and Financing Plan for TIRZ 4 must be approved by the TIRZ 4 Board and then the City Council by a separate Ordinance.

TIRZ #4 is approximately 73.09 acres of undeveloped land located wholly within the extraterritorial jurisdiction of the city. The purpose of the TIRZ is to encourage private development that will yield additional tax revenue to all taxing jurisdictions. TIRZ #4 is for the Trails Development, which is a single-family development adjacent to the southern border of City Lakes Park.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends a recommendation of approval to the City Council on the Project and Financing Plan for Tax Increment Reinvestment Zone No. 4.

Tax Increment Reinvestment Zone #4

City of Kaufman, Texas



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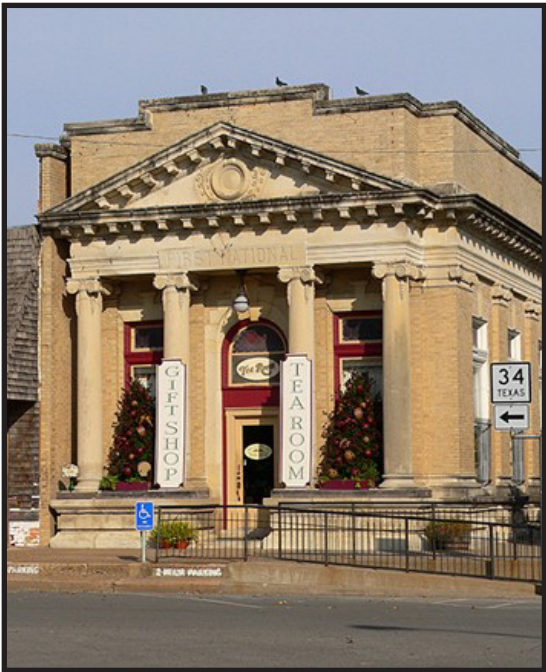
DISCLAIMER

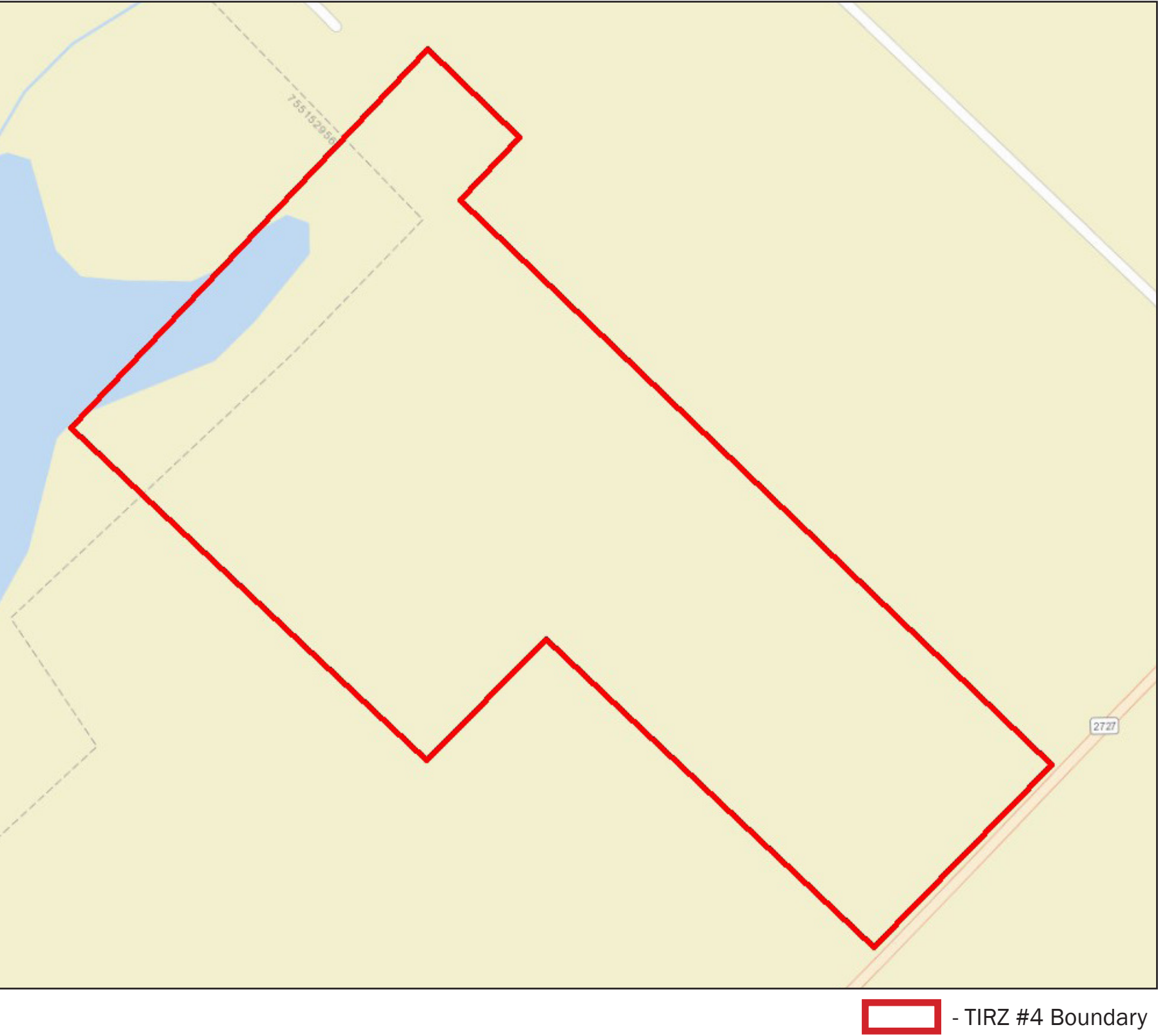
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





Tax Increment Reinvestment Zone #4, City of Kaufman

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On June 24, 2024, the City Council of the City of Kaufman, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance O-12-24 designating a contiguous geographic area within the City limits as Reinvestment Zone Number Four, City of Kaufman, Texas. The goal of Tax Increment Reinvestment Zone #4 (TIRZ #4) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This project and financing plan outlines the funding of \$14,298,718 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kaufman. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

TIRZ Boundary

The TIRZ #4 boundaries include 73.09 contiguous acres located within the extraterritorial jurisdiction of the City of Kaufman. The legal description for the zone is described in detail below

Legal Description -73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTH CORNER OF SAID 138.451 ACRE TRACT RECORDED IN VOLUME 2583, PAGE 440, AT THE EAST CORNER OF THE DAVID NALLS TRACT RECORDED IN VOLUME 3395, PAGE 289 AND IN THE NORTHWEST R.O.W. OF FARM TO MARKET 2727;

THENCE NORTH 47 DEGREES 11 MINUTES 43 SECONDS WEST, 1346.01 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD;

THENCE SOUTH 44 DEGREES 07 MINUTES 47 SECONDS WEST, 517.35 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE NORTH 47 DEGREES 09 MINUTES 56 SECOND WEST, 1463.96 FEET TO A 8 INCH POST FOR CORNER;

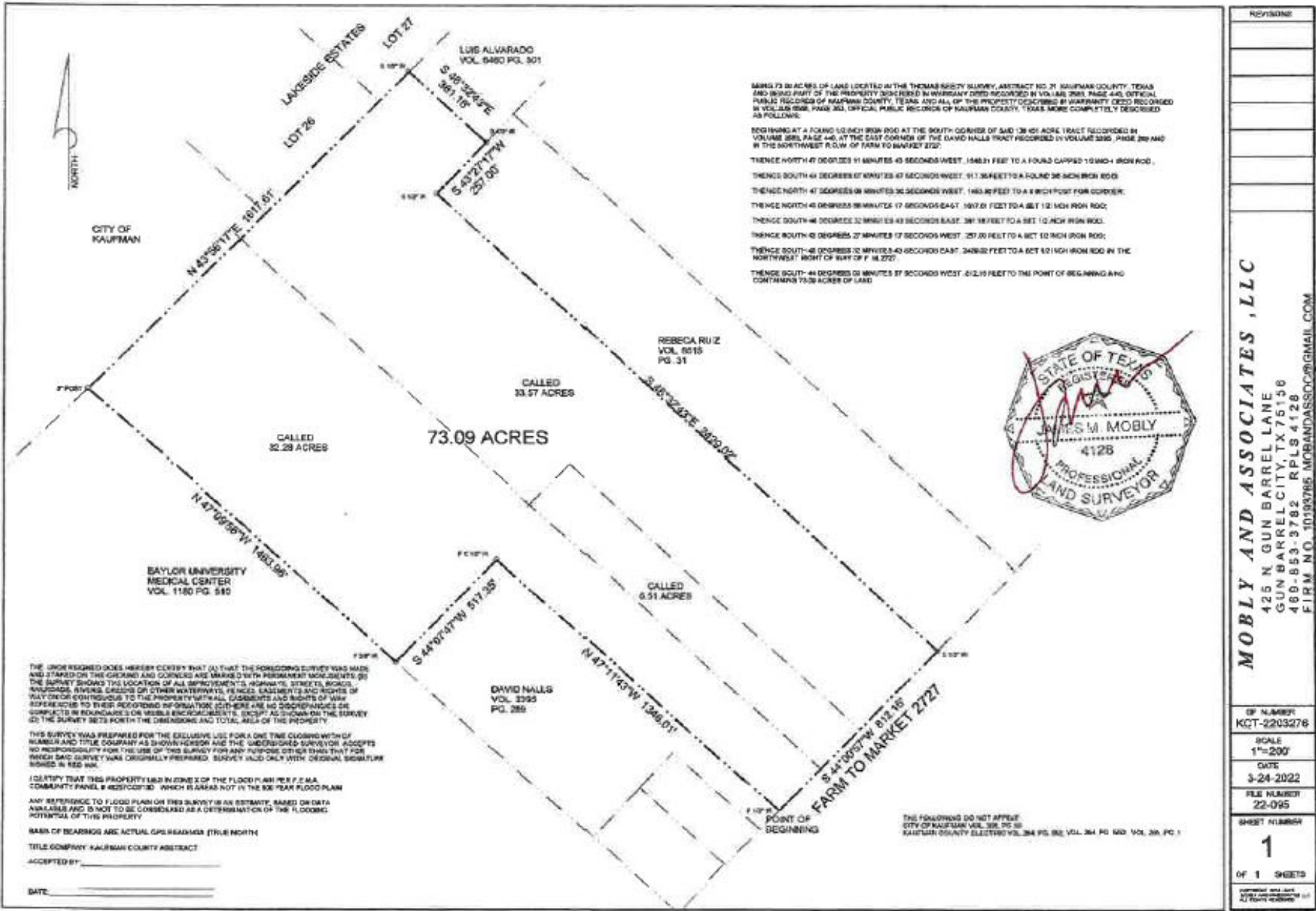
THENCE NORTH 43 DEGREES 56 MINUTES 17 SECONDS EAST, 1617.61 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 381.18 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 43 DEGREES 27 MINUTES 17 SECONDS WEST, 257.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 2429.02 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTHWEST RIGHT OF WAY OF F.M. 2727;

THENCE SOUTH 44 DEGREES 00 MINUTES 57 SECONDS WEST, 812.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.09 ACRES OF LAND.





 - TIRZ #4 Boundary

Land Use

The land within the zone is vacant and is well positioned for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property is not zoned given that the property is in the City's extraterritorial jurisdiction.

It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Current Ownership Information

There are 3 parcels within the boundaries of Tax Increment Reinvestment Zone #4. The 2024 base year taxable value of the property within the zone is \$0, given that the property was in the City's extraterritorial jurisdiction as of January 1, 2024. The base value will be certified by Kaufman Central Appraisal District at a later date.

For further details of parcels included within the TIRZ see Appendix A.

Proposed Development

The TIRZ #4 boundaries contain a planned proposed single family development shown in the site plan below, projected to include 250 single family homes.



Proposed Development

Anticipated Development

The development within the boundaries is anticipated to be a single family development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table below provides an overview of the potential development that DPED estimates will occur during the life of the TIRZ within the boundaries of the TIRZ.

	Initial Delivery Year	Units/SF	Taxable Value PSF/Unit		Incremental Value		
TIRZ 4							
SINGLE FAMILY - 60FT LOT	2026	231	\$	405,000	\$	93,555,000	*
SINGLE FAMILY - 70FT LOT	2026	7	\$	472,500	\$	3,307,500	*
SINGLE FAMILY - 80FT LOT	2026	12	\$	540,000	\$	6,480,000	*
		250	\$	413,370	\$	103,342,500	

*2024 Values (No Inflation)

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #4 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #4		
Water Facilities and Improvements	\$ 2,573,769	18.0%
Sanitary Sewer Facilities and Improvements	\$ 2,573,769	18.0%
Storm Water Facilities and Improvements	\$ 2,573,769	18.0%
Transit/Parking Improvements	\$ 714,936	5.0%
Street and Intersection Improvements	\$ 2,859,744	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 1,429,872	10.0%
Economic Development Grants	\$ 1,429,872	10.0%
Administrative Costs	\$ 142,987	1.0%
Total	\$ 14,298,718	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$14,298,718 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 40% of the maintenance and operations portion of real property increment within the original and expanded bounaries of the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined development. A summary overview of the anticipated development and the anticipated taxable value per unit can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Rates		Participation	
City of Kaufman (M&O)	0.49801530	40%	0.1992061
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.19920612

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.00000000

Sales Tax		Participation	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		0.00000000

TIRZ #4 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	40%	0.1992061
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
2.09839530			0.1992061

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
2.09839530			0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Economic Development	0.00250000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
0.02000000			0.0000000

TIRZ 4		Initial Delivery	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	\$ / SF	BPP TAX VALUE	\$ / SF	SALES TAX VALUE
	SINGLE FAMILY - 60FT LOT	2026	231	\$ 405,000	\$ 93,555,000	\$ -	\$ -	\$ -	\$ -
	SINGLE FAMILY - 70FT LOT	2026	7	\$ 472,500	\$ 3,307,500	\$ -	\$ -	\$ -	\$ -
	SINGLE FAMILY - 80FT LOT	2026	12	\$ 540,000	\$ 6,480,000	\$ -	\$ -	\$ -	\$ -
TOTAL			250		103,342,500		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL	SALES	
City of Kaufman (M&O)	31.5%	\$ 54,551,666	=	\$ 54,551,665	+	\$ 1
Kaufman County (M&O)	13.7%	\$ 23,612,114	=	\$ 23,612,114	+	\$ -
Road and Bridge	3.4%	\$ 5,921,727	=	\$ 5,921,727	+	\$ -
Trinity Valley CC	4.6%	\$ 7,966,696	=	\$ 7,966,696	+	\$ -
KC ESD #1	1.8%	\$ 3,050,587	=	\$ 3,050,587	+	\$ -
Kaufman ISD	45.0%	\$ 77,865,323	=	\$ 77,865,323	+	\$ -
	100.0%	\$ 172,968,113		\$ 172,968,112		\$ 1
		100.0%		100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL	SALES	
City of Kaufman (M&O)	100.0%	\$ 14,298,718	=	\$ 14,298,718	+	\$ -
Kaufman County (M&O)	0.0%	\$ -	=	\$ -	+	\$ -
Road and Bridge	0.0%	\$ -	=	\$ -	+	\$ -
Trinity Valley CC	0.0%	\$ -	=	\$ -	+	\$ -
KC ESD #1	0.0%	\$ -	=	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -
	100.0%	\$ 14,298,718		\$ 14,298,718		\$ -
		100.0%		100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL	SALES	
City of Kaufman (M&O)	25.4%	\$ 40,252,948	=	\$ 40,252,947	+	\$ 1
Kaufman County (M&O)	14.9%	\$ 23,612,114	=	\$ 23,612,114	+	\$ -
Road and Bridge	3.7%	\$ 5,921,727	=	\$ 5,921,727	+	\$ -
Trinity Valley CC	5.0%	\$ 7,966,696	=	\$ 7,966,696	+	\$ -
KC ESD #1	1.9%	\$ 3,050,587	=	\$ 3,050,587	+	\$ -
Kaufman ISD	49.1%	\$ 77,865,323	=	\$ 77,865,323	+	\$ -
	100.0%	\$ 158,669,395		\$ 158,669,394		\$ 1
		100.0%		100.0%	0.0%	0.0%

Financial Feasibility Analysis - Development Worksheet

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

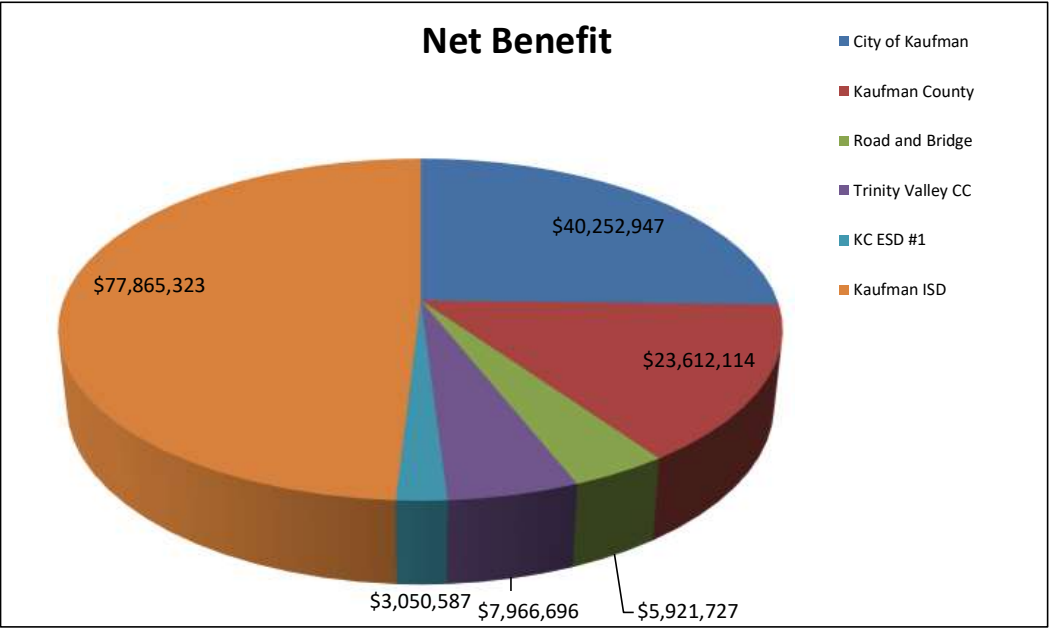
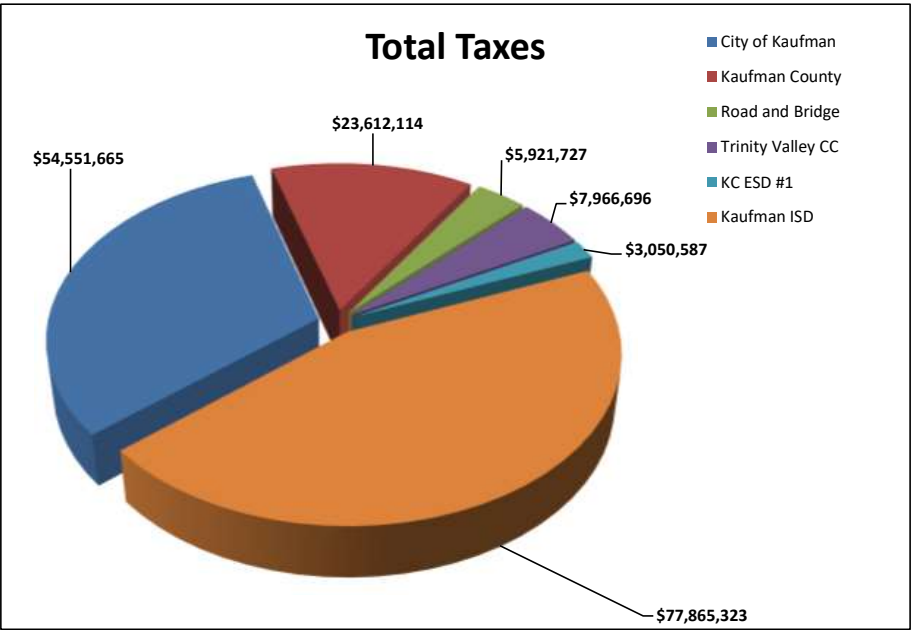
Financial Feasibility Analysis - 100% of Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman	\$54,551,665	\$14,298,718	\$40,252,947
Kaufman County	\$23,612,114	\$0	\$23,612,114
Road and Bridge	\$5,921,727	\$0	\$5,921,727
Trinity Valley CC	\$7,966,696	\$0	\$7,966,696
KC ESD #1	\$3,050,587	\$0	\$3,050,587
Kaufman ISD	\$77,865,323	\$0	\$77,865,323
Total	\$172,968,112	\$14,298,718	\$158,669,394





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #4 in Years:

The TIRZ has a 36 year term and is scheduled to end on December 31, 2060 (with the final year's tax increment to be collected by September 1, 2061).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

Property ID	Ownership	Legal Description	2024 Taxable Value	Acres
213257	TEJAS WYCLIFF PROPERTIES LLC	T BEEDY, TRACT 134.11; 32.28 ACRES	\$ 2,904	32.28
213258	TEJAS WYCLIFF PROPERTIES LLC	T BEEDY, TRACT 134.12; 6.51 ACRES	\$ 943	6.51
2199	TEJAS WYCLIFF PROPERTIES LLC	T BEEDY, TRACT 134.00; 34.3 ACRES	\$ 3,418	34.3
				73.09





Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 5.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the June 24, 2024, Work Session and Regular City Council Meeting.

BACKGROUND:

The minutes from the June 24, 2024, Work Session and Regular City Council meeting are attached for your review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the June 24, 2024, Work Session and Regular City Council Meeting.

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JUNE 24, 2024
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.**

Mayor Pro-Tem Phillips called the Work Session to order at 6:00 PM. Councilmembers present were Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, and Jason Nelson. Mayor Jeff Jordan and Councilmember Ashlea Longenecker were absent. Mayor Pro-Tem Phillips declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Building Official Johnny Bray, Streets Superintendent Cris Murrey, Finance Technician Jennifer Cook, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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. Discussion regarding a Waste Water Treatment Plant Planning update.

Mr. Holder gave the Council an update on the Waste Water Treatment Plant Planning. He outlined the proposed planning for the growth of the waste water treatment plant. He reviewed the timeline and costs for Phase 1 of this project.

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

There was a discussion regarding item 16 reviewing the storm damage and brush pickup plans for the City.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Pro-Tem Phillips adjourned the Work Session at 6:17 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.**

Mayor Pro-Tem Phillips called the City Council meeting to order at 6:30 PM. Councilmembers present were Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, and Jason Nelson. Mayor Jeff

Jordan and Councilmember Ashlea Longenecker were absent. Mayor Pro-Tem Phillips declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Manager Lajohnna Wells, Human Resources Coordinator Sharna Ellis, Development Services Director Andrew Bogda, Building Official Johnny Bray, Streets Superintendent Cris Murrey, Finance Technician Jennifer Cook, Fire Chief Ronnie Davis, 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.**

No comments were given.

RECOGNITION

3. Business of the Month - ARISE Gym

Mayor Pro-Tem Phillips and Anne Glasscock, President of the Kaufman Chamber of Commerce, announced ARISE Gym as the June Business of the Month.

4. Introduction of Building Official - Johnny Bray

Mr. Bogda introduced Johnny Bray as the City's new Building Official.

5. Certified Government Finance Officer - Jennifer Cook

Ms. Wennerstrom recognized Finance Technician Jennifer Cook for receiving her Certified Government Finance Officer Certification.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the May 20, 2024, Work Session and Regular City Council meeting.

Councilmember Parker made a motion to approve consent agenda item 6 as presented. The motion was seconded by Councilmember Nelson and passed 5/0.

END OF CONSENT AGENDA

PUBLIC HEARING

7. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-08-24,

an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **1.1934-acre** tract of land (Property ID 409) out of the C. Askins Survey, City of Kaufman, Kaufman County, Texas, from **Agriculture/Open District (A-O)** to **Highway Commercial District (HC)**, said property being generally located in the 3300 block of East Highway 175, approximately 500 feet south of Fair Road; providing a penalty for violation; and providing an effective date. (Case No: Z-02-24)

a. Presentation

Mr. Bogda presented the proposed rezoning case for a property located in the 3300 Block of East Highway 175. He reviewed the current zoning, proposed zoning, and the purpose for the requested change.

b. Public Hearing

Mayor Pro-Tem opened the public hearing at 6:40 PM. There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:41 PM.

c. Consider and take appropriate action on Ordinance No. O-08-24

Councilmember Borders made a motion to approve Ordinance No. O-08-24 as presented. The motion was seconded by Councilmember Parker and passed 5/0.

8. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-09-24, an ordinance of the City of Kaufman, Texas, repealing Ordinance No. O-54-21 approving Specific Use Permit No. 49 ("SUP-49") and amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map and adopting **Specific Use Permit-49 Revised (SUP-49R)**, a Specific Use Permit for **light manufacturing and assembly processing of furniture and cabinetry in conjunction with a furniture office/showroom (with conditions)** and a Revised Site Plan on an approximate **1.879-acre** tract of land (Property ID 49846) located at **2400 Tabor Parkway**, being Lot 4 of the Heritage Park Addition, City of Kaufman, Kaufman County, Texas, and zoned Commercial District "C"; providing a penalty for violation; and providing an effective date. (Case No: Z-03-24)

a. Presentation

Mr. Bogda reviewed the Specific Use Permit for a property located at 2400 Tabor Parkway for the use of light manufacturing and assembly processing of furniture and cabinetry in conjunction with a furniture office/showroom.

b. Public Hearing

Mayor Pro-Tem opened the public hearing at 6:46 PM. There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:46 PM.

c. Consider and take appropriate action on Ordinance No. O-09-24

Councilmember Parker made a motion to approve Ordinance No. O-09-24 as presented. The motion was seconded by Councilmember Nelson and passed 5/0.

9. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-10-24, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-13-02 creating Planned Development District-7-SF-6 (5000 Square Feet) amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **41.00-acre** tract of land (Property ID 57208) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from **PD Planned Development District-7-SF-6 (5,000 sq. ft.)** to **PD Planned Development District-27** for **single-family residential uses**, adopting Development Standards and a Concept Plan, said property being generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane; providing a penalty for violation; and providing an effective date. (Case No: Z-04-24)

a. Presentation

Mr. Bogda presented the proposed rezoning for the Enclave at Kings Fort. He outlined all of the requirements associated with the developments Planned Development Zoning request.

b. Public Hearing

Mayor Pro-Tem opened the public hearing at 6:51 PM. There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:52 PM.

c. Consider and take appropriate action on Ordinance No. O-10-24

Councilmember Gillenwater made a motion to approve Ordinance No. O-10-24 as presented. The motion was seconded by Councilmember Nelson and passed 5/0.

10. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-11-24, an ordinance of the City Council of the City of Kaufman, Texas, authorizing the **abandonment and relinquishment of Right-of-Way** on a portion of Block 28 in the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas, comprising a called 30-foot-wide Alley and a portion of Third Street altogether containing **13,625 sq. ft.** (Tract 1) and a called 10-foot-wide Alley containing **1,544 sq. ft.** (Tract 2), said property being located in the T. Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally **located on the south side of SH 243 between Third and Fourth Streets**; providing findings of compliance with State law and Subdivision Regulations; providing reservations; **providing for the conveyance of the vacated right of way by quitclaim deed to the single adjacent property owner**; authorizing the Mayor or designee to execute documents; and providing an effective date.

a. Presentation

Mr. Bogda reviewed the proposed abandonment and relinquishment of a right-of-way on a portion of Block 28 in the Cottage Heights Addition.

b. Public Hearing

Mayor Pro-Tem opened the public hearing at 6:56 PM. There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:56 PM.

c. Consider and take appropriate action on Ordinance No. O-11-24

Councilmember Nelson made a motion to approve Ordinance No. O-11-24 as presented. The motion was seconded by Councilmember Borders and passed 5/0.

11. Conduct a public hearing, consider, and take appropriate action on Ordinance O-12-24, an ordinance of the City Council of the City of Kaufman, Texas, designating a contiguous geographic area within the extraterritorial jurisdiction of the city as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Four, City of Kaufman, Texas; describing the boundaries of the zone as an approximate 73.09 acres of land located in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas; providing a preliminary project and financing plan for the zone; creating a board of directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date and notices as required by law. ("The Trails")

a. Presentation

David Pettit, the City's TIRZ consultant with David Pettit Economic Development, reviewed the proposed TIRZ #4 zone, the participation assumptions, and the terms of the TIRZ.

b. Public Hearing

Mayor Pro-Tem opened the public hearing at 7:03 PM. There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 7:04 PM.

c. Consider and take appropriate action on Ordinance No. O-12-24

Councilmember Nelson made a motion to approve Ordinance No. O-12-24 as presented. The motion was seconded by Councilmember Borders and passed 5/0.

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action on an emergency purchase order for a sewer repair on Rand Road and South Old Rail Road for an amount not to exceed \$61,775.00; and authorize the Mayor or his designee to execute necessary documents.

Mr. Holder reviewed the proposed emergency purchase order for a sewer repair on Rand Road and South Old Rail Road for an amount not to exceed \$61,775.00.

Councilmember Borders made a motion to approve an emergency purchase order for a sewer repair on Rand Road and South Old Rail Road for an amount not to exceed \$61,775.00; and authorize the

Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Parker and passed 5/0.

13. Consider and take appropriate actions on an interlocal agreement with the Texas Municipal League Intergovernmental Risk Pool for Cyber Liability and Data Breach Response; and authorize the City Manager or his designee to execute necessary documents.

Mr. Holder informed the Council about the interlocal agreement with TMLIRP for a Cyber Liability and Data Breach Response coverage for the city.

Councilmember Gillenwater made a motion to approve an interlocal agreement with the Texas Municipal League Intergovernmental Risk Pool for Cyber Liability and Data Breach Response; and authorize the City Manager or his designee to execute necessary documents. The motion was seconded by Councilmember Parker and passed 5/0.

14. Consider and take appropriate action on Resolution R-14-24, a resolution of the City Council of the City of Kaufman, authorizing the submission of an application for Federal Assistance (SF-424) by the Kaufman-Van Zandt Soil Conservation District #505 for federal rehabilitation of the flood retarding structure for Cedar Creek site 60 TX03350 (Kaufman Lake); and authorize the Mayor or his designee to execute necessary documents.

Mr. Holder reviewed the proposed application for Federal Assistance for the rehabilitation of the flood-retarding structure for Kaufman Lake.

Councilmember Borders made a motion to approve Resolution R-14-24, a resolution of the City Council of the City of Kaufman, authorizing the submission of an application for Federal Assistance (SF-424) by the Kaufman-Van Zandt Soil Conservation District #505 for federal rehabilitation of the flood retarding structure for Cedar Creek site 60 TX03350 (Kaufman Lake); and authorize the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Parker and passed 5/0.

15. Consider and take appropriate action on an Investment Grade Audit Agreement with Schneider Electric Buildings Americas, Inc.; and authorize the Mayor or his designee to execute necessary documents.

Mr. Holder outlined the proposed investment-grade audit Agreement with Schneider Electric Building Americas for the Waste Water Treatment Plant planning.

Councilmember Gillenwater made a motion to approve an Investment Grade Audit Agreement with Schneider Electric Buildings Americas, Inc., and authorize the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 5/0.

16. Consider and take appropriate action on the authorization for the City Manager to expend a cumulative amount of \$100,000.00 for brush removal due to storm clean up and execute necessary documents.

Mr. Holder informed the Council about the city's plan for brush removal due to storm cleanup.

Councilmember Nelson made a motion to authorize the City Manager to spend a cumulative amount

of \$130,000.00 for brush removal due to storm clean up and execute necessary documents. The motion was seconded by Councilmember Parker and passed 5/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

17. Receive an update and discussion regarding the following:
- a. Kaufman Red, White & BOOM Event - June 29th
 - b. Budget Work Session Meetings - August 5 & August 12 (if needed)
 - c. 2024 TML Conference - Houston - October 9-11, 2024
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report - May 2024
 - f. Careflite Compliance Report - May 2024
 - g. Fire Department Monthly Report - May 2024
 - h. Police Department Monthly Report - May 2024
 - i. Development Services Monthly Report - May 2024
 - j. Monthly Calendars Attached

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

ADJOURNMENT

There being no further business, Mayor Pro-Tem Phillips adjourned the meeting at 7:27 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, December 23, 2024, to Monday, December 16, 2024.

BACKGROUND:

Due to a conflict with the Christmas holiday, staff recommends rescheduling the Regular City Council Meeting set for Monday, December 23, 2024, to Monday, December 16, 2024.

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, December 23, 2024, to Monday, December 16, 2024.

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



Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-15-24, 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 12, 2024, 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 St., 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 lineup and the parade will begin at 9 a.m.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-15-24 as presented.

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

RESOLUTION R-15-24

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 12, 2024, 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 12, 2024, 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 22nd day of July 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY

Exhibit A



July 22, 2024

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

Re: 2024 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 12th**, 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.

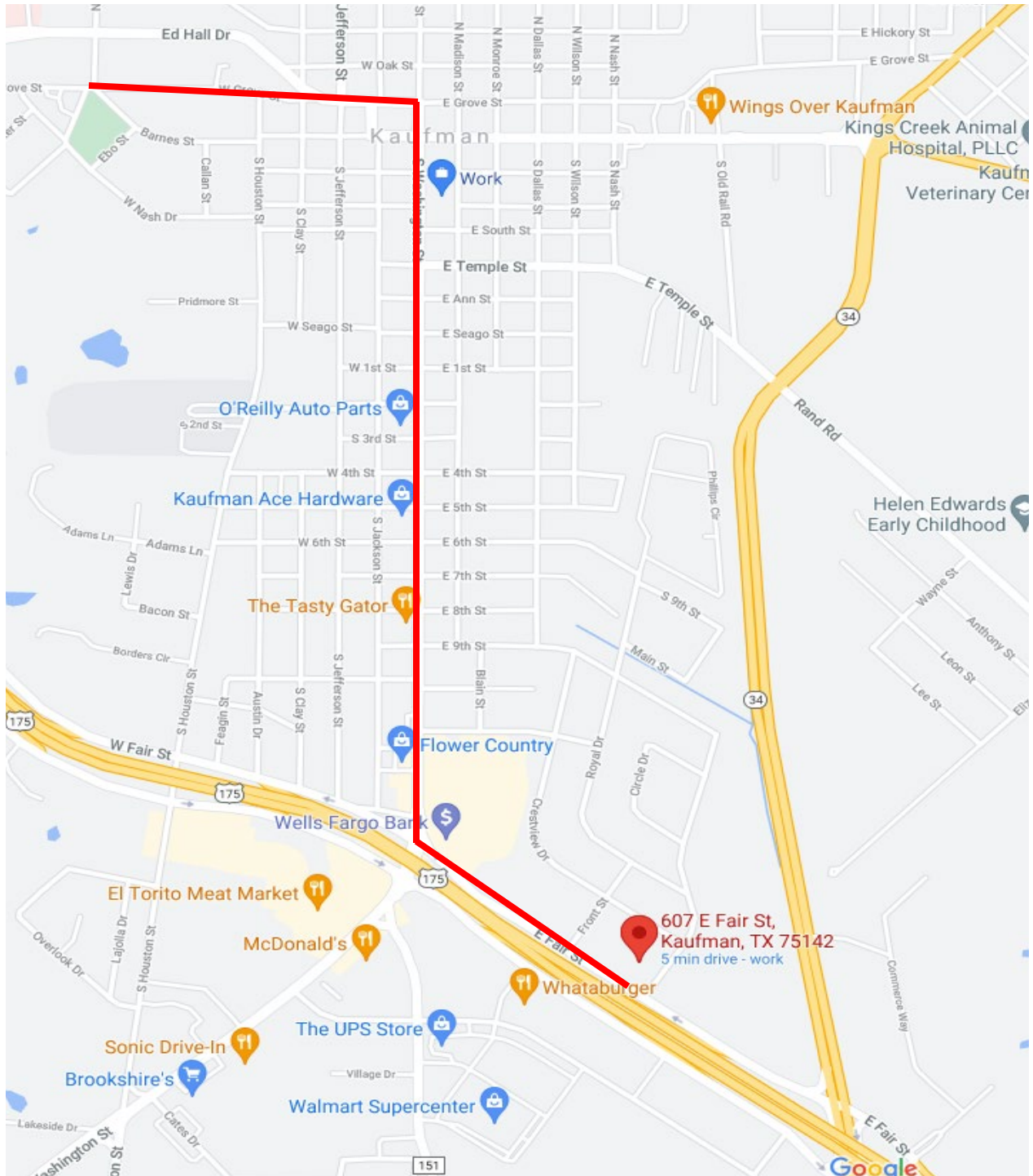
The Kaufman Police Department will be stationed along the parade route to direct traffic as needed. The Police Department will utilize authorized law enforcement personnel for this routine traffic control event and assumes responsibility for traffic control to protect and direct all parties involved.

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





Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 8.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-16-24, 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 12, 2024, from 5:00 a.m. until 6:00 p.m. for the 2024 Kaufman Harvest Fest Event; and providing an effective date.

BACKGROUND:

The Kaufman Harvest Fest will be on Saturday, October 12, 2024. The entire event will be back on the square again this year. City staff members are planning various activities in the Square from 8:00 a.m. to 5:00 p.m. to include a vendor market, kids' zone, musical performances, 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-16-24 as presented.

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

RESOLUTION R-16-24

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 12, 2024, FROM 5:00 A.M. UNTIL 6:00 P.M. FOR THE 2024 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 12, 2024 from 5:00 a.m. to 6:00 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 12, 2024, from 5:00 a.m. to 6:00 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 22nd day of July 2024.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA ADAMS
CITY ATTORNEY**

EXHIBIT A

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 22nd day of July, 2024, the Kaufman City Council passed Resolution No. R-15-24, 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:
<u>City of Kaufman</u>	<u>Texas Department of Transportation</u>
<u>Jessie Hanks - City Secretary</u>	<u>Lane Selman, P.E. – Area Engineer</u>
<u>P. O. Box 1168</u>	<u>3260 FM 2728</u>
<u>Kaufman, Texas 75142</u>	<u>Kaufman, Texas 75142</u>

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.

Agreement No. _____

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 22, 2024

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 12, 2024

Dear Mr. Selman:

The City of Kaufman is formally requesting permission and/or a permit to close the Kaufman Courthouse Square on Saturday, October 12, 2024, beginning at 5:00 a.m. and ending at 6:00 p.m., for the Kaufman Harvest Fest Event. On Saturday, October 12, 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

Agreement No. _____

Exhibit B

RESOLUTION R-15-24

Exhibit C

July 22, 2024

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

Re: Kaufman Harvest Fest Parade 2024 - 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 12, 2024, and is expected to last around two hours. The parade route is attached.

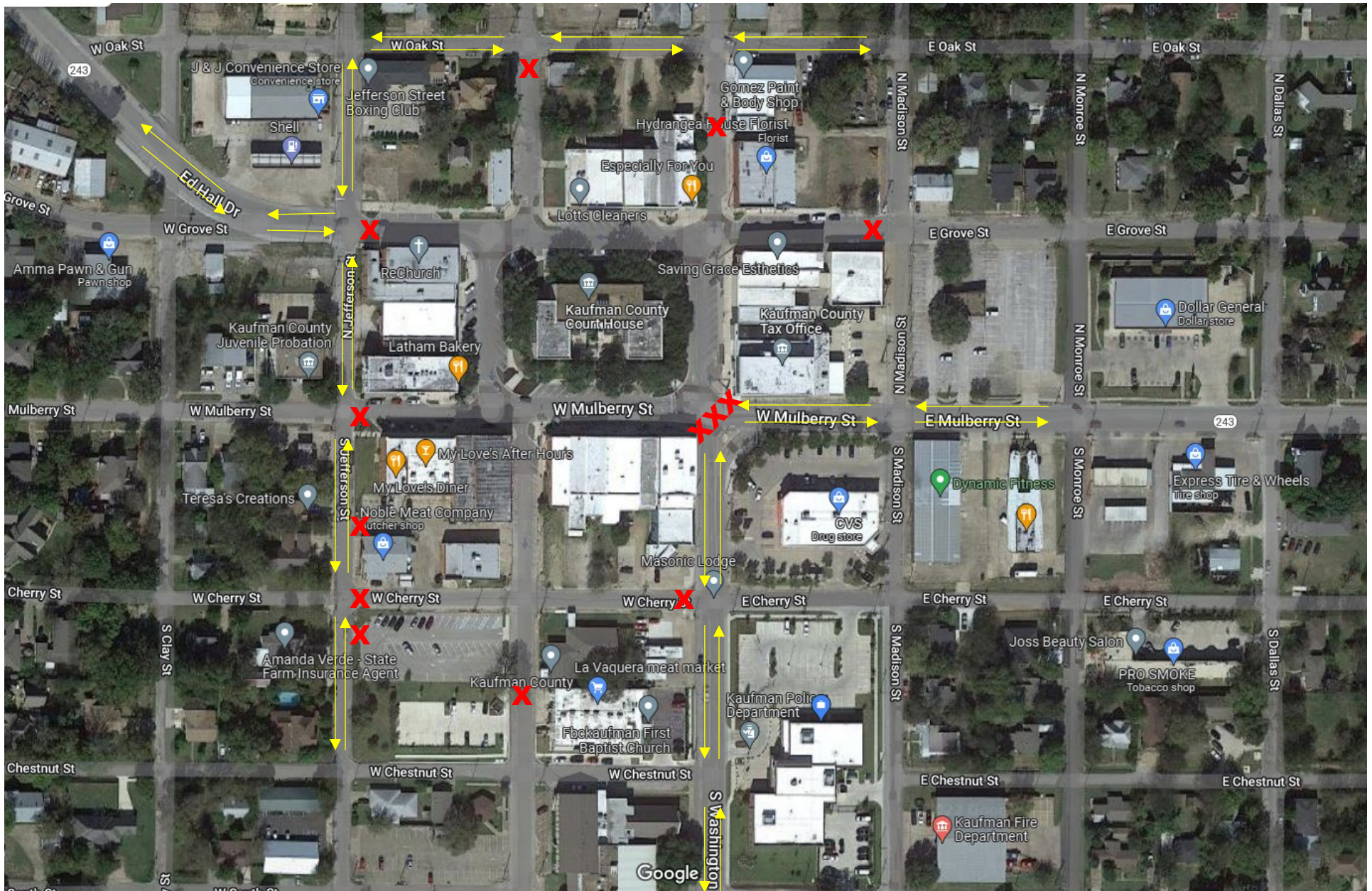
- The Parade will utilize ALL lanes of Business SH-34 (S. Washington St. from US-175 to S. Jefferson St.) during the event.
- The activities on the square will begin setting up around the Square at approximately 6:00 a.m. on Saturday, October 12, 2024. On Saturday, the event will begin at 8:00 a.m. and 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





Meeting
Date: 7/22/2024

Date: 06/24/2024

Item #: 9.

Dept.: Development
Services

PZ Item

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-13-24, an ordinance of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map and adopting Specific Use Permit-47 Revised (SUP-47R), a Specific Use Permit for private club in conjunction with a restaurant (with conditions) and a Revised Site Plan on an approximate 0.44-acre tract of land (Property ID 5300) located at 5962 Fair Road, located in the "HC" Highway Commercial District. (Case No. Z-06-24)

BACKGROUND:

See the attached July 2, 2024 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On July 2, 2024, the Planning and Zoning Commission held a public hearing, and recommended approval, by a vote of 6-0, of Z-06-24 for Specific Use Permit-47R (SUP-47R) for a revision to Specific Use Permit-47 (SUP-47), being a Specific Use Permit for a private club in conjunction with a restaurant on 0.44 acres located at 5962 Fair Road, with the following conditions:

- 1. The Property, including all buildings, premise, or land used pursuant to this SUP-47R shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits unless an amendment to SUP-47R is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.**
- 2. The Owner and/or Operator of the Property shall retroactively obtain all required building permits and receive and pass all inspections for the covered patio and storage shed; shall remedy any defects, as directed by the Building Official or their designee, during the permitting and inspection process; and shall pay all required fees related to permitting, investigation, and inspection.**
- 3. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Central Business District with Specific Use Permit-47R zoning designation.**
- 4. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.**
- 5. All sales of alcoholic beverages shall be allowed for on-premise consumption only.**
- 6. Fifty percent (50%) or more of sales transacted upon the Property shall be from food.**

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



Planning and Zoning Commission Report

Meeting Date: July 2, 2024

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a revision to Specific Use Permit-47 (SUP-47), being a Specific Use Permit for a private club in conjunction with a restaurant (with conditions) on approximately 0.44 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at 5962 Fair Road (Property ID 5300) in the "HC" Highway Commercial District. (Case No. Z-06-24)

BACKGROUND/SUMMARY:

The applicant has applied for a revision to Specific Use Permit-47 (SUP-47), primarily to authorize a covered patio and accessory building (storage shed) that were constructed without a permit. SUP-47 was approved in August 2021 and allowed a private club (alcoholic beverage sales for on-premise consumption) in conjunction with a restaurant (with conditions) on the 0.44-acre property located at 5962 Fair Road. The business Lyons Den Daiquiri Shoppe operates on the property. The revision to the SUP would allow the covered patio (and for the use to expand to it), as well as the storage shed in the rear of the property.

Revised Plans:

The previously-approved site plan included a 1,466 sq. ft. brick-and-wood-frame building and a parking lot in front of the building with 8 spaces and a trash enclosure, with one access point on Fair Road, and a 6'-tall wood fence along the northeast property line. The site plan also included an option to provide a parking lot expansion behind the building if needed.

Since that time, the applicant has installed a 16'-6" x 22' (363 sq. ft.) covered patio behind the building, as well as an 8' x 12' (96 sq. ft.) storage shed at the northeast corner of the lot. Plans have been provided for the patio cover, which decreases in height from 9'-7" closest to the building to 8'-5" as it slopes away from the building at a 1:12 roof pitch; the structure includes mostly metal construction (with some wood), while the patio itself is concrete. The structure is attached to the building and includes an additional 3 support posts near the edge of the cover. Building plans were not provided for the storage shed, which is situated 5' from the rear and side property lines.

No changes to the existing building, parking lot, or the rest of the property are planned. The patio is already served by an existing sidewalk that connects to the front of the building and the parking lot, as well as a rear door that provides direct access between the patio and the building. The 20-person seating area for the interior part of the restaurant required 6.67 parking spaces based on the parking calculations for restaurant and private club uses, while 8 were provided. In the patio area, up to 4 seats can be provided without needing to add more parking to meet the requirements; the patio will have 2 tables accommodating a total of 4 seats.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC	Vacant land
South:	ETJ (across street)	Single-family residential
East:	HC	Single-family residence
West:	HC	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial. The property is zoned "HC" Highway Commercial with a Specific Use Permit for a private club (alcoholic beverage sales for on-premise consumption) in conjunction with a restaurant. Staff finds the proposed revisions to SUP-47 to accommodate the covered patio and storage shed to be consistent with the Future Land Use Plan.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

- A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:
1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
 2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
 3. The nature of the use is reasonable;
 4. Any negative impact on the surrounding area has been mitigated; and/or
 5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 10 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 1
- Number of property owners who returned letter in opposition of the request: 2
- Number of property owners have not responded: 7

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) within 200 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The zoning change 20% rule is a State law.

The City received 1 letter of support from surrounding property owners:

Date:	6-15-2024	RE:	Conduct a public hearing and make a recommendation to City Council for a revision to Specific Use Permit-47 (SUP-47), being a Specific Use Permit for a private club in conjunction with a restaurant (with conditions) on approximately 0.44 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at 5962 Fair Road (Property ID 5300). The property is located in the "HC" Highway Commercial zoning district. (Case Z-06-24)
Name:	Denisha Camp		
Address:	5928 FAIR RD		
City & State:	Kaufman, TX 75142		
Phone #:	469 595 2840	Email Address:	denishas34@yahoo.com
COMMENTS:	I'm in favor of Lion's Den Paiguirri Shop. These owners are very nice + always willing to help the community. Please grant them whatever they want.		
Denisha Camp		Denisha Camp	
NAME PRINTED		SIGNATURE	

The City received 2 letters of opposition from surrounding property owners:

Date:	06-26-2024	RE:	Conduct a public hearing and make a recommendation to City Council for a revision to Specific Use Permit-47 (SUP-47), being a Specific Use Permit for a private club in conjunction with a restaurant (with conditions) on approximately 0.44 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at 5962 Fair Road (Property ID 5300). The property is located in the "HC" Highway Commercial zoning district. (Case Z-06-24)
Name:	GLENN COY SR.		
Address:	1042 SUNSET DR.		
City & State:	Kaufman, TX 75142		
Phone #:	972-932-1353	Email Address:	
COMMENTS:	What benefits will it bring in this area? A Club?		
GLENN COY SR.		Glenn Coy Sr.	
NAME PRINTED		SIGNATURE	

Date:	<u>June 27, 2024</u>	RE:	Conduct a public hearing and make a recommendation to City Council for a revision to Specific Use Permit-47 (SUP-47), being a Specific Use Permit for a private club in conjunction with a restaurant (with conditions) on approximately 0.44 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at 5962 Fair Road (Property ID 5300). The property is located in the "HC" Highway Commercial zoning district. (Case Z-06-24)
Name:	<u>Danny Hise</u>	☐ I AM IN FAVOR	☒ I OBJECT
Address:	<u>5991 Fair Rd.</u>	Phone #:	<u>214-232-1651</u>
City & State:	<u>Kaufman Tx 75142</u>	Email Address:	<u>gdhise@embarqmail.com</u>
COMMENTS:	<u>Take note that part of our property is in</u> <u>the city limits of Kaufman and we are on the</u> <u>tax rolls. Also check date at top of this page.</u> <u>Thursday is the 27th of June not the 30th</u> <u>Danny Hise</u>		
	NAME PRINTED	<u>Danny Hise</u>	SIGNATURE

RECOMMENDATION:

Staff recommends approval of Z-06-24 for Specific Use Permit-47R (SUP-47R) for a revision to Specific Use Permit-47 (SUP-47), being a Specific Use Permit for a private club in conjunction with a restaurant on 0.44 acres located at 5962 Fair Road, with the following conditions:

1. The Property, including all buildings, premise, or land used pursuant to this SUP-47R shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits unless an amendment to SUP-47R is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
2. The Owner and/or Operator of the Property shall retroactively obtain all required building permits and receive and pass all inspections for the covered patio and storage shed and shall remedy any defects, as directed by the Building Official or their designee, during the permitting and inspection process.
3. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Central Business District with Specific Use Permit-47R zoning designation.
4. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.
5. All sales of alcoholic beverages shall be allowed for on-premise consumption only.
6. Fifty percent (50%) or more of sales transacted upon the Property shall be from food.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey
- Exhibit B – Revised Site Plan
- Exhibit C – Patio Cover Plans

- Exhibit D – Previously Approved Plans for SUP-47

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Exhibit A – Property Description/Survey

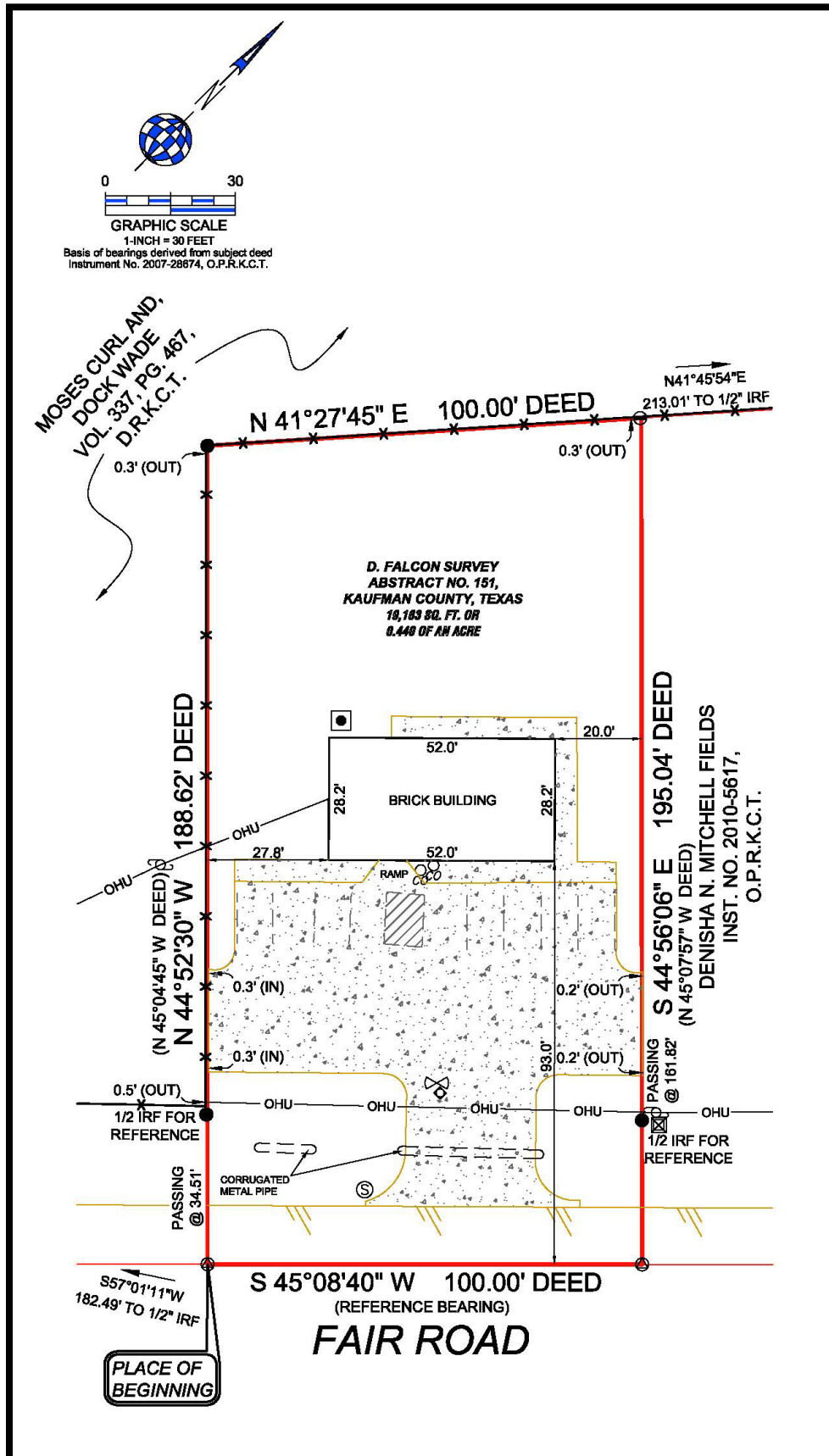


Exhibit B – Revised Site Plan

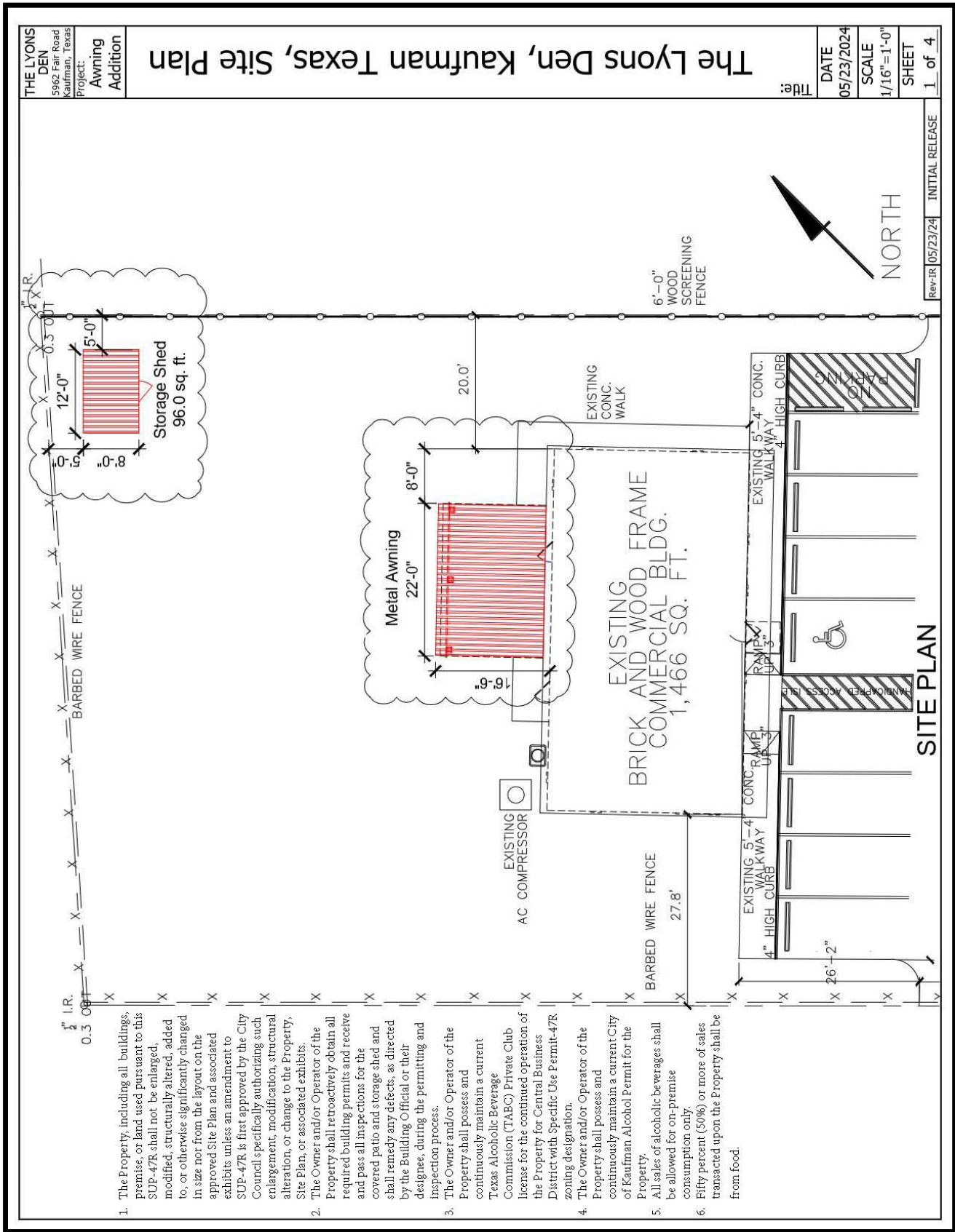


Exhibit C – Patio Cover Plans

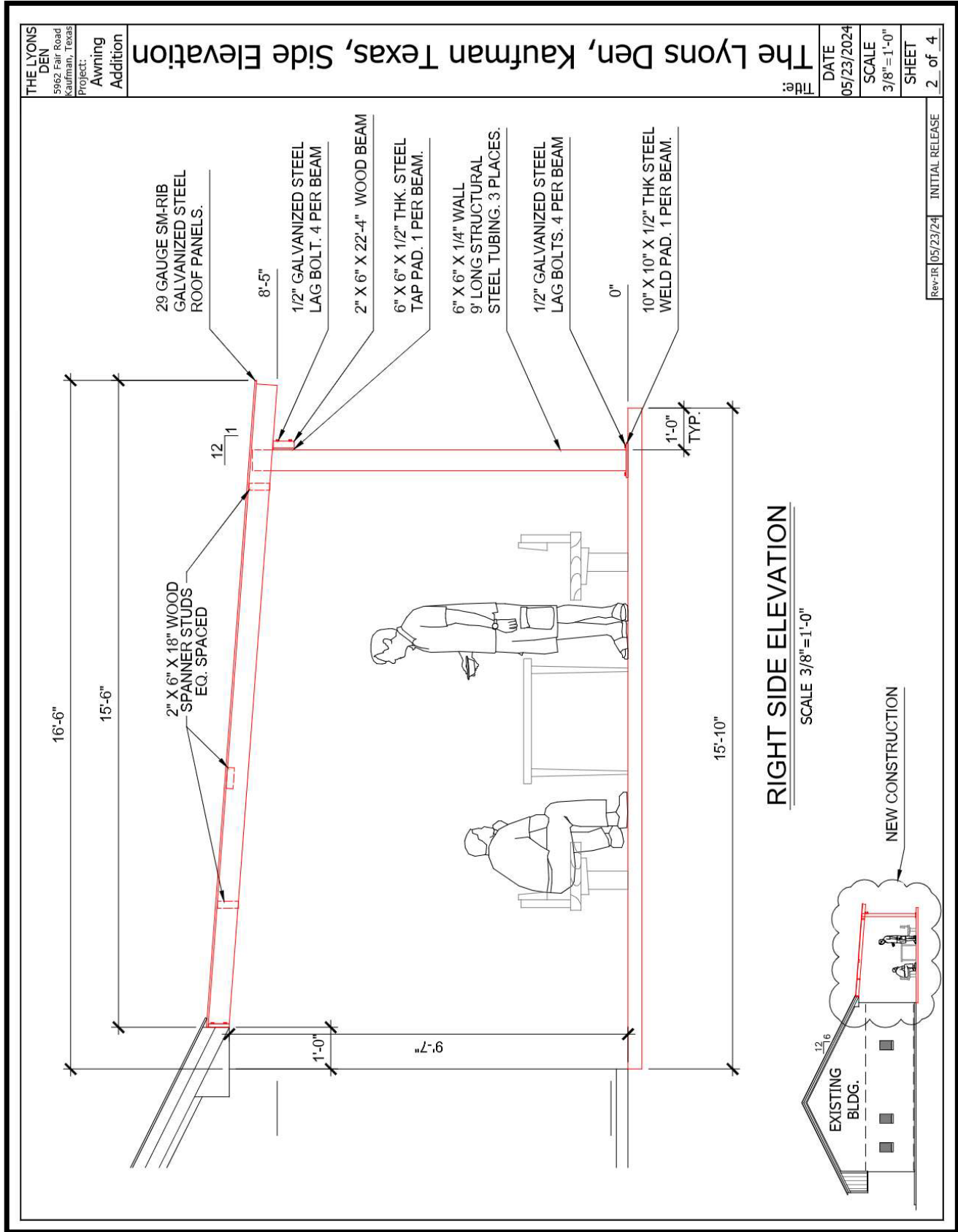


Exhibit C – Patio Cover Plans

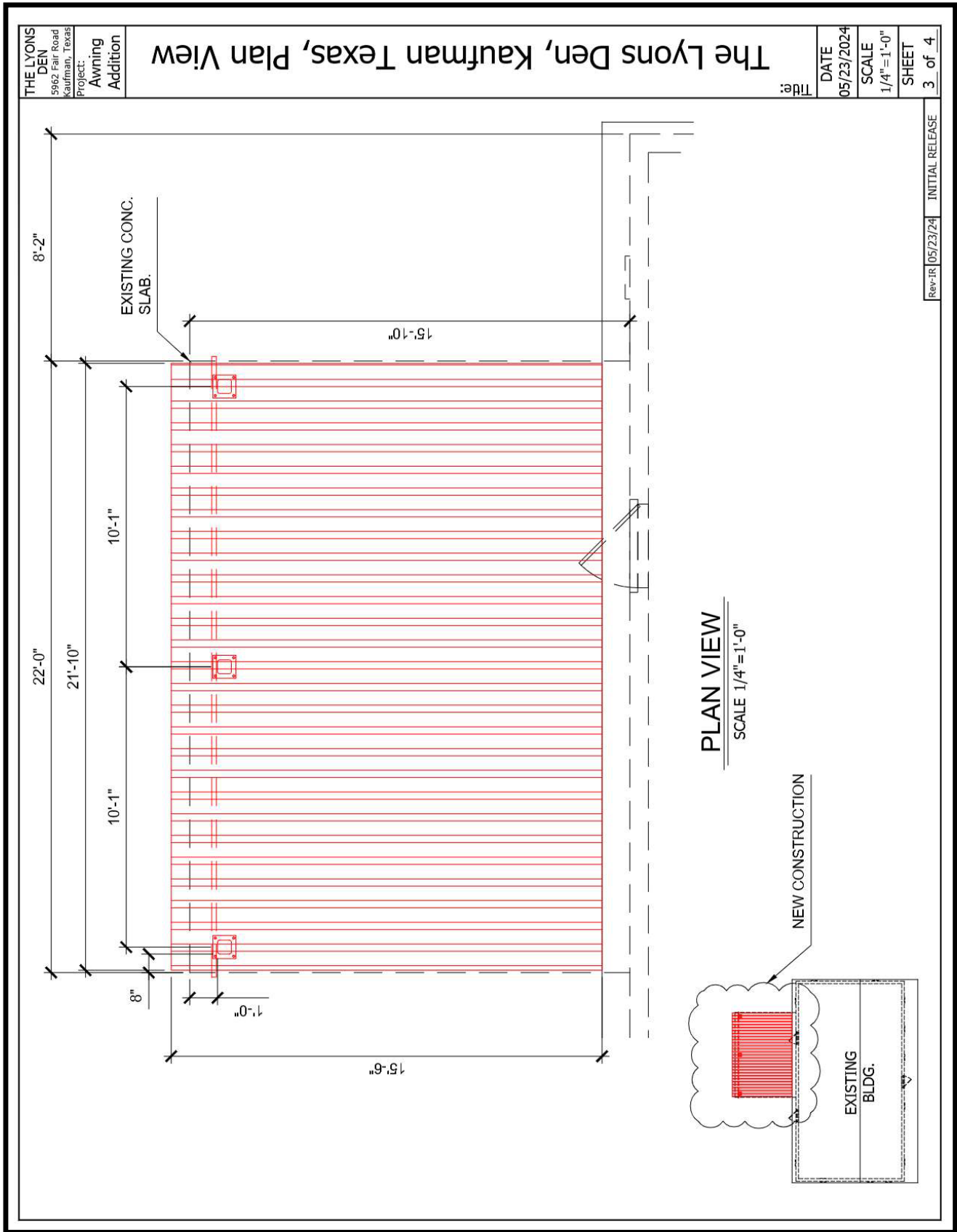


Exhibit C – Patio Cover Plans

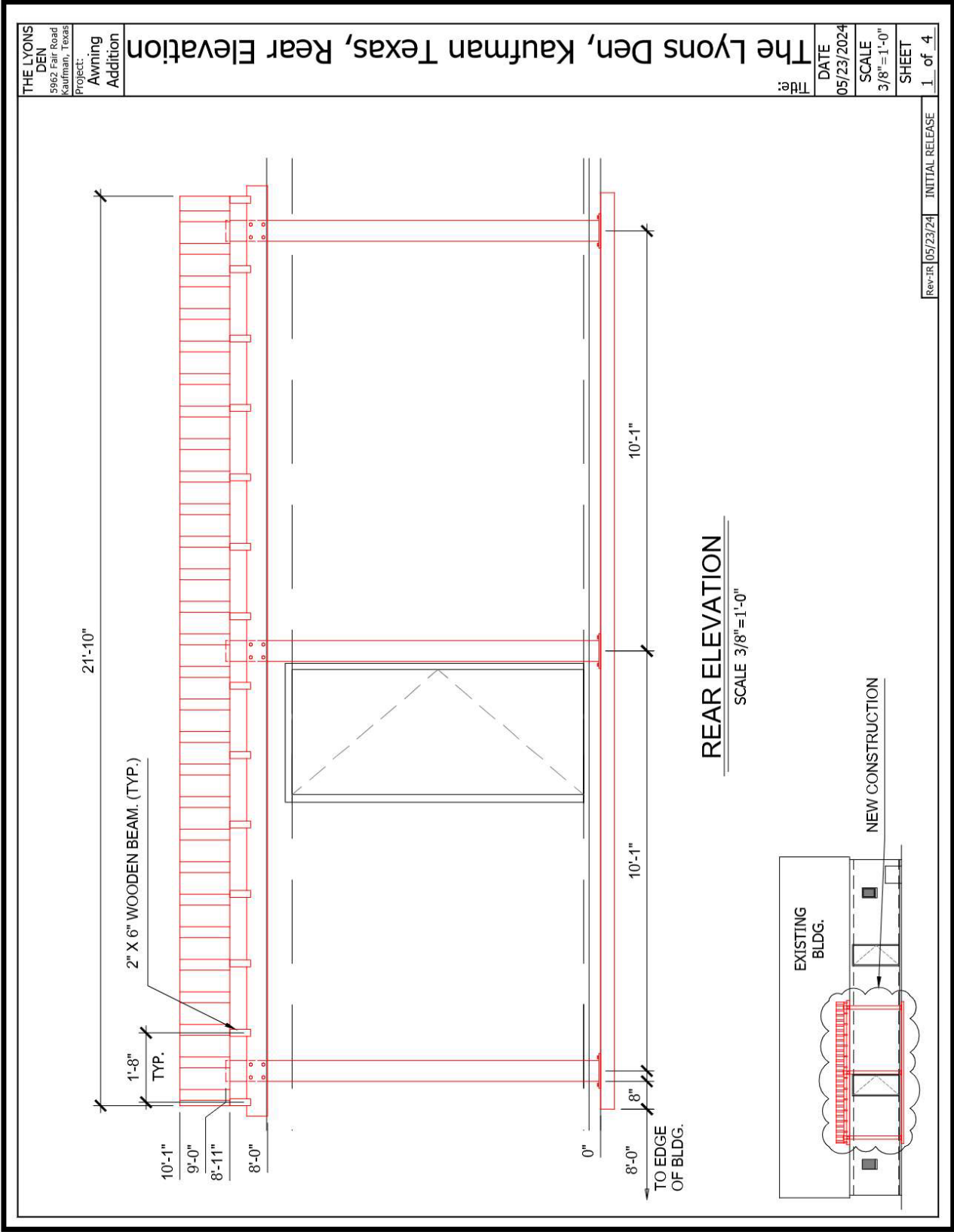
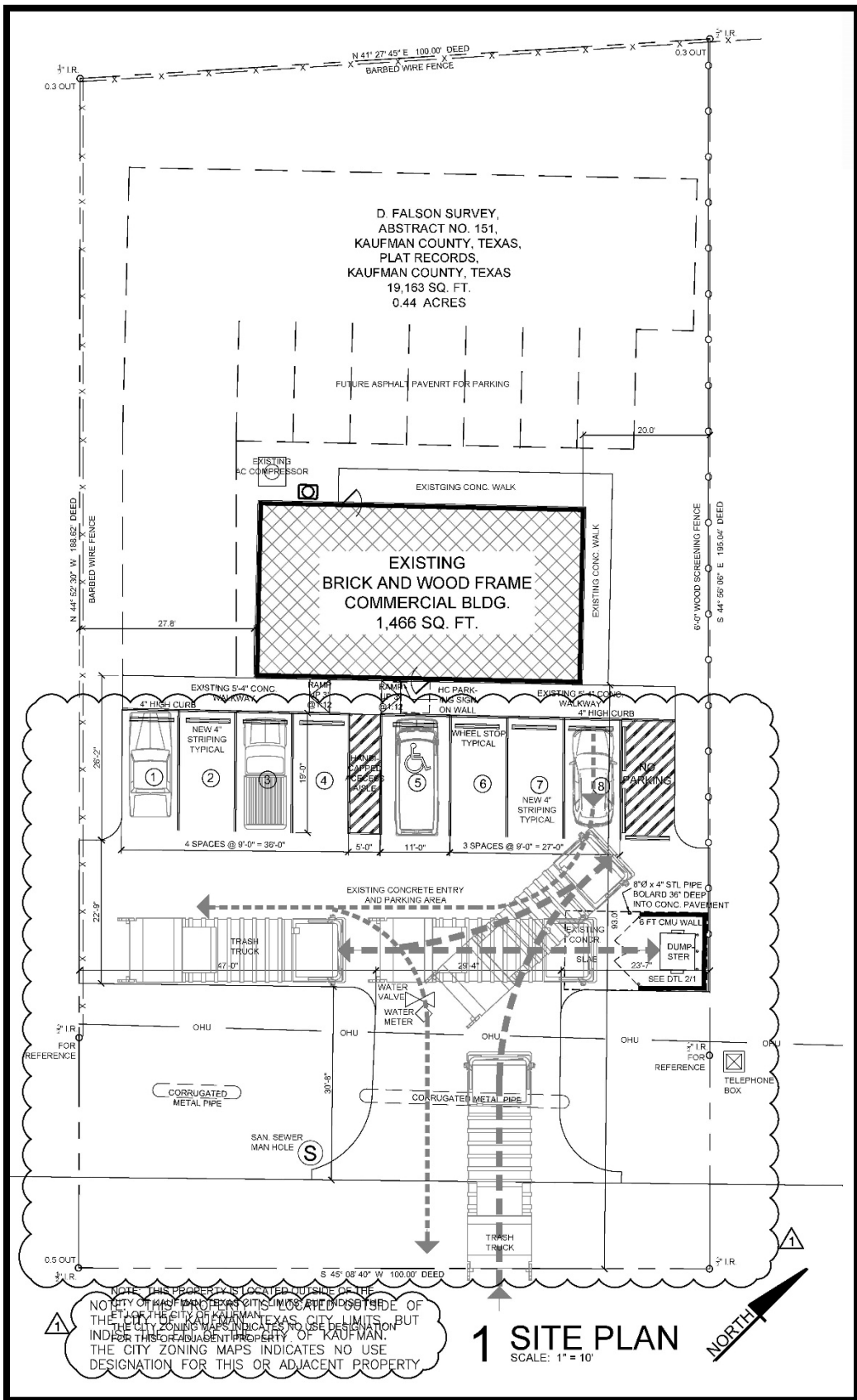
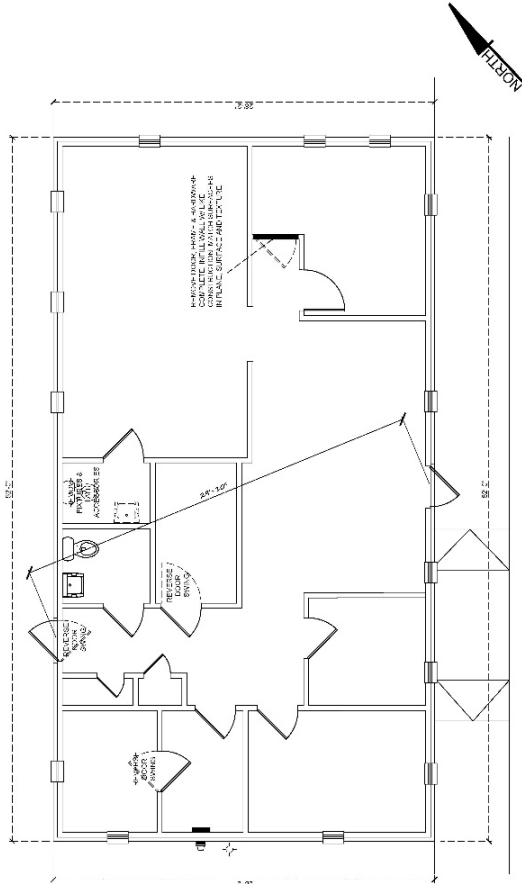


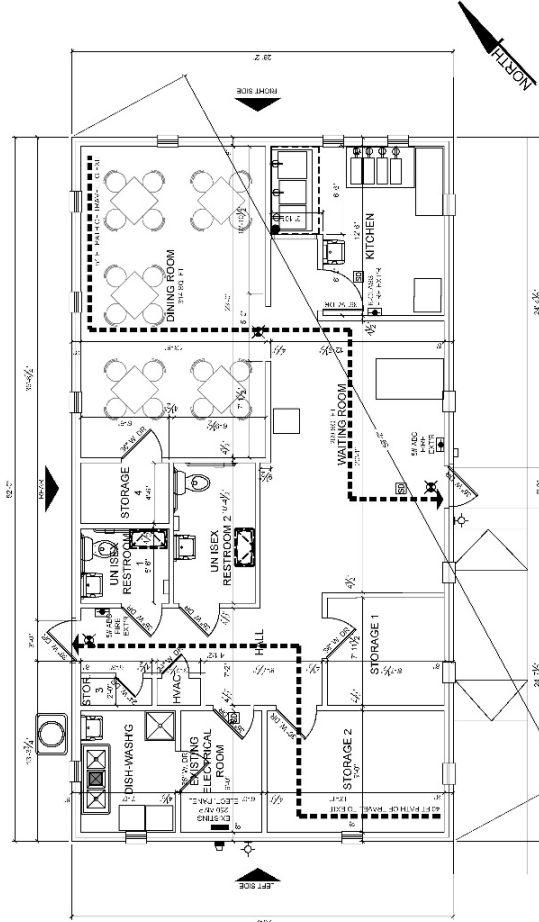
Exhibit D – Previously Approved Plans for SUP-47



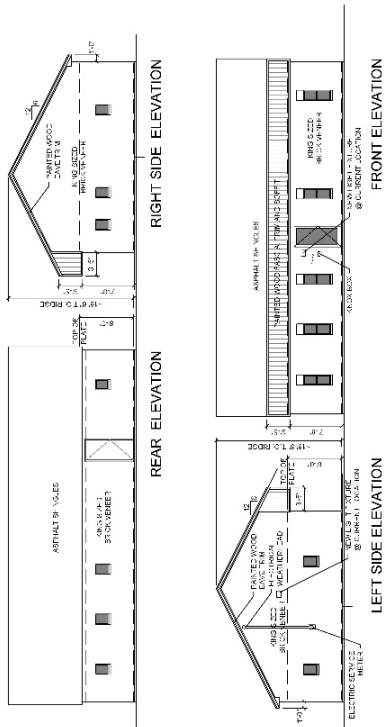
1 AS BUILT / DEMOLITION PLAN



2 ARCHITECTURAL FLOOR PLAN



3 BUILDING EXTERIOR ELEVATIONS

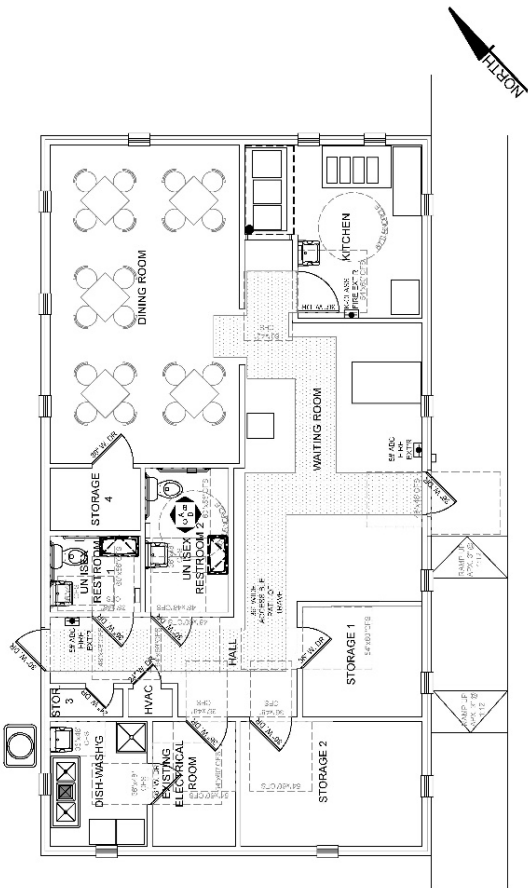


NAME	ROOM	SECTION	DATE	TIME	TEST	SCORE	REMARKS
1. NAME	1. ROOM	1. SECTION	1. DATE	1. TIME	1. TEST	1. SCORE	1. REMARKS
2. NAME	2. ROOM	2. SECTION	2. DATE	2. TIME	2. TEST	2. SCORE	2. REMARKS
3. NAME	3. ROOM	3. SECTION	3. DATE	3. TIME	3. TEST	3. SCORE	3. REMARKS
4. NAME	4. ROOM	4. SECTION	4. DATE	4. TIME	4. TEST	4. SCORE	4. REMARKS
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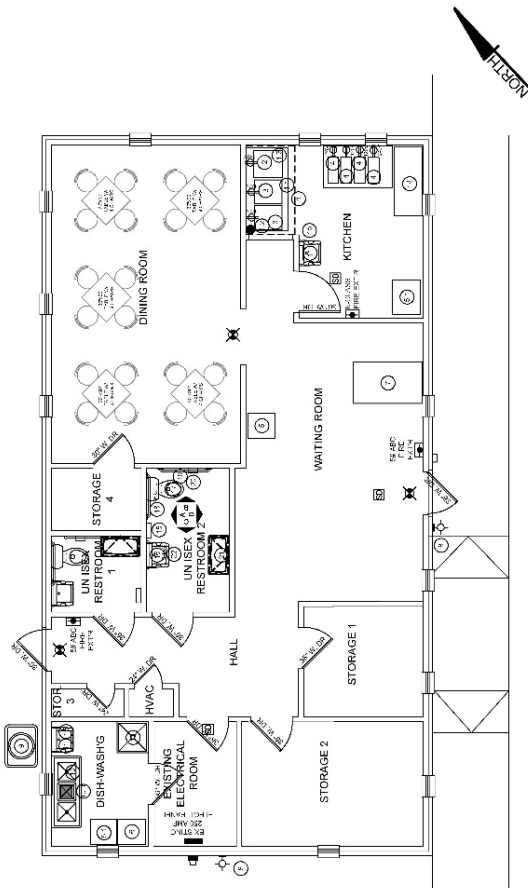
NOTES

OCCUPANT / EXITING TABULATION

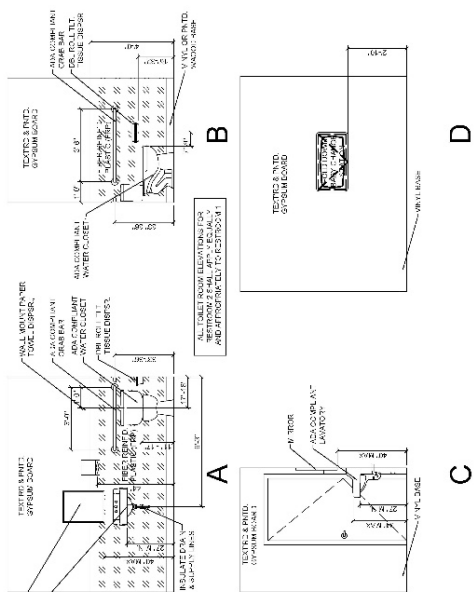
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1 ACCESSIBILITY PLAN
SCALE: 1/8" = 1'-0"



2 EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



3 ACCESSIBLE TOILET ELEVATIONS
SCALE: 3/8" = 1'-0"

EQUIPMENT/ACCESSORIES SCHEDULE	
ITEM	DESCRIPTION
1	VEHICLE HOOD, 6'-3"
1.1	TABLE
1.2	VEHICLE SUPPRESS ON SYSTEM
1.3	WAKE-UP AIR
1.4	COIN-OPERATED AIR
1.5	COIN-OPERATED DEEP FRYER
1.6	COIN-OPERATED DEEP FRYER
1.7	COIN-OPERATED DEEP FRYER
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ORDINANCE O-13-24

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, REPEALING ORDINANCE NO. O-39-21 APPROVING SPECIFIC USE PERMIT NO. 47 ("SUP-47") AND AMENDING ORDINANCE NO. O-02-07 AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, COLLECTIVELY, "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY, AND ADOPTING THIS ORDINANCE PROVIDING NEW REGULATIONS APPLICABLE TO SUP-47 AND RENAMING SUP-47 TO SPECIFIC USE PERMIT NO. FORTY-SEVEN REVISED, ("SUP-47R"), ADOPTING SUP-47R AS SET FORTH HEREIN, AND AMENDING THE SITE PLAN, AS DESCRIBED AND DEPICTED IN EXHIBIT "B", ("REVISED SITE PLAN") ON AN APPROXIMATE 0.44-ACRE TRACT OF LAND (PROPERTY ID 5300) ZONED HIGHWAY COMMERCIAL DISTRICT "HC", SUCH PROPERTY BEING GENERALLY LOCATED AT 5962 FAIR ROAD, SITUATED IN THE D. FALCON SURVEY, ABSTRACT NO. 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AS DESCRIBED AND DEPICTED IN EXHIBIT "A" ("PROPERTY") IN ORDER TO PERMIT ALCOHOLIC BEVERAGE SALES IN CONJUNCTION WITH A RESTAURANT (PRIVATE CLUB), SUBJECT TO SPECIFIED CONDITIONS ON THE PROPERTY; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS TO REFLECT THE ADOPTION OF SUP-47R AND IMPOSING CONDITIONS UPON THE PROPERTY, INCLUDING RESTRICTIONS ON USE OR BUILDING EXPANSION OR MODIFICATION, A REQUIREMENT TO OBTAIN BUILDING PERMITS AND INSPECTIONS FOR THE PATIO COVER AND STORAGE SHED, A REQUIREMENT FOR TABC LICENSING, A REQUIREMENT FOR A CITY ALCOHOL PERMIT, A REQUIREMENT THAT ALL SALES OF ALCOHOLIC BEVERAGE SALES BE FOR ON-PREMISE CONSUMPTION ONLY, AND A REQUIREMENT THAT FIFTY PERCENT (50%) OR MORE OF SALES TRANSACTED UPON THE PROPERTY SHALL BE FROM FOOD IN CONJUNCTION WITH A RESTAURANT USE (PRIVATE CLUB); PROVIDING A REVISED SITE PLAN; PROVIDING ASSIGNABILITY AND EXPIRATION/RECISSION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, on August 23, 2021, the City Council of the City of Kaufman, Texas (the "City Council") adopted Ordinance No. O-39-21 approving Specific Use Permit No. 47 ("SUP-47") for the Property described herein; and

WHEREAS, subsequent to the adoption of Ordinance No. O-39-21, the owners of the Property submitted an application for an amendment to SUP-47 seeking approval of a revised site plan providing a covered patio and storage shed; and

WHEREAS, at its regular meeting held on the 2nd day of July, 2024, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of Specific Use Permit No. 47 Revised ("SUP-47R") with revised conditions, and a Revised Site Plan (Z-06-24), **Exhibit "B"**, to allow alcoholic beverage sales in conjunction with a restaurant (private club), with the conditions listed in Section 2 of this Ordinance, on an approximate 0.44-acre tract of land, Kaufman CAD Property ID 5300, zoned Highway Commercial District "HC", generally located at 5962 Fair Road, situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas; and more specifically described and depicted on **Exhibit "A"**, a copy of which is attached hereto and incorporated herein as, (the "Property"); and

WHEREAS, at its regular meeting held on the 22nd day of July, 2024, the City Council held a public hearing to consider approving SUP-47R, and its Revised Site Plan as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed SUP-47R zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the City, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

WHEREAS, pursuant to the foregoing findings, the City Council determined it necessary and beneficial to the public health, safety and welfare to adopt this Ordinance repealing Ordinance No. O-39-21 and approving SUP-47R with revised conditions and the Revised Site Plan as set forth herein.

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

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. AMENDMENT. That Ordinance No. O-39-21 approving Specific Use Permit 49 ("SUP-47") and amending Ordinance No. O-02-07 and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", is hereby repealed in

its entirety and this Ordinance is hereby adopted to reflect a change in zoning to the Property, described and depicted in **Exhibit “A”** (the “Property”), attached hereto and incorporated herein, from Highway Commercial District with Specific Use Permit-47 to Highway Commercial District with Specific Use Permit-47 Revised (“SUP-47R”).

Pursuant to the zoning designation of Highway Commercial District with SUP-47R, the Property shall only be used as allowed by the Highway Commercial zoning district of the City of Kaufman, as amended by SUP-47R which hereby authorizes alcoholic beverage sales in conjunction with a restaurant use (private club), as those terms are defined in the Comprehensive Zoning Ordinance, subject to the following conditions, each of which shall also be included on the Site Plan for SUP-47R:

- a. The Property, including all buildings, premise, or land used pursuant to this SUP-47R shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits unless an amendment to SUP-47R is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
- b. The Owner and/or Operator of the Property shall obtain all required building permits for the construction of the covered patio and storage shed identified in **Exhibit “B”** hereto (the “Revised Site Plan”) and receive and pass all inspections for the covered patio, storage shed and related improvements; shall remedy any defects, as directed by the Building Official or their designee, during the permitting and inspection process for full compliance with adopted Ordinances, Codes and regulations of the City; and shall pay all required fees related to permitting, investigation, and inspection.
- c. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Highway Commercial District with Specific Use Permit-47R zoning designation.
- d. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.
- e. All sales of alcoholic beverages shall be allowed for on-premise consumption only in conjunction with a restaurant.
- f. Fifty percent (50%) or more of sales transacted upon the Property shall be from food to satisfy the restriction that alcoholic beverage sales be allowed only in conjunction with a restaurant use (private club).

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change in zoning classification of the Property from Highway Commercial District with Specific Use Permit-47 to Highway Commercial District with Specific Use Permit-47R (“SUP-47R”), thereon and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. SITE PLAN. The Site Plan adopted pursuant to Ordinance No. O-39-21 adopting SUP-47 is hereby repealed and a new Revised Site Plan for the Property as authorized by SUP-47R, attached hereto and incorporated as set forth fully herein as **Exhibit “B”**, the “Revised Site Plan”, is hereby approved for the Property. The Revised Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by SUP-47R or its termination or expiration in accordance with Section 5 hereof.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-47R is non-transferrable. SUP-47R shall expire or terminate when the Planning and Zoning Commission and the City Council take proper zoning action to rescind the SUP, with appropriate publication notification and public hearing, pursuant to Section 30.1 of the City’s Comprehensive Zoning Ordinance.

SECTION 6. LAND USE REGULATIONS. The regulations contained in the City’s Comprehensive Zoning Ordinance for Highway Commercial District zoning, as amended, shall control, except as expressly modified by SUP-47R.

SECTION 7. CUMULATIVE REPEALER/SAVINGS 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 8. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 9. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 10. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 22nd day of July, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

5962 Fair Rd



0 30
GRAPHIC SCALE
1-INCH = 30 FEET
Basis of bearings derived from subject deed
Instrument No. 2007-28674, O.P.R.K.C.T.

MOSES CURL AND,
DOCK WADE
VOL. 337, PG. 467,
D.R.K.C.T.

N 41°27'45" E 100.00' DEED

0.3' (OUT)

0.3' (OUT)

N 41°45'54" E 213.01' TO 1/2" IRF

D. FALCON SURVEY
ABSTRACT NO. 151,
KAUFMAN COUNTY, TEXAS
18,183 SQ. FT. OR
0.448 OF AN ACRE

BRICK BUILDING

52.0'

28.2'

20.0'

52.0'

RAMP

OHU

27.8'

0.3' (IN)

0.3' (IN)

0.2' (OUT)

0.2' (OUT)

93.0'

0.5' (OUT)

1/2 IRF FOR REFERENCE

PASSING @ 34.51'

CORRUGATED METAL PIPE

S 44°56'06" E 195.04' DEED

(N 45°07'57" W DEED)

DENISHA N. MITCHELL FIELDS
INST. NO. 2010-5617,
O.P.R.K.C.T.

PASSING @ 161.82'

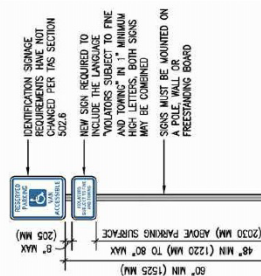
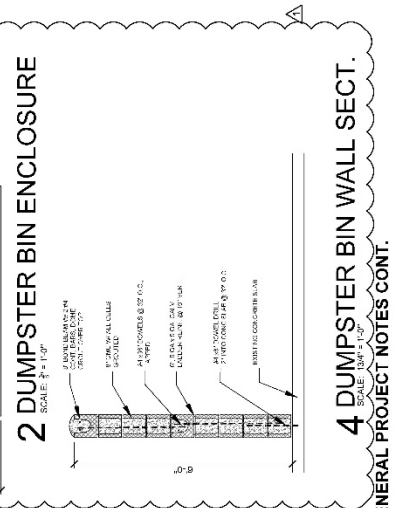
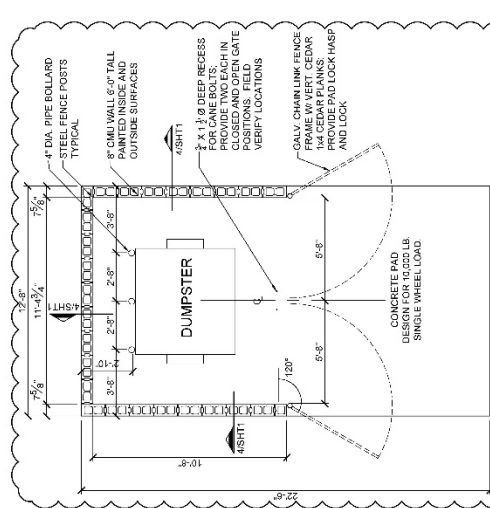
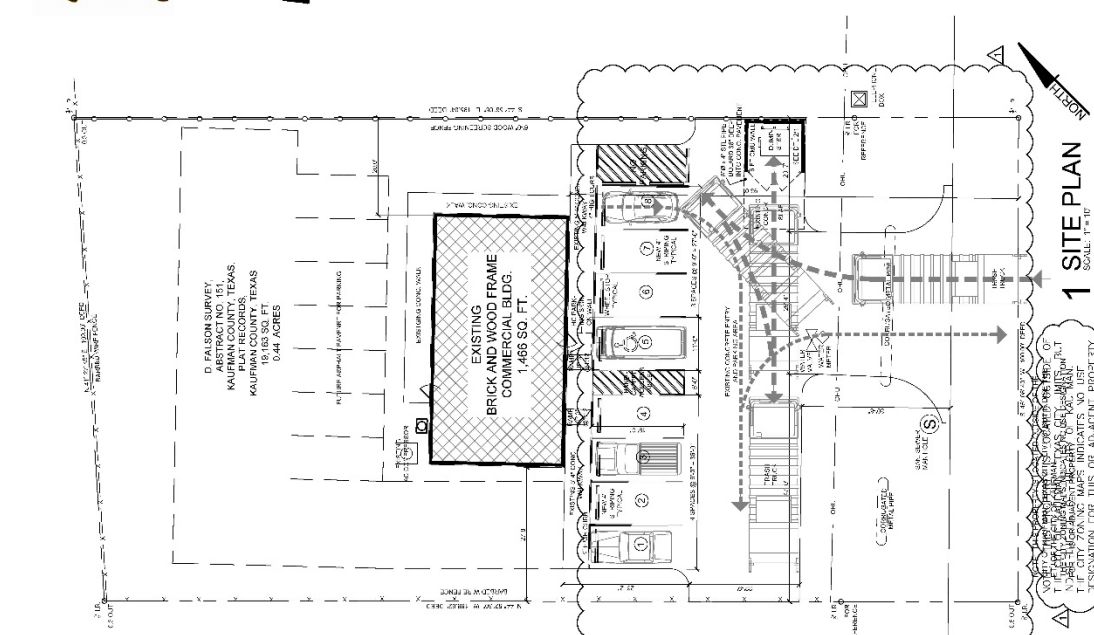
1/2 IRF FOR REFERENCE

S 45°08'40" W 100.00' DEED
(REFERENCE BEARING)

FAIR ROAD

S57°01'11" W
182.49' TO 1/2" IRF

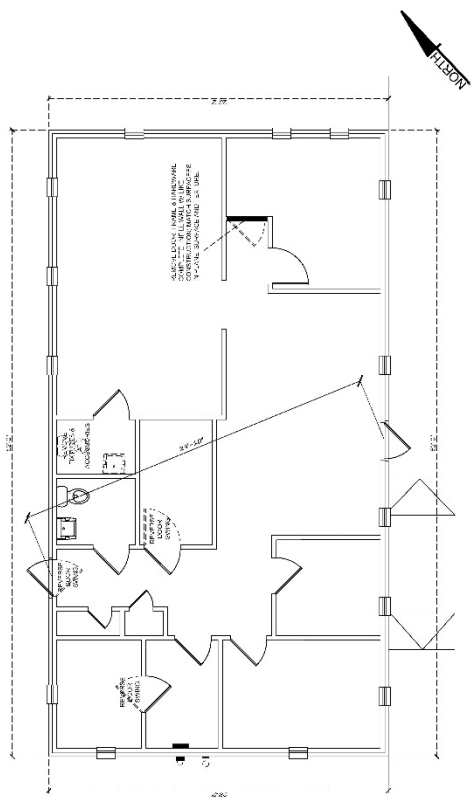
PLACE OF BEGINNING



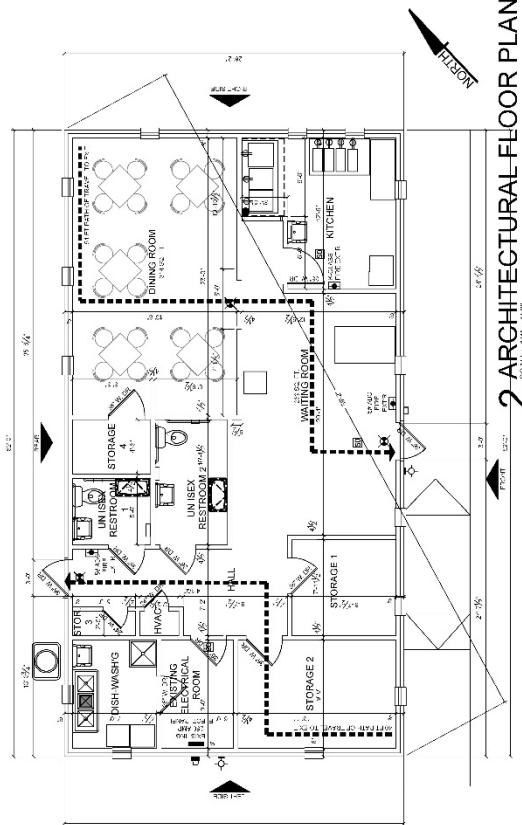
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3 PARKING SIGN

GENERAL PROJECT NOTES

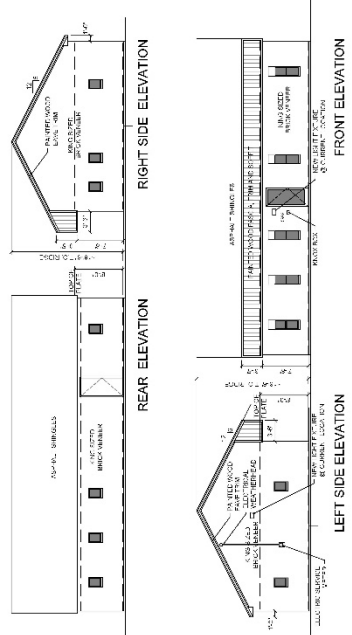
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1 AS BUILT / DEMOLITION PLAN



2 ARCHITECTURAL FLOOR PLAN



3 BUILDING EXTERIOR ELEVATIONS

ROOF FINISH SCHEDULE									
NO.	ITEM	UNIT	QTY	UNIT PRICE	TOTAL	REMARKS			
1	CEILING	SQ. FT.							
2	WALL	SQ. FT.							
3	FLOOR	SQ. FT.							
4	ROOF	SQ. FT.							
5	CHIMNEY	SQ. FT.							
6	STAIR	SQ. FT.							
7	BATH	SQ. FT.							
8	KITCHEN	SQ. FT.							
9	LIVING	SQ. FT.							
10	DINING	SQ. FT.							
11	SLEEPING	SQ. FT.							
12	CL. (CLOSET)	SQ. FT.							
13	ST. (STAIRS)	SQ. FT.							
14	CH. (CHIMNEY)	SQ. FT.							
15	W.C. (WATER CLOSET)	SQ. FT.							
16	BATH	SQ. FT.							
17	KITCHEN	SQ. FT.							
18	DINING	SQ. FT.							
19	LIVING	SQ. FT.							
20	SLEEPING	SQ. FT.							
21	CL. (CLOSET)	SQ. FT.							
22	ST. (STAIRS)	SQ. FT.							
23	CH. (CHIMNEY)	SQ. FT.							
24	W.C. (WATER CLOSET)	SQ. FT.							
25	BATH	SQ. FT.							
26	KITCHEN	SQ. FT.							
27	DINING	SQ. FT.							
28	LIVING	SQ. FT.							
29	SLEEPING	SQ. FT.							
30	CL. (CLOSET)	SQ. FT.							
31	ST. (STAIRS)	SQ. FT.							
32	CH. (CHIMNEY)	SQ. FT.							
33	W.C. (WATER CLOSET)	SQ. FT.							
34	BATH	SQ. FT.							
35	KITCHEN	SQ. FT.							
36	DINING	SQ. FT.							
37	LIVING	SQ. FT.							
38	SLEEPING	SQ. FT.							
39	CL. (CLOSET)	SQ. FT.							
40	ST. (STAIRS)	SQ. FT.							
41	CH. (CHIMNEY)	SQ. FT.							
42	W.C. (WATER CLOSET)	SQ. FT.							
43	BATH	SQ. FT.							
44	KITCHEN	SQ. FT.							
45	DINING	SQ. FT.							
46	LIVING	SQ. FT.							
47	SLEEPING	SQ. FT.							
48	CL. (CLOSET)	SQ. FT.							
49	ST. (STAIRS)	SQ. FT.							
50	CH. (CHIMNEY)	SQ. FT.							
51	W.C. (WATER CLOSET)	SQ. FT.							
52	BATH	SQ. FT.							
53	KITCHEN	SQ. FT.							
54	DINING	SQ. FT.							
55	LIVING	SQ. FT.							
56	SLEEPING	SQ. FT.							
57	CL. (CLOSET)	SQ. FT.							
58	ST. (STAIRS)	SQ. FT.							
59	CH. (CHIMNEY)	SQ. FT.							
60	W.C. (WATER CLOSET)	SQ. FT.							
61	BATH	SQ. FT.							
62	KITCHEN	SQ. FT.							
63	DINING	SQ. FT.							
64	LIVING	SQ. FT.							
65	SLEEPING	SQ. FT.							
66	CL. (CLOSET)	SQ. FT.							
67	ST. (STAIRS)	SQ. FT.							
68	CH. (CHIMNEY)	SQ. FT.							
69	W.C. (WATER CLOSET)	SQ. FT.							
70	BATH	SQ. FT.							
71	KITCHEN	SQ. FT.							
72	DINING	SQ. FT.							
73	LIVING	SQ. FT.							
74	SLEEPING	SQ. FT.							
75	CL. (CLOSET)	SQ. FT.							

NOTES	
1	1. ALL ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. ROOF FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS: A. 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EQUIPMENT/ACCESSORIES SCHEDULE		
ROW	ITEM	REVISION
1	VENT HUB, 1/2"	CAPTIVE AIR NO. 100
2	TABLE	3/4" STAINLESS STEEL, 23P20-2
2.1	1/2" SUPPRESSION SYSTEM	MODEL 23P20-2
2.2	1/2" SUPP. AIR LINE	MODEL 23P20-2, 1/2" WASH
2.3	1/2" SUPP. AIR LINE	MODEL 23P20-2, 1/2" WASH
3	COMMERCIAL TUB, 1/2"	1/2" SUPP. AIR LINE
4	COMMERCIAL TUB, 1/2"	1/2" SUPP. AIR LINE
5	COOLER, SINGLE GLASS DOOR	VOLUNTARY SINK, 24" WASH
6	COOLER, SINGLE GLASS DOOR	RED BALL TUB COOLER, MODEL 24" WASH
7	SEWER	ARTIC. 0067 C.J. FT. 00020-20-20 WASH
7.1	1/2" SUPP. AIR LINE	1/2" SUPP. AIR LINE
8	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
9	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
10	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
10.1	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
11	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
11.1	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
12	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
13	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
14	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
15	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
16	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
17	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
18	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
19	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
20	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
21	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE
22	OUTS OF TUB, 1/2"	1/2" SUPP. AIR LINE

The Lyons Den, Kaufman Texas, Site Plan

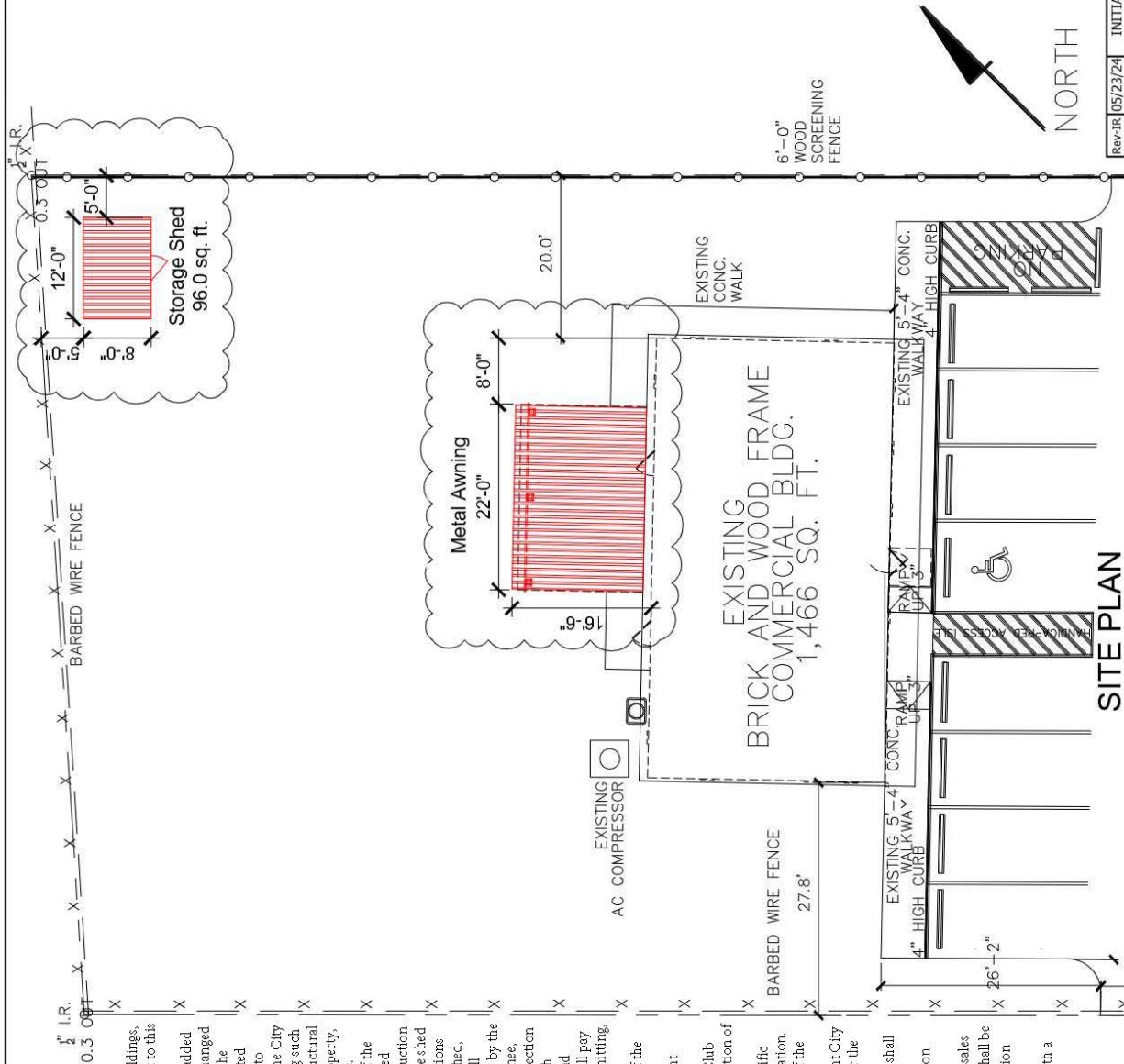
Титул:

DATE	05/23/2024
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SCALE	1/16" = 1'-0"
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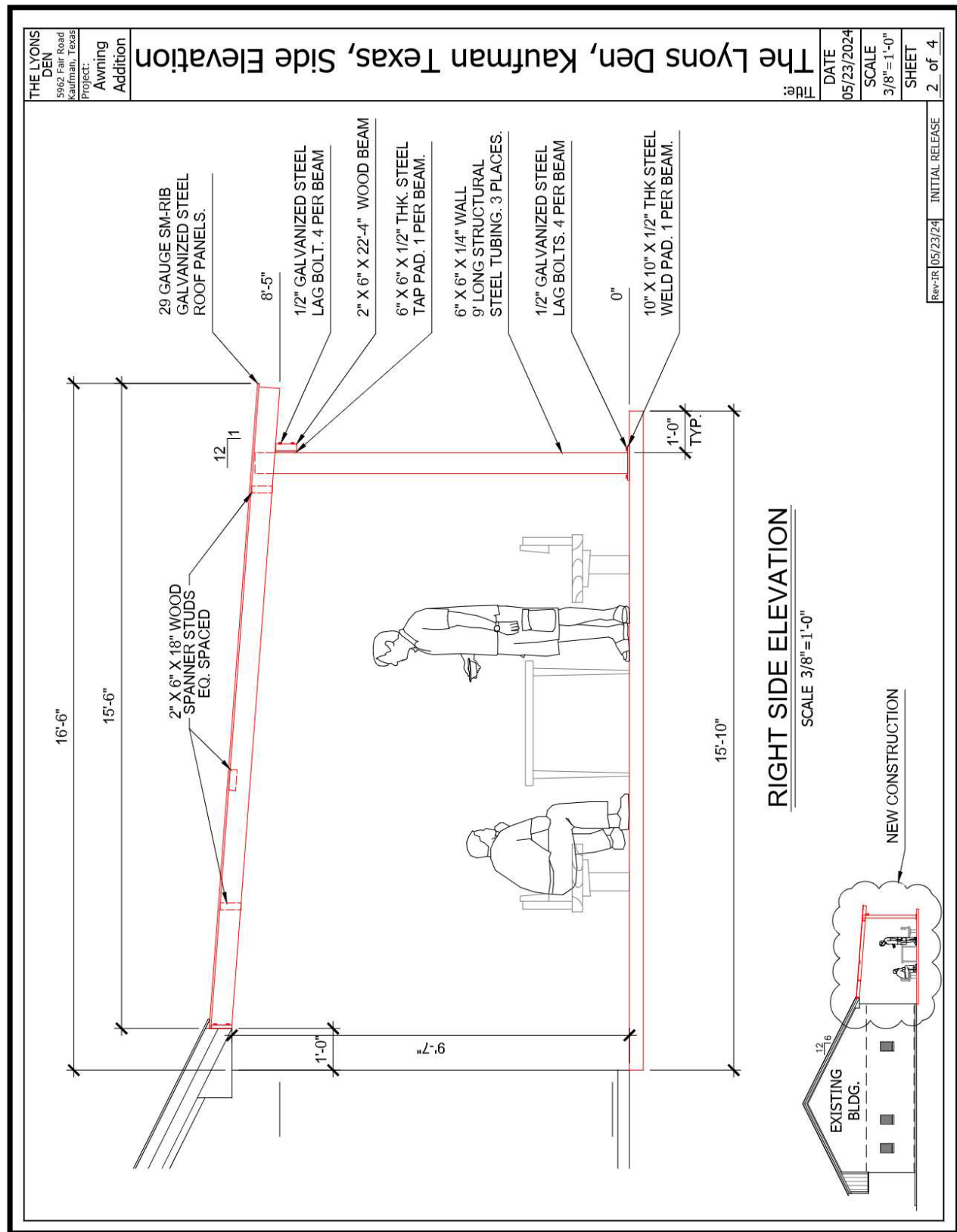
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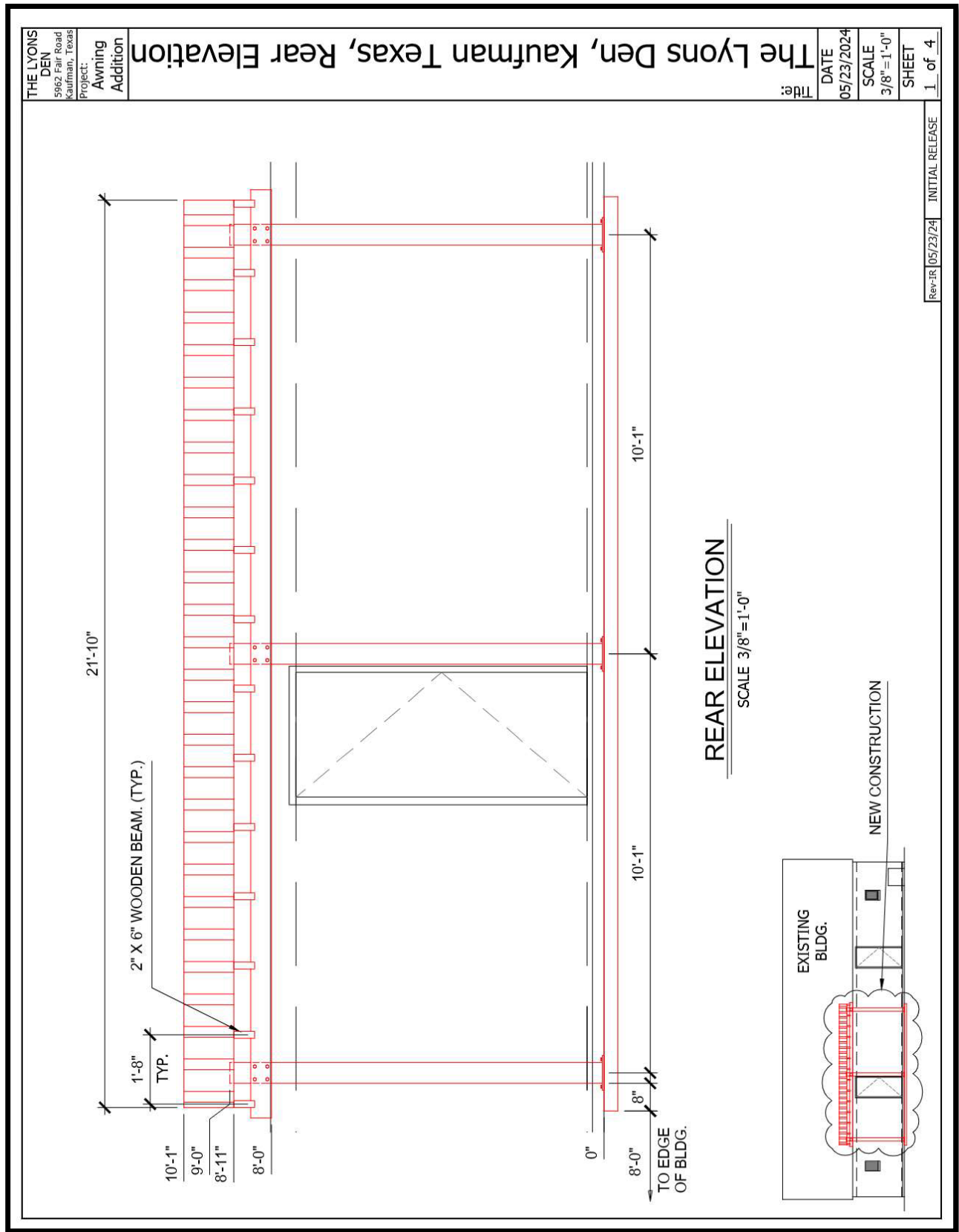
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SITE PLAN

1. The Property, including all buildings, premise, or land used pursuant to this SUP-47R shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits unless an amendment to SUP-47R is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property. Site Plan, or associated exhibits.
2. The Owner and/or Operator of the Property shall obtain all required building permits for the construction of the covered patio and storage shed and receive and pass all inspections for the covered patio, storage shed, and related improvements; shall remedy any defects, as directed by the Building Official or their designee, during the permitting and inspection process for full compliance with adopted Ordinances, Codes, and regulations of the City, and shall pay all required fees related to permitting, investigation, and inspection.
3. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Highway Commercial District with Specific Use Permit-47R zoning designation.
4. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.
5. All sales of alcoholic beverages shall be allowed for on-premise consumption only in conjunction with a restaurant.
6. Fifty percent (50%) or more of sales transacted upon the Property shall be from food to satisfy the restriction that alcoholic beverage sales be allowed only in conjunction with a restaurant use (private club).







Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 10.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-14-24, an ordinance of the City Council of the City of Kaufman, Texas, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, identifying project costs; and providing an effective date. ("The Trails")

BACKGROUND:

On June 24, 2024, the City Council approved Ordinance O-12-24, designating a contiguous geographic area within the extraterritorial jurisdiction of the city as Tax Reinvestment Zone No. Four and the preliminary project and financing plan for the zone. In accordance with Chapter 311, the Final Project and Financing Plan for TIRZ 4 must be approved by the TIRZ 4 Board and then the City Council by a separate Ordinance.

TIRZ #4 is approximately 73.09 acres of undeveloped land located wholly within the extraterritorial jurisdiction of the city. The purpose of the TIRZ is to encourage private development that will yield additional tax revenue to all taxing jurisdictions. TIRZ #4 is for the Trails Development, which is a single-family development adjacent to the southern border of City Lakes Park.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-14-24, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Four.

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

**CITY OF KAUFMAN
ORDINANCE NO. O-14-24**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, CITY OF KAUFMAN, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; PROVIDING FOR THE INCORPORATION OF RECITALS; MAKING CERTAIN FINDINGS; AND PROVIDING AN EFFECTIVE DATE. ("THE TRAILS")

WHEREAS, the City of Kaufman, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City or the extraterritorial jurisdiction (the "ETJ") of the municipality as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the "ETJ") of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City's ETJ, through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on June 24, 2024 the City Council of the City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. O-12-24 designating a contiguous geographic area within the City limits as a Reinvestment Zone Number Four, City of Kaufman, Texas (the "Zone"), approved a Preliminary Project and Finance Plan for the Zone, and established a Board of Directors for the Zone; and

WHEREAS, on December 18, 2023, the Board of the Zone approved the final Project and Finance Plan for Reinvestment Zone Number Four, City of Kaufman, Texas (the "Project and Finance Plan"), a copy of which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, as authorized by Section 311.011(d) of the Act, on July 22, 2024, the Board recommended that the Plan in Exhibit "A", be approved by the City Council

and the City Council has determined that the Plan meets all requirements of the law as set forth herein and desires to approve the Plan.

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

SECTION 1.
RECITALS INCORPORATED

The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2.
PROJECT AND FINANCE PLAN ADOPTED

The City Council has reviewed the proposed Project and Finance Plan, attached and incorporated herein as **Exhibit “A”**, finds that the Project and Finance Plan has been adopted by the Board, that it satisfies all requirements of State Law and the Act, including without limitation Sections 311.011(b) and 311.011(c) of the Act, that the Project and Finance Plan is feasible, and that the Project and Finance Plan complies with the City’s Master Plan. Therefore, the City Council hereby adopts the Final Project and Finance Plan as set forth in **Exhibit “A”** hereto.

SECTION 3.
SEVERABILITY CLAUSE

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4.
OPEN MEETINGS

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, 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. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 5.
EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Kaufman, this 22nd day of July 2024.

APPROVED:

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

EXHIBIT A
Project and Financing Plan

Tax Increment Reinvestment Zone #4

City of Kaufman, Texas



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- Introduction 1
- TIRZ Boundary..... 2
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- Project Costs 6
- Financial Feasibility Analysis 7
- Terms and Conditions13
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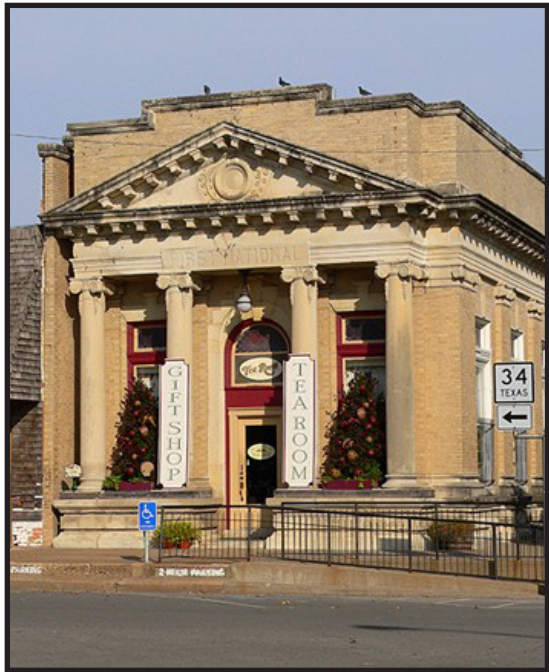
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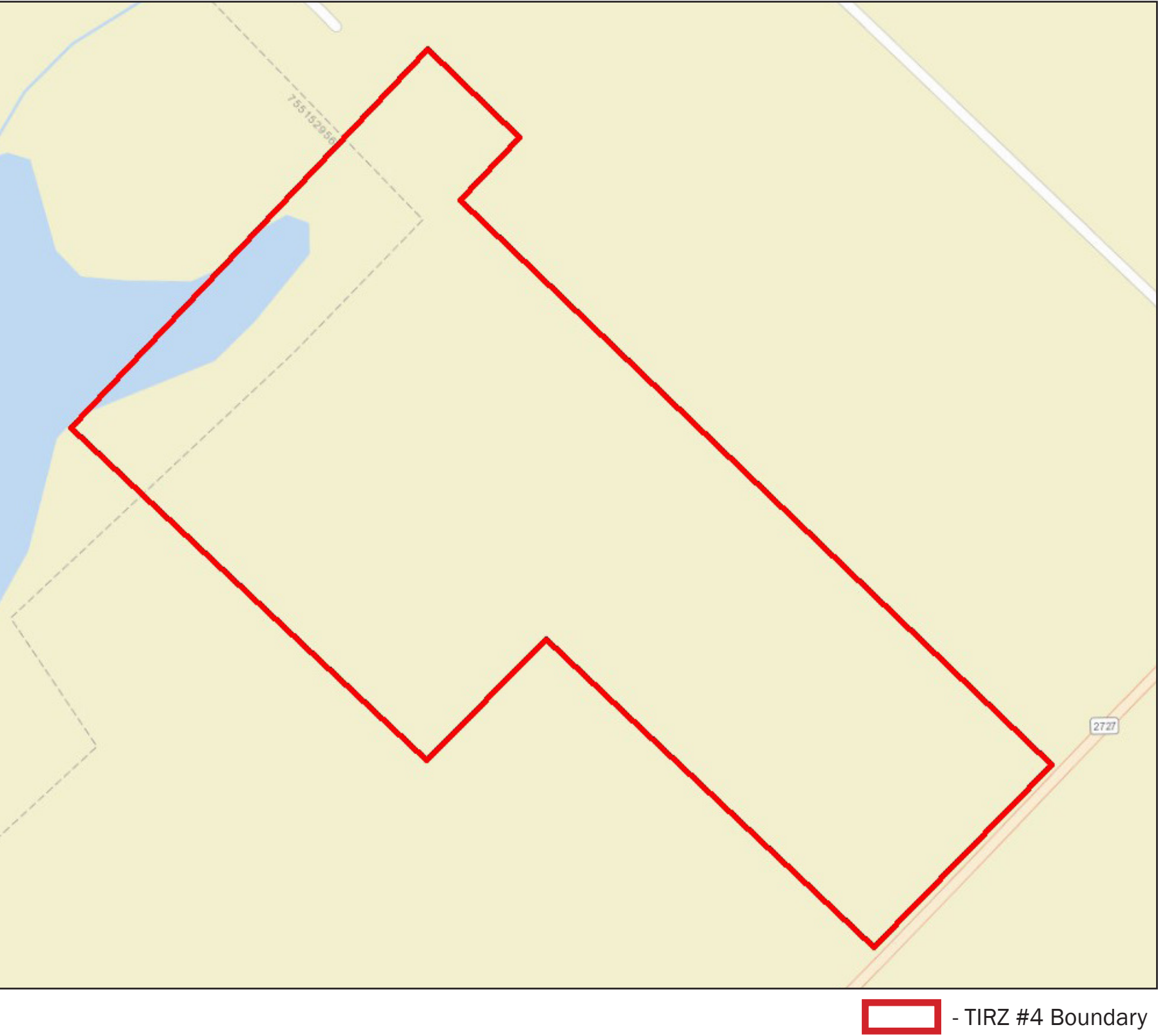
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





Tax Increment Reinvestment Zone #4, City of Kaufman

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On June 24, 2024, the City Council of the City of Kaufman, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance O-12-24 designating a contiguous geographic area within the City limits as Reinvestment Zone Number Four, City of Kaufman, Texas. The goal of Tax Increment Reinvestment Zone #4 (TIRZ #4) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This project and financing plan outlines the funding of \$14,298,718 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kaufman. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

TIRZ Boundary

The TIRZ #4 boundaries include 73.09 contiguous acres located within the extraterritorial jurisdiction of the City of Kaufman. The legal description for the zone is described in detail below

Legal Description -73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTH CORNER OF SAID 138.451 ACRE TRACT RECORDED IN VOLUME 2583, PAGE 440, AT THE EAST CORNER OF THE DAVID NALLS TRACT RECORDED IN VOLUME 3395, PAGE 289 AND IN THE NORTHWEST R.O.W. OF FARM TO MARKET 2727;

THENCE NORTH 47 DEGREES 11 MINUTES 43 SECONDS WEST, 1346.01 FEET
TO A FOUND CAPPED 1/2 INCH IRON ROD;

THENCE SOUTH 44 DEGREES 07 MINUTES 47 SECONDS WEST, 517.35 FEET TO
A FOUND 3/8 INCH IRON ROD;

THENCE NORTH 47 DEGREES 09 MINUTES 56 SECOND WEST, 1463.96 FEET TO
A 8 INCH POST FOR CORNER;

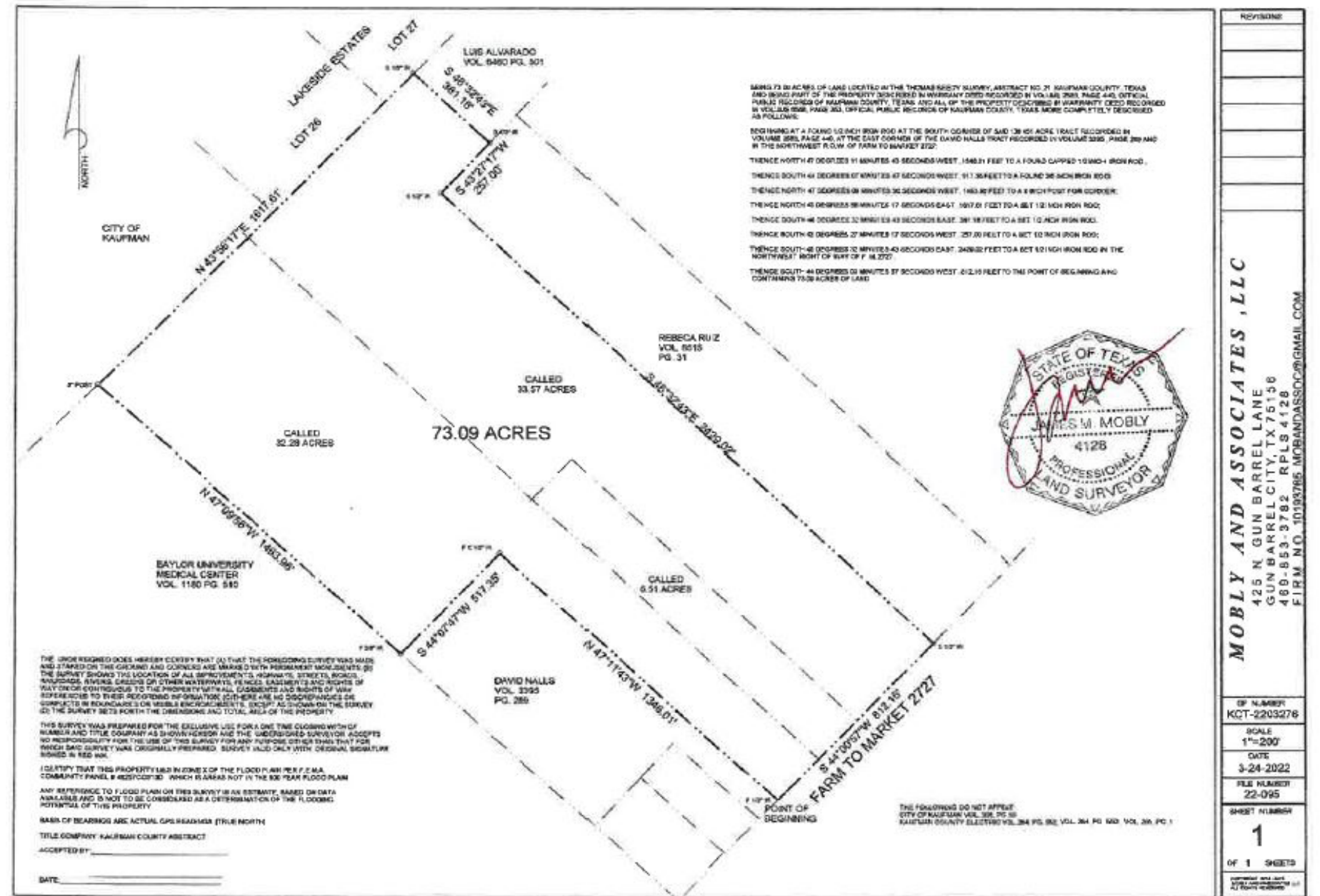
THENCE NORTH 43 DEGREES 56 MINUTES 17 SECONDS EAST, 1617.61 FEET TO
A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 381.18 FEET TO
A SET 1/2 INCH IRON ROD;

THENCE SOUTH 43 DEGREES 27 MINUTES 17 SECONDS WEST, 257.00 FEET TO
A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 2429.02 FEET
TO A SET 1/2 INCH IRON ROD IN THE NORTHWEST RIGHT OF WAY OF F.M. 2727;

THENCE SOUTH 44 DEGREES 00 MINUTES 57 SECONDS WEST, 812.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.09 ACRES OF LAND.





 - TIRZ #4 Boundary

Land Use

The land within the zone is vacant and is well positioned for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property is not zoned given that the property is in the City's extraterritorial jurisdiction.

It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Current Ownership Information

There are 3 parcels within the boundaries of Tax Increment Reinvestment Zone #4. The 2024 base year taxable value of the property within the zone is \$0, given that the property was in the City's extraterritorial jurisdiction as of January 1, 2024. The base value will be certified by Kaufman Central Appraisal District at a later date.

For further details of parcels included within the TIRZ see Appendix A.

Proposed Development

The TIRZ #4 boundaries contain a planned proposed single family development shown in the site plan below, projected to include 250 single family homes.



Proposed Development

Anticipated Development

The development within the boundaries is anticipated to be a single family development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table below provides an overview of the potential development that DPED estimates will occur during the life of the TIRZ within the boundaries of the TIRZ.

	Initial Delivery Year	Units/SF	Taxable Value PSF/Unit		Incremental Value	
TIRZ 4						
SINGLE FAMILY - 60FT LOT	2026	231	\$	405,000	\$	93,555,000 *
SINGLE FAMILY - 70FT LOT	2026	7	\$	472,500	\$	3,307,500 *
SINGLE FAMILY - 80FT LOT	2026	12	\$	540,000	\$	6,480,000 *
		250	\$	413,370	\$	103,342,500

*2024 Values (No Inflation)

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #4 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #4		
Water Facilities and Improvements	\$ 2,573,769	18.0%
Sanitary Sewer Facilities and Improvements	\$ 2,573,769	18.0%
Storm Water Facilities and Improvements	\$ 2,573,769	18.0%
Transit/Parking Improvements	\$ 714,936	5.0%
Street and Intersection Improvements	\$ 2,859,744	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 1,429,872	10.0%
Economic Development Grants	\$ 1,429,872	10.0%
Administrative Costs	\$ 142,987	1.0%
Total	\$ 14,298,718	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$14,298,718 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 40% of the maintenance and operations portion of real property increment within the original and expanded bounaries of the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined development. A summary overview of the anticipated development and the anticipated taxable value per unit can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Rates		Participation	
City of Kaufman (M&O)	0.49801530	40%	0.1992061
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.19920612

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.00000000

Sales Tax		Participation	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		0.00000000

TIRZ #4 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	40%	0.1992061
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.1992061

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Economic Development	0.00250000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.02000000		0.0000000

TIRZ 4		Initial Delivery	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	\$ / SF	BPP TAX VALUE	\$ / SF	SALES TAX VALUE
	SINGLE FAMILY - 60FT LOT	2026	231	\$ 405,000	\$ 93,555,000	\$ -	\$ -	\$ -	\$ -
	SINGLE FAMILY - 70FT LOT	2026	7	\$ 472,500	\$ 3,307,500	\$ -	\$ -	\$ -	\$ -
	SINGLE FAMILY - 80FT LOT	2026	12	\$ 540,000	\$ 6,480,000	\$ -	\$ -	\$ -	\$ -
	TOTAL		250		103,342,500		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL	SALES	
City of Kaufman (M&O)	31.5%	\$ 54,551,666	=	\$ 54,551,665	+	\$ 1
Kaufman County (M&O)	13.7%	\$ 23,612,114	=	\$ 23,612,114	+	\$ -
Road and Bridge	3.4%	\$ 5,921,727	=	\$ 5,921,727	+	\$ -
Trinity Valley CC	4.6%	\$ 7,966,696	=	\$ 7,966,696	+	\$ -
KC ESD #1	1.8%	\$ 3,050,587	=	\$ 3,050,587	+	\$ -
Kaufman ISD	45.0%	\$ 77,865,323	=	\$ 77,865,323	+	\$ -
	100.0%	\$ 172,968,113		\$ 172,968,112		\$ 1
		100.0%		100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL	SALES	
City of Kaufman (M&O)	100.0%	\$ 14,298,718	=	\$ 14,298,718	+	\$ -
Kaufman County (M&O)	0.0%	\$ -	=	\$ -	+	\$ -
Road and Bridge	0.0%	\$ -	=	\$ -	+	\$ -
Trinity Valley CC	0.0%	\$ -	=	\$ -	+	\$ -
KC ESD #1	0.0%	\$ -	=	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -
	100.0%	\$ 14,298,718		\$ 14,298,718		\$ -
		100.0%		100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL	SALES	
City of Kaufman (M&O)	25.4%	\$ 40,252,948	=	\$ 40,252,947	+	\$ 1
Kaufman County (M&O)	14.9%	\$ 23,612,114	=	\$ 23,612,114	+	\$ -
Road and Bridge	3.7%	\$ 5,921,727	=	\$ 5,921,727	+	\$ -
Trinity Valley CC	5.0%	\$ 7,966,696	=	\$ 7,966,696	+	\$ -
KC ESD #1	1.9%	\$ 3,050,587	=	\$ 3,050,587	+	\$ -
Kaufman ISD	49.1%	\$ 77,865,323	=	\$ 77,865,323	+	\$ -
	100.0%	\$ 158,669,395		\$ 158,669,394		\$ 1
		100.0%		100.0%	0.0%	0.0%

Financial Feasibility Analysis - Development Worksheet

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Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

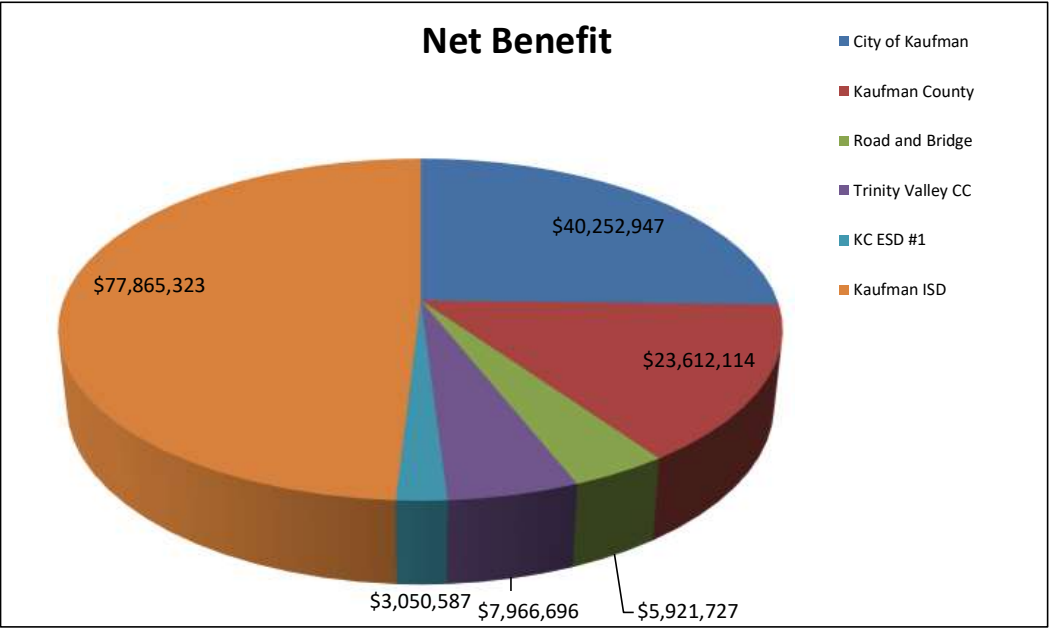
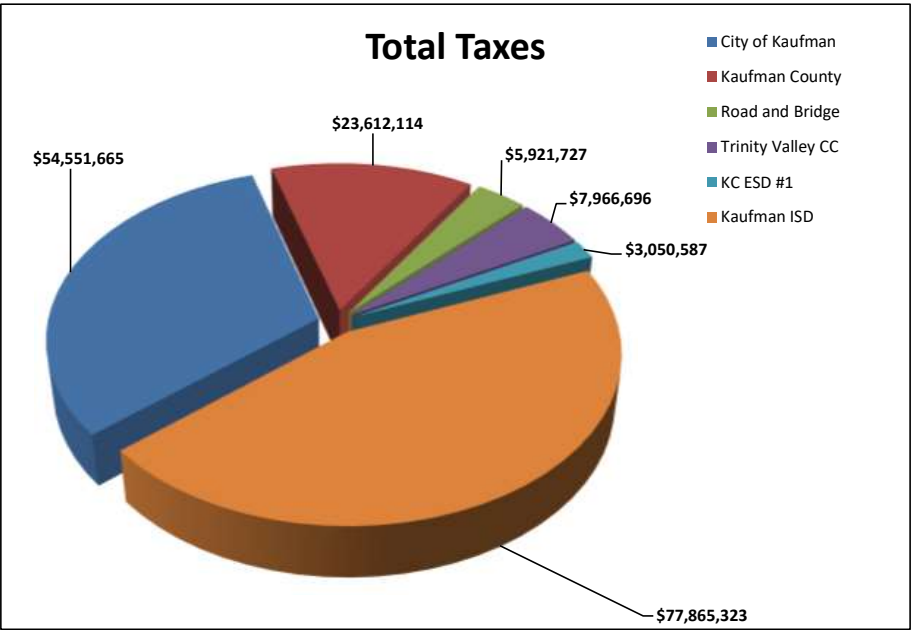
Financial Feasibility Analysis - 100% of Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman	\$54,551,665	\$14,298,718	\$40,252,947
Kaufman County	\$23,612,114	\$0	\$23,612,114
Road and Bridge	\$5,921,727	\$0	\$5,921,727
Trinity Valley CC	\$7,966,696	\$0	\$7,966,696
KC ESD #1	\$3,050,587	\$0	\$3,050,587
Kaufman ISD	\$77,865,323	\$0	\$77,865,323
Total	\$172,968,112	\$14,298,718	\$158,669,394





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #4 in Years:

The TIRZ has a 36 year term and is scheduled to end on December 31, 2060 (with the final year's tax increment to be collected by September 1, 2061).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

Property ID	Ownership	Legal Description	2024 Taxable Value	Acres
213257	TEJAS WYCLIFF PROPERTIES LLC	T BEEDY, TRACT 134.11; 32.28 ACRES	\$ 2,904	32.28
213258	TEJAS WYCLIFF PROPERTIES LLC	T BEEDY, TRACT 134.12; 6.51 ACRES	\$ 943	6.51
2199	TEJAS WYCLIFF PROPERTIES LLC	T BEEDY, TRACT 134.00; 34.3 ACRES	\$ 3,418	34.3
				73.09





Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 11.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-15-24, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 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 including 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 2024 in accordance with the Public Improvement District #1 enabling ordinance.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-15-24 as presented.

ORDINANCE NO. O-15-24

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 2024-2025 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, INCLUDING THE TAX INCREMENT REINVESTMENT ZONE NO. 1 CREDIT CALCULATION FOR 2024-2025, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE AND FILING. ("GEORGETOWN AT KINGS FORT")

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 approved Special Assessment Revenue Bonds Series 2021 for Phases 1A and 1B Projects pursuant to Ordinance No. O-01-21 on January 25, 2021 and approved Special Assessment Revenue Bonds Series 2022 for Phases 2A and 2B Projects pursuant to Ordinance No. O-40-22 on November 21, 2022 which bonds have been 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, an Amended and Restated Service and Assessment Plan was approved by the City on November 21, 2022, pursuant to Ordinance No. O-39-22; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for 2024-2025 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, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

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 2024-2025 which includes the 2024-2025 TIRZ Credit Calculations for all Phases ("Annual Service Plan Update and Updated Assessment Roll for PID 1 for 2024-2025") is 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/FILING. 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, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for PID 2 for 2024-2025 (**Exhibit "A"**) with the Kaufman County Clerk and any other County.

PASSED, APPROVED AND ADOPTED on this 22nd day of July 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT A
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL
PID 1 2024-2025

**KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 1**

CITY OF KAUFMAN, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/24 – 9/14/25)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 22, 2024**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN

PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/24 – 9/14/25)

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**APPENDIX C-3 - 2024-25 - TIRZ CREDIT CALCULATION – PHASE #1A-1B LOTS
TRIGGERED IN 2021-22**

**APPENDIX C-4 - 2024-25 ASSESSMENT PRINCIPAL REDUCTIONS – PHASE #1A-1B LOTS
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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 2024-25 (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 2024-25.

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 is 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			
<u>Authorized Improvements</u>			
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
<i>Subtotal Authorized Improvements</i>	<i>\$3,380,000</i>	<i>\$4,512,146</i>	<i>\$1,132,146</i>
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 \$5,890,674. According to the Developer, the actual costs for the Phases #2A-2B Improvements are \$5,849,342.

According to the Developer's quarterly improvement implementation report for the period ending March 31, 2024, the Phases #2A-2B Improvements were completed and accepted by the City in December 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 Estimated Budget ¹	Actual Cost ²	Variance
Assessments - Bond Par Amount	\$5,635,000	\$5,635,000	\$0
Bond Premium	\$32,591	\$32,591	\$0
Developer Contribution	\$223,083	\$181,751	(\$41,332)
Total Sources	\$5,890,674	\$5,849,342	(\$41,332)
Uses of Funds			
<u>Authorized Improvements</u>			
Road improvements	\$1,509,193	\$1,505,011	(\$4,182)
Water distribution system improvements	\$687,910	\$667,266	(\$20,644)
Sanitary sewer improvements	\$611,077	\$666,349	\$55,272
Storm drainage improvements	\$823,720	\$834,822	\$11,102
Other soft and miscellaneous costs	\$1,028,283	\$945,403	(\$82,880)
<u>Subtotal Authorized Improvements</u>	<u>\$4,660,183</u>	<u>\$4,618,851</u>	<u>(\$41,332)</u>
Bond Issuance Costs	\$1,230,491	\$1,230,491	\$0
Total Uses	\$5,890,674	\$5,849,342	(\$41,332)

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, 2024.

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 (2021-2030)

Assessment Year Ending 09/15	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments ¹
2021-24	\$4,005,492	\$3,380,000	\$675,035
2025	\$0	\$0	\$184,680
2026	\$0	\$0	\$236,756
2027	\$0	\$0	\$244,932
2028	\$0	\$0	\$242,359
2029	\$0	\$0	\$239,799
2030	\$0	\$0	\$242,254
Total	\$4,005,492	\$3,380,000	\$2,065,815

1 - Projected Annual Installments for Assessment Years ending 2021-2025 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2026-2030 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 (2023-2030)

Assessment Year Ending 09/15	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments ¹
2023-24	\$5,890,674	\$5,635,000	\$491,848
2025	\$0	\$0	\$487,799
2026	\$0	\$0	\$498,011
2027	\$0	\$0	\$498,055
2028	\$0	\$0	\$497,778
2029	\$0	\$0	\$497,181
2030	\$0	\$0	\$497,265
Total	\$5,890,674	\$5,635,000	\$3,467,938

1 - Projected Annual Installments for Assessment Years ending 2023-2025 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2026-2030 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-five (25) 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 $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.368 per \$100 of assessed value.

Pursuant to Appendix E of the 2023-24 Annual Service Plan Update, Lots Triggered in 2020-21 had generated a total of \$40,103 in TIRZ Revenues in 2023-24, of which \$9,106 was applied to reduce Annual Installments billed in 2023-24. 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, \$30,997 in excess TIRZ Revenues generated in 2023-24, and an additional \$3,731 in available Reserve Funds, will be used to reduce the outstanding Phases #1A-1B Assessment balance as of September 15, 2024 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 3.65 percent per annum for 2024-25. 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 (3.65 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 2024 and will be delinquent on February 1, 2025.

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 2024-25 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 2024-25 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 2024-25 as shown in Table II-C-1 below.

Table II-C-1
Budget for the Annual Installments
to be collected for 2024-25

Descriptions	Total
Interest payment on March 15, 2025	\$10,332
Interest payment on September 15, 2025	\$10,332
Principal payment on September 15, 2025	\$15,000
<i>Subtotal debt service on bonds</i>	<i>\$35,663</i>
Administrative Expenses	\$6,000
Excess Interest for Reserves	\$2,828
<i>Subtotal Expenses</i>	<i>\$44,491</i>
Available TIRZ Credit	(\$8,828)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$8,828)</i>
Annual Installments	\$35,663

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, 2025 in the amount of \$10,332 and on September 15, 2025 in the amount of \$10,332, which equal interest on the outstanding Phases #1A-1B Bonds’ Assessments balance of \$565,647 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 of 3.65 percent. Phases #1A-1B Annual Installments to be collected include a principal amount of \$15,000 due on September 15, 2025. As a result, total principal and interest due from Lots Triggered in 2020-21 for 2023-24 is estimated to be equal to \$35,663.

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 2024-25 are estimated to be \$6,000.

Table II-C-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/15/24-9/14/25)
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 2023 in the total amount of \$51,326 that are available to be used as TIRZ Credit in 2024-25 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 $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.368 per \$100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2024-25 Annual Installments collectively are \$8,828. 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, \$42,498 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, 2025, unless it is determined by the City that a portion of the excess TIRZ Revenues are needed to provide an additional credit to the 2025-26 Annual Installment.

Available Reserve Fund Income

As of May 31, 2024, 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 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2024-25.

Available Administrative Expense Account

As of May 31, 2024, the balance in the Administrative Account was \$26,059. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2024-25 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 2023-24 excess TIRZ Revenue reduction is 20.20.

Pursuant to the budgeted expenses shown in Table II-C-1 of this report and the 20.20 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	20.20	\$742.39
Interest	\$20,663.10	20.20	\$1,022.68
Administrative Expense	\$6,000.00	20.20	\$296.96
Excess Interest for Reserves	\$2,828.25	20.20	\$139.98
Annual Installment per Equivalent Unit			\$2,202.00

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 2024-25 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-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 $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.368 per \$100 of assessed value.

Pursuant to Appendix E of the 2023-24 Annual Service Plan Update, Lots Triggered in 2021-22 had generated a total of \$73,136 in TIRZ Revenues in 2023-24, of which \$35,515 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, \$37,621 in excess TIRZ Revenues previously generated in 2023-24, and an additional \$2,744 in available Reserve Funds, will be used to reduce the outstanding Phases #1A-1B Assessment balance as of September 15, 2024 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 3.67 percent per annum for 2024-25. 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 (3.67 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 2024 and will be delinquent on February 1, 2025.

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 2024-25 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 2024-25 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 2024-25 as shown in Table II-E-1 below.

Table II-E-1
Budget for the Annual Installments
to be collected for 2024-25

Descriptions	Total
Interest payment on March 15, 2025	\$45,054
Interest payment on September 15, 2025	\$45,054
Principal payment on September 15, 2025	\$65,000
<i>Subtotal debt service on bonds</i>	<i>\$155,108</i>
Administrative Expenses	\$24,000
Excess Interest for Reserves	\$12,279
<i>Subtotal Expenses</i>	<i>\$191,387</i>
Available TIRZ Credit	(\$42,370)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$42,370)</i>
Annual Installments	\$149,017

Debt Service Payments

Annual Installments to be collected from Lots Triggered in 2021-22 for principal and interest include interest due on March 15, 2025 in the amount of \$45,054 and on September 15, 2025 in the amount of \$45,054, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of \$2,455,732 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.67 percent. Annual Installments to be collected include a principal amount of \$65,000 due on September 15, 2025. As a result, total principal and interest due from Lots Triggered in 2021-22 for principal and interest in 2024-25 is estimated to be equal to \$155,108.

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 2024-25 are estimated to be \$24,000.

Table II-E-2
Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/15/24-9/14/25)
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 2023 in the total amount of \$150,888 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 $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.368 per \$100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2024-25 Annual Installments collectively are \$42,370. 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, \$108,518 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, 2025, unless it is determined by the City that a portion of the excess TIRZ Revenues are needed to provide an additional credit to the 2025-26 Annual Installment.

Available Reserve Fund Income

As of May 31, 2024, 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 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2024-25.

Available Administrative Expense Account

As of the May 31, 2024, the balance in the Administrative Account was \$26,059. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2024-25 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 G, the Assessments were prepaid in full for one (1) Parcel for Lots Triggered in 2021-22 with a total Equivalent Unit of 0.89, resulting in 89.10 in total outstanding Equivalent Units. Additionally as shown in Appendix C-1 of this report, the outstanding Equivalent Units for Lots Triggered in 2021-22 after the 2023-24 excess TIRZ Revenue reduction is 87.72.

Pursuant to the budgeted expenses shown in Table II-E-1 of this report and the 87.72 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	87.72	\$740.96
Interest	\$90,108.35	87.72	\$1,027.18
Administrative Expense	\$24,000.00	87.72	\$273.58
Excess Interest for Reserves	\$12,278.66	87.72	\$139.97
Annual Installment per Equivalent Unit			\$2,181.69

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 2043-25 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 twenty-nine (29) 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 $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.368 per \$100 of assessed value.

Pursuant to Appendix F of the 2023-24 Annual Service Plan Update, Phases #2A-2B had generated a total of \$7,314 in TIRZ Revenues in 2023-24, of which \$7,314 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, there are no excess TIRZ Revenues previously generated in 2023-24 to be used to reduce the outstanding Phases #2A-2B Assessment balance as of September 15, 2024 for Phases #2A-2B Parcels. Refer to Appendix D-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 #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 2024-25. 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 2024 and will be delinquent on February 1, 2025.

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 2024-25 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 2024-25 for Phase #2A-2B

The budget for Phase #2A-2B will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-G-1 below.

Table II-G-1
Budget for the Annual Installments
to be collected for 2024-25

Descriptions	Total
Interest payment on March 15, 2025	\$173,656
Interest payment on September 15, 2025	\$173,656
Principal payment on September 15, 2025	\$82,000
<i>Subtotal debt service on bonds</i>	<i>\$429,313</i>
Administrative Expenses	\$40,800
Excess Interest for Reserves	\$27,785
<i>Subtotal Expenses</i>	<i>\$497,898</i>
Available TIRZ Credit	(\$10,099)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$10,099)</i>
Annual Installments	\$487,799

Debt Service Payments

Annual Installments to be collected from Lots in Phase #2A-2B for principal and interest include interest due on March 15, 2025 in the amount of \$173,656 and on September 15, 2025 in the amount of \$173,656, which equal interest on the outstanding Phases #2A-2B Bonds' Assessments balance of \$5,557,000 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 \$82,000 due on September 15, 2025. As a result, total principal and interest due from Phases #2A-2B for principal and interest in 2024-25 is estimated to be equal to \$429,313.

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 2024-25 are estimated to be \$40,800.

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 2023 in the total amount of \$10,099 that are available to be used as TIRZ Credit in 2024-25 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 $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.368 per \$100 of assessed value.

As a result, the total TIRZ Credits available to offset 2024-25 Annual Installments are equal to \$10,099. For additional TIRZ Credit information for Phases #2A-2B Parcels 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, 2025.

Available Reserve Fund Income

As of May 31, 2024, 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 2024-25 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2024, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2024-25.

Available Administrative Expense Account

As of May 31, 2024, the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2024-25 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	\$82,000.00	153.59	\$533.89
Interest	\$347,312.50	153.59	\$2,261.30
Administrative Expense	\$40,800.00	153.59	\$265.64
Excess Interest for Reserves	\$27,785.00	153.59	\$180.90
Annual Installment per Equivalent Unit			\$3,241.73

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 2024-25 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.

Phases #1A-1B

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.

Phases #2A-2B

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.

B. PREPAYMENT OF ASSESSMENTS

Phase #1A-1B

There has been one (1) Phases #1A-1B Assessment prepayment as of May 31, 2024. See Appendix G of this report for additional prepayment related information.

Phase #2A-2B

There have been no Phases #2A-2B Assessment prepayments as of May 31, 2024. 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

APPENDIX B-1
2024-25 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2024-25
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	2024-25 Annual Installments
202756	50	1	0.89	0.78	\$21,765.44	\$577.76	\$795.88	\$108.94	\$231.10	(\$149.68)	\$1,564.00
202759	50	1	0.89	0.78	\$21,703.67	\$576.16	\$793.68	\$108.63	\$230.46	(\$55.51)	\$1,653.44
202761	50	1	0.89	0.80	\$22,325.37	\$592.23	\$815.83	\$111.67	\$236.89	(\$252.69)	\$1,503.94
202762	50	1	0.89	0.83	\$23,290.86	\$617.19	\$850.20	\$116.37	\$246.88	(\$531.05)	\$1,299.59
202763	50	1	0.89	0.80	\$22,325.37	\$592.23	\$815.83	\$111.67	\$236.89	(\$252.69)	\$1,503.94
202764	50	1	0.89	0.80	\$22,325.37	\$592.23	\$815.83	\$111.67	\$236.89	(\$328.18)	\$1,428.44
202765	50	1	0.89	0.81	\$22,814.03	\$604.87	\$833.23	\$114.05	\$241.95	(\$385.33)	\$1,408.76
202766	50	1	0.89	0.85	\$23,697.34	\$627.69	\$864.67	\$118.35	\$251.08	(\$650.79)	\$1,211.00
202767	50	1	0.89	0.78	\$21,789.41	\$578.38	\$796.74	\$109.05	\$231.35	(\$81.63)	\$1,633.89
202768	50	1	0.89	0.80	\$22,325.37	\$592.23	\$815.83	\$111.67	\$236.89	(\$252.69)	\$1,503.94
202773	50	1	0.89	0.79	\$22,140.95	\$587.48	\$809.28	\$110.77	\$234.99	(\$114.59)	\$1,627.94
202777	50	1	0.89	0.79	\$22,002.31	\$583.89	\$804.33	\$110.09	\$233.55	(\$210.57)	\$1,521.30
202780	50	1	0.89	0.83	\$23,378.84	\$619.47	\$853.34	\$116.80	\$247.79	(\$601.29)	\$1,236.10
202782	50	1	0.89	0.82	\$22,954.85	\$608.51	\$838.24	\$114.73	\$243.40	(\$435.05)	\$1,369.83
202788	50	1	0.89	0.82	\$23,017.40	\$610.13	\$840.47	\$115.04	\$244.05	(\$397.70)	\$1,411.99
202791	50	1	0.89	0.75	\$20,917.98	\$555.83	\$765.68	\$104.80	\$222.33	(\$219.10)	\$1,429.54
202794	50	1	0.89	0.78	\$21,855.05	\$580.07	\$799.08	\$109.37	\$232.03	(\$103.68)	\$1,616.87
202795	50	1	0.89	0.83	\$23,356.84	\$618.89	\$852.55	\$116.69	\$247.56	(\$555.90)	\$1,279.79
202796	50	1	0.89	0.80	\$22,318.16	\$592.05	\$815.57	\$111.63	\$236.82	(\$184.31)	\$1,571.76
202797	50	1	0.89	0.86	\$24,115.76	\$212.87	\$293.24	\$40.14	\$85.15	(\$269.46)	\$361.94
231448						\$212.81	\$293.15	\$40.13	\$85.12	(\$269.38)	\$361.83
231449						\$212.81	\$293.15	\$40.13	\$85.12	(\$269.38)	\$361.83
202798	50	1	0.89	0.84	\$23,610.09	\$625.44	\$861.56	\$117.93	\$250.17	(\$640.70)	\$1,214.40
202799	50	1	0.89	0.84	\$23,456.69	\$621.47	\$856.11	\$117.18	\$248.59	(\$544.89)	\$1,298.46
202800	50	1	0.89	0.79	\$22,156.63	\$587.87	\$809.82	\$110.84	\$235.15	(\$186.13)	\$1,557.55
202801	50	1	0.89	0.83	\$23,294.90	\$617.29	\$850.35	\$116.39	\$246.92	(\$534.81)	\$1,296.14
202803	50	1	0.89	0.81	\$22,708.57	\$602.14	\$829.47	\$113.53	\$240.86	(\$350.82)	\$1,435.19
Total		25	22.25	20.20	\$565,647.24	\$15,000.00	\$20,663.10	\$2,828.25	\$6,000.00	(\$8,827.99)	\$35,663.37

APPENDIX B-2
**2024-25 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS
TRIGGERED IN 2020-21**

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Lots Triggered for Collection in 2021-22

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
202756	\$425,000.00	\$0.3680	\$1,564.00	\$1,713.68	(\$2,327.76)	(\$149.68)	\$1,564.00
202759	\$449,303.00	\$0.3680	\$1,653.44	\$1,708.94	(\$2,347.20)	(\$55.51)	\$1,653.44
202761	\$408,678.00	\$0.3680	\$1,503.94	\$1,756.62	(\$2,139.66)	(\$252.69)	\$1,503.94
202762	\$353,149.00	\$0.3680	\$1,299.59	\$1,830.64	(\$1,842.08)	(\$531.05)	\$1,299.59
202763	\$408,678.00	\$0.3680	\$1,503.94	\$1,756.62	(\$2,139.66)	(\$252.69)	\$1,503.94
202764	\$388,163.00	\$0.3680	\$1,428.44	\$1,756.62	(\$2,139.66)	(\$328.18)	\$1,428.44
202765	\$382,814.00	\$0.3680	\$1,408.76	\$1,794.09	(\$2,004.46)	(\$385.33)	\$1,408.76
202766	\$329,076.00	\$0.3680	\$1,211.00	\$1,861.79	(\$1,714.78)	(\$650.79)	\$1,211.00
202767	\$443,992.00	\$0.3680	\$1,633.89	\$1,715.52	(\$2,319.05)	(\$81.63)	\$1,633.89
202768	\$408,678.00	\$0.3680	\$1,503.94	\$1,756.62	(\$2,139.66)	(\$252.69)	\$1,503.94
202773	\$442,375.00	\$0.3680	\$1,627.94	\$1,742.53	(\$2,308.29)	(\$114.59)	\$1,627.94
202777	\$413,396.00	\$0.3680	\$1,521.30	\$1,731.86	(\$2,219.85)	(\$210.57)	\$1,521.30
202780	\$335,896.00	\$0.3680	\$1,236.10	\$1,837.39	(\$1,752.10)	(\$601.29)	\$1,236.10
202782	\$372,237.00	\$0.3680	\$1,369.83	\$1,804.88	(\$1,946.72)	(\$435.05)	\$1,369.83
202788	\$383,692.00	\$0.3680	\$1,411.99	\$1,809.69	(\$1,790.26)	(\$397.70)	\$1,411.99
202791	\$388,463.00	\$0.3680	\$1,429.54	\$1,648.64	(\$2,306.52)	(\$219.10)	\$1,429.54
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	\$439,367.00	\$0.3680	\$1,616.87	\$1,720.55	(\$2,293.20)	(\$103.68)	\$1,616.87
202795	\$347,769.00	\$0.3680	\$1,279.79	\$1,835.69	(\$1,813.76)	(\$555.90)	\$1,279.79
202796	\$427,108.00	\$0.3680	\$1,571.76	\$1,756.07	(\$2,225.08)	(\$184.31)	\$1,571.76
202797	\$98,353.00	\$0.3680	\$361.94	\$631.40	(\$618.22)	(\$269.46)	\$361.94
231448	\$98,324.00	\$0.3680	\$361.83	\$631.21	(\$643.70)	(\$269.38)	\$361.83
231449	\$98,324.00	\$0.3680	\$361.83	\$631.21	(\$643.70)	(\$269.38)	\$361.83
202798	\$330,000.00	\$0.3680	\$1,214.40	\$1,855.10	(\$1,738.67)	(\$640.70)	\$1,214.40
202799	\$352,842.00	\$0.3680	\$1,298.46	\$1,843.35	(\$1,840.47)	(\$544.89)	\$1,298.46
202800	\$423,247.00	\$0.3680	\$1,557.55	\$1,743.68	(\$2,202.24)	(\$186.13)	\$1,557.55
202801	\$352,212.00	\$0.3680	\$1,296.14	\$1,830.95	(\$1,836.81)	(\$534.81)	\$1,296.14
202803	\$389,996.00	\$0.3680	\$1,435.19	\$1,786.00	(\$2,032.28)	(\$350.82)	\$1,435.19
202817	COMMON AREA	\$0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$9,691,132.00		\$35,663.38	\$44,491.36	(\$51,325.85)	(\$8,827.98)	\$35,663.38

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
2024-25 TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Lots Triggered for Collection in 2020-21

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ¹
202756	\$39.85	\$453,524.00	\$0.00498015	\$2,258.42	\$39.85	\$453,524.00	\$0.00279590	\$1,267.90	\$1,693.82	\$633.95	(\$2,327.76)	(\$149.68)
202759	\$39.85	\$457,311.00	\$0.00498015	\$2,277.28	\$39.85	\$457,311.00	\$0.00279590	\$1,278.48	\$1,707.96	\$639.24	(\$2,347.20)	(\$55.51)
202761	\$39.85	\$416,879.00	\$0.00498015	\$2,075.92	\$39.85	\$416,879.00	\$0.00279590	\$1,165.44	\$1,556.94	\$582.72	(\$2,139.66)	(\$252.69)
202762	\$39.85	\$358,906.00	\$0.00498015	\$1,787.21	\$39.85	\$358,906.00	\$0.00279590	\$1,003.35	\$1,340.41	\$501.68	(\$1,842.08)	(\$531.05)
202763	\$39.85	\$416,879.00	\$0.00498015	\$2,075.92	\$39.85	\$416,879.00	\$0.00279590	\$1,165.44	\$1,556.94	\$582.72	(\$2,139.66)	(\$252.69)
202764	\$39.85	\$416,879.00	\$0.00498015	\$2,075.92	\$39.85	\$416,879.00	\$0.00279590	\$1,165.44	\$1,556.94	\$582.72	(\$2,139.66)	(\$328.18)
202765	\$39.85	\$390,539.00	\$0.00498015	\$1,944.75	\$39.85	\$390,539.00	\$0.00279590	\$1,091.80	\$1,458.56	\$545.90	(\$2,004.46)	(\$385.33)
202766	\$39.85	\$334,106.00	\$0.00498015	\$1,663.70	\$39.85	\$334,106.00	\$0.00279590	\$934.02	\$1,247.78	\$467.01	(\$1,714.78)	(\$650.79)
202767	\$39.85	\$451,826.00	\$0.00498015	\$2,249.96	\$39.85	\$451,826.00	\$0.00279590	\$1,263.15	\$1,687.47	\$631.57	(\$2,319.05)	(\$81.63)
202768	\$39.85	\$416,879.00	\$0.00498015	\$2,075.92	\$39.85	\$416,879.00	\$0.00279590	\$1,165.44	\$1,556.94	\$582.72	(\$2,139.66)	(\$252.69)
202773	\$39.85	\$449,730.00	\$0.00498015	\$2,239.53	\$39.85	\$449,730.00	\$0.00279590	\$1,257.29	\$1,679.64	\$628.64	(\$2,308.29)	(\$114.59)
202777	\$39.85	\$432,500.00	\$0.00498015	\$2,153.72	\$39.85	\$432,500.00	\$0.00279590	\$1,209.12	\$1,615.29	\$604.56	(\$2,219.85)	(\$210.57)
202780	\$39.85	\$341,375.00	\$0.00498015	\$1,699.90	\$39.85	\$341,375.00	\$0.00279590	\$954.34	\$1,274.93	\$477.17	(\$1,752.10)	(\$601.29)
202782	\$39.85	\$379,291.00	\$0.00498015	\$1,888.73	\$39.85	\$379,291.00	\$0.00279590	\$1,060.35	\$1,416.55	\$530.17	(\$1,946.72)	(\$435.05)
202788	\$39.85	\$348,811.00	\$0.00498015	\$1,736.93	\$39.85	\$348,811.00	\$0.00279590	\$975.13	\$1,302.70	\$487.56	(\$1,790.26)	(\$397.70)
202791	\$39.85	\$449,386.00	\$0.00498015	\$2,237.81	\$39.85	\$449,386.00	\$0.00279590	\$1,256.33	\$1,678.36	\$628.16	(\$2,306.52)	(\$219.10)
202792	COMMON AREA	\$500.00	\$0.00498015	\$0.00	COMMON AREA	\$500.00	\$0.00279590	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	COMMON AREA	\$500.00	\$0.00498015	\$0.00	COMMON AREA	\$500.00	\$0.00279590	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	\$39.85	\$446,790.00	\$0.00498015	\$2,224.88	\$39.85	\$446,790.00	\$0.00279590	\$1,249.07	\$1,668.66	\$624.53	(\$2,293.20)	(\$103.68)
202795	\$39.85	\$353,389.00	\$0.00498015	\$1,759.73	\$39.85	\$353,389.00	\$0.00279590	\$987.93	\$1,319.80	\$493.96	(\$1,813.76)	(\$555.90)
202796	\$39.85	\$433,519.00	\$0.00498015	\$2,158.79	\$39.85	\$433,519.00	\$0.00279590	\$1,211.96	\$1,619.09	\$605.98	(\$2,225.08)	(\$184.31)
202797	\$13.29	\$120,452.00	\$0.00498015	\$599.80	\$13.29	\$120,452.00	\$0.00279590	\$336.73	\$449.85	\$168.37	(\$618.22)	(\$269.46)
231448	\$13.28	\$125,416.00	\$0.00498015	\$624.52	\$13.28	\$125,416.00	\$0.00279590	\$350.61	\$468.39	\$175.31	(\$643.70)	(\$269.38)
231449	\$13.28	\$125,416.00	\$0.00498015	\$624.52	\$13.28	\$125,416.00	\$0.00279590	\$350.61	\$468.39	\$175.31	(\$643.70)	(\$269.38)
202798	\$39.85	\$338,759.00	\$0.00498015	\$1,686.87	\$39.85	\$338,759.00	\$0.00279590	\$947.02	\$1,265.15	\$473.51	(\$1,738.67)	(\$640.70)
202799	\$39.85	\$358,591.00	\$0.00498015	\$1,785.64	\$39.85	\$358,591.00	\$0.00279590	\$1,002.47	\$1,339.23	\$501.24	(\$1,840.47)	(\$544.89)
202800	\$39.85	\$429,071.00	\$0.00498015	\$2,136.64	\$39.85	\$429,071.00	\$0.00279590	\$1,199.53	\$1,602.48	\$599.76	(\$2,202.24)	(\$186.13)
202801	\$39.85	\$357,878.00	\$0.00498015	\$1,782.09	\$39.85	\$357,878.00	\$0.00279590	\$1,000.48	\$1,336.57	\$500.24	(\$1,836.81)	(\$534.81)
202803	\$39.85	\$395,960.00	\$0.00498015	\$1,971.74	\$39.85	\$395,960.00	\$0.00279590	\$1,106.95	\$1,478.81	\$553.48	(\$2,032.28)	(\$350.82)
202817	COMMON AREA	\$500.00	\$0.00498015	\$0.00	COMMON AREA	\$500.00	\$0.00279590	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$996.18	\$10,001,562.00		\$49,796.88	\$996.18	\$10,001,562.00		\$27,956.39	\$37,347.66	\$13,978.19	(\$51,325.85)	(\$8,827.99)

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
2024-25 ASSESSMENT PRINCIPAL REDUCTIONS
PHASE #1A-1B LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
Phase #1A-1B - 2024-25 Principal Reductions
Lots Triggered for Collection in 2020-21

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction¹	2024-25 Outstanding Assessment Balance
202756	\$24,228.50	(\$590.80)	(\$1,872.26)	\$21,765.44
202759	\$24,201.32	(\$590.16)	(\$1,907.49)	\$21,703.67
202761	\$24,480.90	(\$596.81)	(\$1,558.72)	\$22,325.37
202762	\$24,907.61	(\$606.96)	(\$1,009.79)	\$23,290.86
202763	\$24,480.90	(\$596.81)	(\$1,558.72)	\$22,325.37
202764	\$24,480.90	(\$596.81)	(\$1,558.72)	\$22,325.37
202765	\$24,691.22	(\$601.81)	(\$1,275.38)	\$22,814.03
202766	\$25,082.28	(\$611.12)	(\$773.82)	\$23,697.34
202767	\$24,239.05	(\$591.05)	(\$1,858.59)	\$21,789.41
202768	\$24,480.90	(\$596.81)	(\$1,558.72)	\$22,325.37
202773	\$24,784.64	(\$604.04)	(\$2,039.65)	\$22,140.95
202777	\$24,469.81	(\$596.54)	(\$1,870.96)	\$22,002.31
202780	\$25,031.55	(\$609.91)	(\$1,042.80)	\$23,378.84
202782	\$24,758.03	(\$603.40)	(\$1,199.77)	\$22,954.85
202788	\$24,897.45	(\$606.72)	(\$1,273.33)	\$23,017.40
202791	\$23,691.98	(\$578.04)	(\$2,195.96)	\$20,917.98
202794	\$24,279.85	(\$592.02)	(\$1,832.78)	\$21,855.05
202795	\$24,930.24	(\$607.50)	(\$965.90)	\$23,356.84
202796	\$24,507.40	(\$597.44)	(\$1,591.80)	\$22,318.16
202797	\$24,774.91	(\$603.80)	(\$55.34)	\$24,115.76
202798	\$25,042.03	(\$610.16)	(\$821.79)	\$23,610.09
202799	\$24,980.60	(\$608.70)	(\$915.22)	\$23,456.69
202800	\$24,401.07	(\$594.91)	(\$1,649.54)	\$22,156.63
202801	\$24,907.61	(\$606.96)	(\$1,005.75)	\$23,294.90
202803	\$24,644.60	(\$600.70)	(\$1,335.33)	\$22,708.57
Total	\$615,375.36	(\$15,000.00)	(\$34,728.12)	\$565,647.24

1 - Excess TIRZ Principal Reduction includes \$30,997 in excess TIRZ Revenues generated in 2023-24 and \$3,731 in available Reserve Funds.

APPENDIX C-1
2024-25 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2024-25
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2024-25 Annual Installments
202757	50	0.89	0.85	\$23,856.91	\$631.46	\$875.38	\$119.28	\$233.15	(\$559.35)	\$1,299.93
202758	50	0.89	0.86	\$23,982.75	\$634.79	\$880.00	\$119.91	\$234.38	(\$623.48)	\$1,245.61
202760	50	0.89	0.86	\$24,057.47	\$636.77	\$882.74	\$120.29	\$235.11	(\$658.42)	\$1,216.49
202769	50	0.89	0.83	\$23,220.00	\$614.60	\$852.01	\$116.10	\$226.93	(\$244.48)	\$1,565.16
202770	50	0.89	0.88	\$24,627.16	\$651.85	\$903.65	\$123.14	\$240.68	(\$541.86)	\$1,377.46
202771	50	0.89	0.82	\$22,861.35	\$605.11	\$838.85	\$114.31	\$223.43	(\$72.75)	\$1,708.95
202772	50	0.89	0.83	\$23,128.25	\$612.17	\$848.65	\$115.64	\$226.03	(\$242.37)	\$1,560.12
202774	50	0.89	0.88	\$24,671.67	\$653.03	\$905.28	\$123.36	\$241.12	(\$688.34)	\$1,234.44
202775	50	0.89	0.85	\$23,746.95	\$628.55	\$871.35	\$118.73	\$232.08	(\$502.83)	\$1,347.88
202776	50	0.89	0.85	\$23,687.03	\$626.96	\$869.15	\$118.44	\$231.49	(\$474.85)	\$1,371.20
202778	50	0.89	0.84	\$23,405.34	\$619.51	\$858.81	\$117.03	\$228.74	(\$438.50)	\$1,385.59
202779	50	0.89	0.86	\$24,062.95	\$636.91	\$882.94	\$120.31	\$235.17	(\$660.85)	\$1,214.49
202781	50	0.89	0.84	\$23,389.82	\$619.10	\$858.24	\$116.95	\$228.59	(\$372.50)	\$1,450.38
202783	50	0.89	0.84	\$23,520.58	\$622.56	\$863.04	\$117.60	\$229.87	(\$415.83)	\$1,417.24
202784	50	0.89	0.82	\$22,947.56	\$607.39	\$842.02	\$114.74	\$224.27	(\$134.35)	\$1,654.07
202785	50	0.89	0.82	\$23,031.35	\$609.61	\$845.09	\$115.16	\$225.09	(\$226.60)	\$1,568.35
202786	50	0.89	0.44	\$12,381.87	\$327.73	\$454.33	\$61.91	\$121.01	(\$307.62)	\$657.35
221863			0.44	\$12,381.87	\$327.73	\$454.33	\$61.91	\$121.01	(\$307.62)	\$657.35
202787	50	0.89	0.85	\$23,691.19	\$627.07	\$869.30	\$118.46	\$231.54	(\$489.53)	\$1,356.83
202789	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.08)	\$1,736.62
202790	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.08)	\$1,736.62
202802	50	0.89	0.44	\$12,209.84	\$323.18	\$448.02	\$61.05	\$119.33	(\$237.35)	\$714.22
215113			0.44	\$12,209.84	\$323.18	\$448.02	\$61.05	\$119.33	(\$237.35)	\$714.22
202804	50	0.89	0.84	\$23,485.05	\$621.62	\$861.74	\$117.43	\$229.52	(\$380.87)	\$1,449.43
202805	50	0.89	0.85	\$23,929.65	\$633.39	\$878.05	\$119.65	\$233.87	(\$572.11)	\$1,292.84
202806	50	0.89	0.85	\$23,713.45	\$627.66	\$870.12	\$118.57	\$231.75	(\$504.90)	\$1,343.20
202807	50	0.89	0.84	\$23,492.53	\$621.82	\$862.01	\$117.46	\$229.59	(\$384.71)	\$1,446.18
202808	50	0.89	0.84	\$23,484.96	\$621.62	\$861.74	\$117.42	\$229.52	(\$384.06)	\$1,446.24
202809	50	0.89	0.84	\$23,493.50	\$621.84	\$862.05	\$117.47	\$229.60	(\$385.20)	\$1,445.77
202810	50	0.89	0.84	\$23,621.17	\$625.22	\$866.73	\$118.11	\$230.85	(\$444.05)	\$1,396.86
202811	50	0.89	0.82	\$22,893.97	\$605.97	\$840.05	\$114.47	\$223.74	(\$158.60)	\$1,625.64
202812	50	0.89	0.85	\$23,766.46	\$629.07	\$872.06	\$118.83	\$232.27	(\$488.32)	\$1,363.91
202813	50	0.89	0.86	\$24,031.62	\$636.09	\$881.79	\$120.16	\$234.86	(\$646.85)	\$1,226.05
202814	50	0.89	0.85	\$23,772.81	\$629.24	\$872.30	\$118.86	\$232.33	(\$516.20)	\$1,336.52
202815	50	0.89	0.84	\$23,493.44	\$621.84	\$862.05	\$117.47	\$229.60	(\$385.15)	\$1,445.81
202816	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.08)	\$1,736.62
218048	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$552.46)	\$1,389.24
218049	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218050	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218051	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$492.61)	\$1,449.10
218052	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$432.90)	\$1,508.80
218053	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$334.16)	\$1,607.54
218054	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$707.68)	\$1,234.02
218055	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$572.22)	\$1,369.48
218056	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$403.63)	\$1,538.07
218057	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218058	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$661.72)	\$1,279.98
218059	50	0.89	0.89	\$24,829.44	\$657.20	\$911.07	\$124.15	\$242.66	(\$239.60)	\$1,695.48
218060	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$782.50)	\$1,159.20
218061	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$401.04)	\$1,540.66

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2024-25
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2024-25 Annual Installments
218062	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$563.62)	\$1,378.09
218063	50	0.89	0.89	\$24,859.19	\$657.99	\$912.16	\$124.30	\$242.95	(\$267.65)	\$1,669.74
218064	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	\$0.00	\$1,941.70
218065	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$591.14)	\$1,350.56
218066	55	0.96	0.96	\$26,845.83	\$710.57	\$985.06	\$134.23	\$262.37	(\$300.89)	\$1,791.34
218067	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$462.60)	\$1,631.82
218068	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$642.41)	\$1,452.01
218069	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$338.83)	\$1,755.59
218070	55	0.96	0.96	\$26,827.46	\$710.09	\$984.38	\$134.14	\$262.19	(\$282.43)	\$1,808.37
218071	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$713.56)	\$1,380.86
218072	60	1.00	1.00	\$27,993.76	\$740.96	\$1,027.18	\$139.97	\$273.58	(\$777.35)	\$1,404.34
218073	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$648.92)	\$1,445.50
218074	60	1.00	1.00	\$27,993.76	\$740.96	\$1,027.18	\$139.97	\$273.58	(\$697.98)	\$1,483.71
218075	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$601.51)	\$1,492.91
218076	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$471.54)	\$1,622.88
218077	55	0.96	0.96	\$26,874.01	\$711.32	\$986.09	\$134.37	\$262.64	(\$583.85)	\$1,510.57
218078	55	0.96	0.96	\$26,865.92	\$711.11	\$985.79	\$134.33	\$262.56	(\$320.78)	\$1,773.01
218079	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$566.53)	\$1,375.17
218080	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$510.85)	\$1,430.85
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	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
218083	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$418.05)	\$1,523.65
218084	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218085	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218086	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218087	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$702.94)	\$1,238.76
218088	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$477.01)	\$1,464.69
218089	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$266.27)	\$1,675.43
218090	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218091	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$576.07)	\$1,365.63
218092	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$508.70)	\$1,433.00
218093	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$494.34)	\$1,447.36
218094	50	0.89	0.89	\$24,811.21	\$656.72	\$910.40	\$124.06	\$242.48	(\$221.13)	\$1,712.53
218095	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$571.35)	\$1,370.35
218096	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218097	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218098	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$615.61)	\$1,326.09
218099	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$474.64)	\$1,467.07
218100	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$357.90)	\$1,583.80
218101	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$456.41)	\$1,485.29
218102	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218103	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$538.24)	\$1,403.46
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	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$731.51)	\$1,210.19
218106	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$474.24)	\$1,467.47
218107	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$205.19)	\$1,736.51
218108	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$543.99)	\$1,397.71
218109	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$455.46)	\$1,486.25
218110	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$148.92)	\$1,792.78
218111	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$192.52)	\$1,749.18

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2024-25
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2024-25 Annual Installments
218112	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$572.28)	\$1,369.42
218113	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$277.66)	\$1,664.04
218114	50	0.89	0.89	\$24,914.44	\$659.45	\$914.19	\$124.57	\$243.49	(\$574.92)	\$1,366.78
218115	50	0.89	0.89	\$24,826.52	\$657.13	\$910.96	\$124.13	\$242.63	(\$236.61)	\$1,698.24
Total		89.99	87.72	\$2,455,732.06	\$65,000.00	\$90,108.35	\$12,278.66	\$24,000.00	(\$42,369.93)	\$149,017.08

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
**2024-25 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS
TRIGGERED IN 2021-22**

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Lots Triggered for Collection in 2021-22

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
202757	\$353,243.00	\$0.3680	\$1,299.93	\$1,859.28	(\$1,827.97)	(\$559.35)	\$1,299.93
202758	\$338,482.00	\$0.3680	\$1,245.61	\$1,869.09	(\$1,752.10)	(\$623.48)	\$1,245.61
202760	\$330,569.00	\$0.3680	\$1,216.49	\$1,874.91	(\$1,707.03)	(\$658.42)	\$1,216.49
202769	\$425,316.00	\$0.3680	\$1,565.16	\$1,809.65	(\$2,212.09)	(\$244.48)	\$1,565.16
202770	\$374,309.00	\$0.3680	\$1,377.46	\$1,919.31	(\$1,940.89)	(\$541.86)	\$1,377.46
202771	\$464,388.00	\$0.3680	\$1,708.95	\$1,781.70	(\$2,428.35)	(\$72.75)	\$1,708.95
202772	\$423,946.00	\$0.3680	\$1,560.12	\$1,802.50	(\$2,205.79)	(\$242.37)	\$1,560.12
202774	\$335,445.00	\$0.3680	\$1,234.44	\$1,922.78	(\$1,735.35)	(\$688.34)	\$1,234.44
202775	\$366,272.00	\$0.3680	\$1,347.88	\$1,850.71	(\$1,894.27)	(\$502.83)	\$1,347.88
202776	\$372,608.00	\$0.3680	\$1,371.20	\$1,846.04	(\$1,930.40)	(\$474.85)	\$1,371.20
202778	\$376,518.00	\$0.3680	\$1,385.59	\$1,824.09	(\$2,022.89)	(\$438.50)	\$1,385.59
202779	\$330,024.00	\$0.3680	\$1,214.49	\$1,875.34	(\$1,703.73)	(\$660.85)	\$1,214.49
202781	\$394,126.00	\$0.3680	\$1,450.38	\$1,822.88	(\$2,053.45)	(\$372.50)	\$1,450.38
202783	\$385,119.00	\$0.3680	\$1,417.24	\$1,833.07	(\$2,070.29)	(\$415.83)	\$1,417.24
202784	\$449,475.00	\$0.3680	\$1,654.07	\$1,788.41	(\$2,423.27)	(\$134.35)	\$1,654.07
202785	\$426,181.00	\$0.3680	\$1,568.35	\$1,794.94	(\$2,219.85)	(\$226.60)	\$1,568.35
202786	\$178,629.00	\$0.3680	\$657.35	\$964.98	(\$924.48)	(\$307.62)	\$657.35
221863	\$178,629.00	\$0.3680	\$657.35	\$964.98	(\$924.48)	(\$307.62)	\$657.35
202787	\$368,705.00	\$0.3680	\$1,356.83	\$1,846.37	(\$1,927.80)	(\$489.53)	\$1,356.83
202789	\$327,582.00	\$0.3680	\$1,205.50	\$1,941.70	(\$205.08)	(\$205.08)	\$1,736.62
202790	\$395,738.00	\$0.3680	\$1,456.32	\$1,941.70	(\$205.08)	(\$205.08)	\$1,736.62
202802	\$194,082.00	\$0.3680	\$714.22	\$951.57	(\$1,011.45)	(\$237.35)	\$714.22
215113	\$194,082.00	\$0.3680	\$714.22	\$951.57	(\$1,011.45)	(\$237.35)	\$714.22
202804	\$393,868.00	\$0.3680	\$1,449.43	\$1,830.30	(\$2,052.27)	(\$380.87)	\$1,449.43
202805	\$351,316.00	\$0.3680	\$1,292.84	\$1,864.95	(\$1,818.03)	(\$572.11)	\$1,292.84
202806	\$365,001.00	\$0.3680	\$1,343.20	\$1,848.10	(\$1,954.10)	(\$504.90)	\$1,343.20
202807	\$392,983.00	\$0.3680	\$1,446.18	\$1,830.89	(\$2,047.76)	(\$384.71)	\$1,446.18
202808	\$393,000.00	\$0.3680	\$1,446.24	\$1,830.30	(\$2,052.32)	(\$384.06)	\$1,446.24
202809	\$392,871.00	\$0.3680	\$1,445.77	\$1,830.96	(\$2,047.17)	(\$385.20)	\$1,445.77
202810	\$379,582.00	\$0.3680	\$1,396.86	\$1,840.91	(\$1,970.11)	(\$444.05)	\$1,396.86
202811	\$441,750.00	\$0.3680	\$1,625.64	\$1,784.24	(\$2,305.01)	(\$158.60)	\$1,625.64
202812	\$370,629.00	\$0.3680	\$1,363.91	\$1,852.23	(\$1,917.71)	(\$488.32)	\$1,363.91
202813	\$333,167.00	\$0.3680	\$1,226.05	\$1,872.90	(\$1,722.63)	(\$646.85)	\$1,226.05
202814	\$363,186.00	\$0.3680	\$1,336.52	\$1,852.73	(\$1,878.67)	(\$516.20)	\$1,336.52
202815	\$392,883.00	\$0.3680	\$1,445.81	\$1,830.96	(\$2,047.21)	(\$385.15)	\$1,445.81
202816	\$284,253.00	\$0.3680	\$1,046.05	\$1,941.70	(\$205.08)	(\$205.08)	\$1,736.62
218048	\$377,511.00	\$0.3680	\$1,389.24	\$1,941.70	(\$1,972.86)	(\$552.46)	\$1,389.24
218049	\$471,688.00	\$0.3680	\$1,735.81	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218050	\$400,391.00	\$0.3680	\$1,473.44	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218051	\$393,776.00	\$0.3680	\$1,449.10	\$1,941.70	(\$2,052.09)	(\$492.61)	\$1,449.10
218052	\$410,000.00	\$0.3680	\$1,508.80	\$1,941.70	(\$657.36)	(\$432.90)	\$1,508.80
218053	\$339,661.00	\$0.3680	\$1,249.95	\$1,941.70	(\$334.16)	(\$334.16)	\$1,607.54
218054	\$335,331.00	\$0.3680	\$1,234.02	\$1,941.70	(\$838.64)	(\$707.68)	\$1,234.02
218055	\$372,142.00	\$0.3680	\$1,369.48	\$1,941.70	(\$648.93)	(\$572.22)	\$1,369.48
218056	\$311,000.00	\$0.3680	\$1,144.48	\$1,941.70	(\$403.63)	(\$403.63)	\$1,538.07
218057	\$311,745.00	\$0.3680	\$1,147.22	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218058	\$347,821.00	\$0.3680	\$1,279.98	\$1,941.70	(\$1,814.52)	(\$661.72)	\$1,279.98
218059	\$460,728.00	\$0.3680	\$1,695.48	\$1,935.08	(\$2,409.16)	(\$239.60)	\$1,695.48
218060	\$315,000.00	\$0.3680	\$1,159.20	\$1,941.70	(\$1,718.27)	(\$782.50)	\$1,159.20
218061	\$334,344.00	\$0.3680	\$1,230.39	\$1,941.70	(\$401.04)	(\$401.04)	\$1,540.66

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Lots Triggered for Collection in 2021-22

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
218062	\$374,480.00	\$0.3680	\$1,378.09	\$1,941.70	(\$992.31)	(\$563.62)	\$1,378.09
218063	\$453,735.00	\$0.3680	\$1,669.74	\$1,937.40	(\$2,369.18)	(\$267.65)	\$1,669.74
218064	\$354,780.00	\$0.3680	\$1,305.59	\$1,941.70	\$0.00	\$0.00	\$1,941.70
218065	\$367,000.00	\$0.3680	\$1,350.56	\$1,941.70	(\$1,949.16)	(\$591.14)	\$1,350.56
218066	\$486,777.00	\$0.3680	\$1,791.34	\$2,092.22	(\$2,545.90)	(\$300.89)	\$1,791.34
218067	\$443,429.00	\$0.3680	\$1,631.82	\$2,094.42	(\$2,311.49)	(\$462.60)	\$1,631.82
218068	\$394,567.00	\$0.3680	\$1,452.01	\$2,094.42	(\$2,067.03)	(\$642.41)	\$1,452.01
218069	\$477,063.00	\$0.3680	\$1,755.59	\$2,094.42	(\$2,493.86)	(\$338.83)	\$1,755.59
218070	\$491,404.00	\$0.3680	\$1,808.37	\$2,090.79	(\$2,570.58)	(\$282.43)	\$1,808.37
218071	\$375,234.00	\$0.3680	\$1,380.86	\$2,094.42	(\$1,962.91)	(\$713.56)	\$1,380.86
218072	\$381,613.00	\$0.3680	\$1,404.34	\$2,181.69	(\$2,061.07)	(\$777.35)	\$1,404.34
218073	\$392,799.00	\$0.3680	\$1,445.50	\$2,094.42	(\$2,057.85)	(\$648.92)	\$1,445.50
218074	\$403,181.00	\$0.3680	\$1,483.71	\$2,181.69	(\$2,100.90)	(\$697.98)	\$1,483.71
218075	\$405,682.00	\$0.3680	\$1,492.91	\$2,094.42	(\$2,148.64)	(\$601.51)	\$1,492.91
218076	\$441,000.00	\$0.3680	\$1,622.88	\$2,094.42	(\$2,456.54)	(\$471.54)	\$1,622.88
218077	\$410,481.00	\$0.3680	\$1,510.57	\$2,094.42	(\$1,902.26)	(\$583.85)	\$1,510.57
218078	\$481,797.00	\$0.3680	\$1,773.01	\$2,093.79	(\$2,518.90)	(\$320.78)	\$1,773.01
218079	\$373,688.00	\$0.3680	\$1,375.17	\$1,941.70	(\$2,018.84)	(\$566.53)	\$1,375.17
218080	\$388,819.00	\$0.3680	\$1,430.85	\$1,941.70	(\$2,036.85)	(\$510.85)	\$1,430.85
218081	\$500.00	\$0.3680	\$0.00	\$0.00	(\$2.57)	\$0.00	\$0.00
218082	\$396,900.00	\$0.3680	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
218083	\$414,035.00	\$0.3680	\$1,523.65	\$1,941.70	(\$2,167.32)	(\$418.05)	\$1,523.65
218084	\$350,445.00	\$0.3680	\$1,289.64	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218085	\$265,442.00	\$0.3680	\$976.83	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218086	\$297,570.00	\$0.3680	\$1,095.06	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218087	\$336,620.00	\$0.3680	\$1,238.76	\$1,941.70	(\$848.70)	(\$702.94)	\$1,238.76
218088	\$330,990.00	\$0.3680	\$1,218.04	\$1,941.70	(\$477.01)	(\$477.01)	\$1,464.69
218089	\$334,180.00	\$0.3680	\$1,229.78	\$1,941.70	(\$266.27)	(\$266.27)	\$1,675.43
218090	\$388,819.00	\$0.3680	\$1,430.85	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218091	\$371,095.00	\$0.3680	\$1,365.63	\$1,941.70	(\$987.29)	(\$576.07)	\$1,365.63
218092	\$389,403.00	\$0.3680	\$1,433.00	\$1,941.70	(\$2,039.22)	(\$508.70)	\$1,433.00
218093	\$393,304.00	\$0.3680	\$1,447.36	\$1,941.70	(\$2,049.50)	(\$494.34)	\$1,447.36
218094	\$465,361.00	\$0.3680	\$1,712.53	\$1,933.66	(\$2,433.66)	(\$221.13)	\$1,712.53
218095	\$372,379.00	\$0.3680	\$1,370.35	\$1,941.70	(\$1,944.17)	(\$571.35)	\$1,370.35
218096	\$350,445.00	\$0.3680	\$1,289.64	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218097	\$297,570.00	\$0.3680	\$1,095.06	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218098	\$360,351.00	\$0.3680	\$1,326.09	\$1,941.70	(\$1,875.23)	(\$615.61)	\$1,326.09
218099	\$398,659.00	\$0.3680	\$1,467.07	\$1,941.70	(\$2,077.00)	(\$474.64)	\$1,467.07
218100	\$430,381.00	\$0.3680	\$1,583.80	\$1,941.70	(\$1,248.09)	(\$357.90)	\$1,583.80
218101	\$403,611.00	\$0.3680	\$1,485.29	\$1,941.70	(\$2,102.40)	(\$456.41)	\$1,485.29
218102	\$386,000.00	\$0.3680	\$1,420.48	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218103	\$381,375.00	\$0.3680	\$1,403.46	\$1,941.70	(\$1,996.65)	(\$538.24)	\$1,403.46
218104	\$500.00	\$0.3680	\$0.00	\$0.00	(\$2.57)	\$0.00	\$0.00
218105	\$328,857.00	\$0.3680	\$1,210.19	\$1,941.70	(\$1,768.50)	(\$731.51)	\$1,210.19
218106	\$398,768.00	\$0.3680	\$1,467.47	\$1,941.70	(\$924.95)	(\$474.24)	\$1,467.47
218107	\$297,570.00	\$0.3680	\$1,095.06	\$1,941.70	(\$205.19)	(\$205.19)	\$1,736.51
218108	\$379,813.00	\$0.3680	\$1,397.71	\$1,941.70	(\$1,049.44)	(\$543.99)	\$1,397.71
218109	\$403,871.00	\$0.3680	\$1,486.25	\$1,941.70	(\$1,078.24)	(\$455.46)	\$1,486.25
218110	\$487,169.00	\$0.3680	\$1,792.78	\$1,941.70	(\$1,021.76)	(\$148.92)	\$1,792.78
218111	\$475,322.00	\$0.3680	\$1,749.18	\$1,941.70	(\$1,037.85)	(\$192.52)	\$1,749.18

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Lots Triggered for Collection in 2021-22

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
218112	\$372,125.00	\$0.3680	\$1,369.42	\$1,941.70	(\$868.17)	(\$572.28)	\$1,369.42
218113	\$452,185.00	\$0.3680	\$1,664.04	\$1,941.70	(\$912.13)	(\$277.66)	\$1,664.04
218114	\$371,408.00	\$0.3680	\$1,366.78	\$1,941.70	(\$868.75)	(\$574.92)	\$1,366.78
218115	\$461,479.00	\$0.3680	\$1,698.24	\$1,934.85	(\$2,413.07)	(\$236.61)	\$1,698.24
Total	\$38,461,126.00		\$140,072.67	\$191,387.01	(\$150,888.15)	(\$42,369.93)	\$149,017.08

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
2024-25 - TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ³
202757	\$39.85	\$356,156.00	\$0.00498015	\$1,773.51	\$39.85	\$356,156.00	\$0.00279590	\$995.67	\$1,330.13	\$497.83	(\$1,827.97)	(\$559.35)
202758	\$39.85	\$341,375.00	\$0.00498015	\$1,699.90	\$39.85	\$341,375.00	\$0.00279590	\$954.34	\$1,274.93	\$477.17	(\$1,752.10)	(\$623.48)
202760	\$39.85	\$332,596.00	\$0.00498015	\$1,656.18	\$39.85	\$332,596.00	\$0.00279590	\$929.79	\$1,242.14	\$464.90	(\$1,707.03)	(\$658.42)
202769	\$39.85	\$430,989.00	\$0.00498015	\$2,146.19	\$39.85	\$430,989.00	\$0.00279590	\$1,204.89	\$1,609.64	\$602.45	(\$2,212.09)	(\$244.48)
202770	\$39.85	\$378,155.00	\$0.00498015	\$1,883.07	\$39.85	\$378,155.00	\$0.00279590	\$1,057.17	\$1,412.30	\$528.59	(\$1,940.89)	(\$541.86)
202771	\$39.85	\$473,120.00	\$0.00498015	\$2,356.01	\$39.85	\$473,120.00	\$0.00279590	\$1,322.68	\$1,767.01	\$661.34	(\$2,428.35)	(\$72.75)
202772	\$39.85	\$429,761.00	\$0.00498015	\$2,140.08	\$39.85	\$429,761.00	\$0.00279590	\$1,201.46	\$1,605.06	\$600.73	(\$2,205.79)	(\$242.37)
202774	\$39.85	\$338,113.00	\$0.00498015	\$1,683.66	\$39.85	\$338,113.00	\$0.00279590	\$945.22	\$1,262.74	\$472.61	(\$1,735.35)	(\$688.34)
202775	\$39.85	\$369,073.00	\$0.00498015	\$1,837.84	\$39.85	\$369,073.00	\$0.00279590	\$1,031.78	\$1,378.38	\$515.89	(\$1,894.27)	(\$502.83)
202776	\$39.85	\$376,111.00	\$0.00498015	\$1,872.89	\$39.85	\$376,111.00	\$0.00279590	\$1,051.46	\$1,404.67	\$525.73	(\$1,930.40)	(\$474.85)
202778	\$39.85	\$394,130.00	\$0.00498015	\$1,962.63	\$39.85	\$394,130.00	\$0.00279590	\$1,101.84	\$1,471.97	\$550.92	(\$2,022.89)	(\$438.50)
202779	\$39.85	\$331,953.00	\$0.00498015	\$1,652.98	\$39.85	\$331,953.00	\$0.00279590	\$928.00	\$1,239.73	\$464.00	(\$1,703.73)	(\$660.85)
202781	\$39.85	\$400,084.00	\$0.00498015	\$1,992.28	\$39.85	\$400,084.00	\$0.00279590	\$1,118.48	\$1,494.21	\$559.24	(\$2,053.45)	(\$372.50)
202783	\$39.85	\$403,365.00	\$0.00498015	\$2,008.62	\$39.85	\$403,365.00	\$0.00279590	\$1,127.66	\$1,506.47	\$563.83	(\$2,070.29)	(\$415.83)
202784	\$39.85	\$472,130.00	\$0.00498015	\$2,351.08	\$39.85	\$472,130.00	\$0.00279590	\$1,319.92	\$1,763.31	\$659.96	(\$2,423.27)	(\$134.35)
202785	\$39.85	\$432,500.00	\$0.00498015	\$2,153.72	\$39.85	\$432,500.00	\$0.00279590	\$1,209.12	\$1,615.29	\$604.56	(\$2,219.85)	(\$226.60)
202786	\$19.92	\$180,122.00	\$0.00498015	\$896.94	\$19.92	\$180,122.00	\$0.00279590	\$503.55	\$672.70	\$251.77	(\$924.48)	(\$307.62)
221863	\$19.92	\$180,122.00	\$0.00498015	\$896.94	\$19.92	\$180,122.00	\$0.00279590	\$503.55	\$672.70	\$251.77	(\$924.48)	(\$307.62)
202787	\$39.85	\$375,604.00	\$0.00498015	\$1,870.37	\$39.85	\$375,604.00	\$0.00279590	\$1,050.04	\$1,402.78	\$525.02	(\$1,927.80)	(\$489.53)
202789	\$39.85	\$39,993.00	\$0.00498015	\$198.97	\$39.85	\$39,993.00	\$0.00279590	\$111.71	\$149.23	\$55.85	(\$205.08)	(\$205.08)
202790	\$39.85	\$39,993.00	\$0.00498015	\$198.97	\$39.85	\$39,993.00	\$0.00279590	\$111.71	\$149.23	\$55.85	(\$205.08)	(\$205.08)
202802	\$19.92	\$197,065.00	\$0.00498015	\$981.31	\$19.92	\$197,065.00	\$0.00279590	\$550.92	\$735.99	\$275.46	(\$1,011.45)	(\$237.35)
215113	\$19.92	\$197,065.00	\$0.00498015	\$981.31	\$19.92	\$197,065.00	\$0.00279590	\$550.92	\$735.99	\$275.46	(\$1,011.45)	(\$237.35)
202804	\$39.85	\$399,853.00	\$0.00498015	\$1,991.13	\$39.85	\$399,853.00	\$0.00279590	\$1,117.84	\$1,493.35	\$558.92	(\$2,052.27)	(\$380.87)
202805	\$39.85	\$354,221.00	\$0.00498015	\$1,763.88	\$39.85	\$354,221.00	\$0.00279590	\$990.26	\$1,322.91	\$495.13	(\$1,818.03)	(\$572.11)
202806	\$39.85	\$380,729.00	\$0.00498015	\$1,895.89	\$39.85	\$380,729.00	\$0.00279590	\$1,064.37	\$1,421.92	\$532.18	(\$1,954.10)	(\$504.90)
202807	\$39.85	\$398,975.00	\$0.00498015	\$1,986.76	\$39.85	\$398,975.00	\$0.00279590	\$1,115.38	\$1,490.07	\$557.69	(\$2,047.76)	(\$384.71)
202808	\$39.85	\$399,864.00	\$0.00498015	\$1,991.19	\$39.85	\$399,864.00	\$0.00279590	\$1,117.87	\$1,493.39	\$558.93	(\$2,052.32)	(\$384.06)
202809	\$39.85	\$398,861.00	\$0.00498015	\$1,986.19	\$39.85	\$398,861.00	\$0.00279590	\$1,115.06	\$1,489.64	\$557.53	(\$2,047.17)	(\$385.20)
202810	\$39.85	\$383,848.00	\$0.00498015	\$1,911.42	\$39.85	\$383,848.00	\$0.00279590	\$1,073.09	\$1,433.57	\$536.54	(\$1,970.11)	(\$444.05)
202811	\$39.85	\$449,091.00	\$0.00498015	\$2,236.34	\$39.85	\$449,091.00	\$0.00279590	\$1,255.50	\$1,677.26	\$627.75	(\$2,305.01)	(\$158.60)
202812	\$39.85	\$373,640.00	\$0.00498015	\$1,860.59	\$39.85	\$373,640.00	\$0.00279590	\$1,044.55	\$1,395.44	\$522.27	(\$1,917.71)	(\$488.32)
202813	\$39.85	\$335,634.00	\$0.00498015	\$1,671.31	\$39.85	\$335,634.00	\$0.00279590	\$938.29	\$1,253.48	\$469.14	(\$1,722.63)	(\$646.85)
202814	\$39.85	\$366,034.00	\$0.00498015	\$1,822.71	\$39.85	\$366,034.00	\$0.00279590	\$1,023.28	\$1,367.03	\$511.64	(\$1,878.67)	(\$516.20)
202815	\$39.85	\$398,868.00	\$0.00498015	\$1,986.23	\$39.85	\$398,868.00	\$0.00279590	\$1,115.08	\$1,489.67	\$557.54	(\$2,047.21)	(\$385.15)
202816	\$39.85	\$39,993.00	\$0.00498015	\$198.97	\$39.85	\$39,993.00	\$0.00279590	\$111.71	\$149.23	\$55.85	(\$205.08)	(\$205.08)
218048	\$18.93	\$384,363.00	\$0.00498015	\$1,914.09	\$18.93	\$384,363.00	\$0.00279590	\$1,074.59	\$1,435.57	\$537.29	(\$1,972.86)	(\$552.46)
218049	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218050	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218051	\$18.93	\$399,798.00	\$0.00498015	\$1,990.96	\$18.93	\$399,798.00	\$0.00279590	\$1,117.74	\$1,493.22	\$558.87	(\$2,052.09)	(\$492.61)
218052	\$18.93	\$128,082.00	\$0.00498015	\$637.77	\$18.93	\$128,082.00	\$0.00279590	\$358.05	\$478.33	\$179.03	(\$657.36)	(\$432.90)
218053	\$18.93	\$65,119.00	\$0.00498015	\$324.21	\$18.93	\$65,119.00	\$0.00279590	\$182.01	\$243.16	\$91.01	(\$334.16)	(\$334.16)
218054	\$18.93	\$163,398.00	\$0.00498015	\$813.65	\$18.93	\$163,398.00	\$0.00279590	\$456.79	\$610.24	\$228.40	(\$838.64)	(\$707.68)
218055	\$18.93	\$126,441.00	\$0.00498015	\$629.60	\$18.93	\$126,441.00	\$0.00279590	\$353.46	\$472.20	\$176.73	(\$648.93)	(\$572.22)
218056	\$18.93	\$78,653.00	\$0.00498015	\$391.61	\$18.93	\$78,653.00	\$0.00279590	\$219.85	\$293.71	\$109.93	(\$403.63)	(\$403.63)
218057	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218058	\$18.93	\$353,516.00	\$0.00498015	\$1,760.47	\$18.93	\$353,516.00	\$0.00279590	\$988.34	\$1,320.35	\$494.17	(\$1,814.52)	(\$661.72)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ³
218059	\$18.93	\$469,360.00	\$0.00498015	\$2,337.39	\$18.93	\$469,360.00	\$0.00279590	\$1,312.23	\$1,753.04	\$656.12	(\$2,409.16)	(\$239.60)
218060	\$18.93	\$334,764.00	\$0.00498015	\$1,667.08	\$18.93	\$334,764.00	\$0.00279590	\$935.91	\$1,250.31	\$467.96	(\$1,718.27)	(\$782.50)
218061	\$18.93	\$78,148.00	\$0.00498015	\$389.09	\$18.93	\$78,148.00	\$0.00279590	\$218.44	\$291.82	\$109.22	(\$401.04)	(\$401.04)
218062	\$18.93	\$193,337.00	\$0.00498015	\$962.75	\$18.93	\$193,337.00	\$0.00279590	\$540.50	\$722.07	\$270.25	(\$992.31)	(\$563.62)
218063	\$18.93	\$461,571.00	\$0.00498015	\$2,298.60	\$18.93	\$461,571.00	\$0.00279590	\$1,290.45	\$1,723.95	\$645.23	(\$2,369.18)	(\$267.65)
218064	\$18.93	\$360,476.00	\$0.00498015	\$0.00	\$18.93	\$360,476.00	\$0.00279590	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218065	\$18.93	\$379,746.00	\$0.00498015	\$1,891.10	\$18.93	\$379,746.00	\$0.00279590	\$1,061.68	\$1,418.32	\$530.84	(\$1,949.16)	(\$591.14)
218066	\$20.42	\$496,001.00	\$0.00498015	\$2,470.06	\$20.42	\$496,001.00	\$0.00279590	\$1,386.71	\$1,852.54	\$693.36	(\$2,545.90)	(\$300.89)
218067	\$20.42	\$450,335.00	\$0.00498015	\$2,242.64	\$20.42	\$450,335.00	\$0.00279590	\$1,259.03	\$1,681.98	\$629.52	(\$2,311.49)	(\$462.60)
218068	\$20.42	\$402,709.00	\$0.00498015	\$2,005.45	\$20.42	\$402,709.00	\$0.00279590	\$1,125.88	\$1,504.09	\$562.94	(\$2,067.03)	(\$642.41)
218069	\$20.42	\$485,863.00	\$0.00498015	\$2,419.57	\$20.42	\$485,863.00	\$0.00279590	\$1,358.37	\$1,814.68	\$679.18	(\$2,493.86)	(\$338.83)
218070	\$20.42	\$500,809.00	\$0.00498015	\$2,494.00	\$20.42	\$500,809.00	\$0.00279590	\$1,400.15	\$1,870.50	\$700.08	(\$2,570.58)	(\$282.43)
218071	\$20.42	\$382,426.00	\$0.00498015	\$1,904.44	\$20.42	\$382,426.00	\$0.00279590	\$1,069.17	\$1,428.33	\$534.58	(\$1,962.91)	(\$713.56)
218072	\$21.27	\$401,549.00	\$0.00498015	\$1,999.67	\$21.27	\$401,549.00	\$0.00279590	\$1,122.63	\$1,499.75	\$561.32	(\$2,061.07)	(\$777.35)
218073	\$20.42	\$400,921.00	\$0.00498015	\$1,996.55	\$20.42	\$400,921.00	\$0.00279590	\$1,120.88	\$1,497.41	\$560.44	(\$2,057.85)	(\$648.92)
218074	\$21.27	\$409,309.00	\$0.00498015	\$2,038.32	\$21.27	\$409,309.00	\$0.00279590	\$1,144.33	\$1,528.74	\$572.16	(\$2,100.90)	(\$697.98)
218075	\$20.42	\$418,608.00	\$0.00498015	\$2,084.63	\$20.42	\$418,608.00	\$0.00279590	\$1,170.33	\$1,563.47	\$585.16	(\$2,148.64)	(\$601.51)
218076	\$20.42	\$478,593.00	\$0.00498015	\$2,383.36	\$20.42	\$478,593.00	\$0.00279590	\$1,338.04	\$1,787.52	\$669.02	(\$2,456.54)	(\$471.54)
218077	\$20.42	\$370,610.00	\$0.00498015	\$1,845.59	\$20.42	\$370,610.00	\$0.00279590	\$1,036.13	\$1,384.19	\$518.07	(\$1,902.26)	(\$583.85)
218078	\$20.42	\$490,741.00	\$0.00498015	\$2,443.86	\$20.42	\$490,741.00	\$0.00279590	\$1,372.01	\$1,832.90	\$686.00	(\$2,518.90)	(\$320.78)
218079	\$18.93	\$393,320.00	\$0.00498015	\$1,958.70	\$18.93	\$393,320.00	\$0.00279590	\$1,099.63	\$1,469.02	\$549.82	(\$2,018.84)	(\$566.53)
218080	\$18.93	\$396,829.00	\$0.00498015	\$1,976.17	\$18.93	\$396,829.00	\$0.00279590	\$1,109.44	\$1,482.13	\$554.72	(\$2,036.85)	(\$510.85)
218081	\$0.00	\$500.00	\$0.00498015	\$2.49	\$0.00	\$500.00	\$0.00279590	\$1.40	\$1.87	\$0.70	(\$2.57)	\$0.00
218082	\$18.93	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
218083	\$18.93	\$422,246.00	\$0.00498015	\$2,102.76	\$18.93	\$422,246.00	\$0.00279590	\$1,180.50	\$1,577.07	\$590.25	(\$2,167.32)	(\$18.05)
218084	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218085	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218086	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218087	\$18.93	\$165,358.00	\$0.00498015	\$823.41	\$18.93	\$165,358.00	\$0.00279590	\$462.27	\$617.56	\$231.14	(\$848.70)	(\$702.94)
218088	\$18.93	\$92,948.00	\$0.00498015	\$462.80	\$18.93	\$92,948.00	\$0.00279590	\$259.82	\$347.10	\$129.91	(\$477.01)	(\$477.01)
218089	\$18.93	\$51,893.00	\$0.00498015	\$258.34	\$18.93	\$51,893.00	\$0.00279590	\$145.03	\$193.76	\$72.52	(\$266.27)	(\$266.27)
218090	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218091	\$18.93	\$192,359.00	\$0.00498015	\$957.88	\$18.93	\$192,359.00	\$0.00279590	\$537.76	\$718.41	\$268.88	(\$987.29)	(\$576.07)
218092	\$18.93	\$397,291.00	\$0.00498015	\$1,978.48	\$18.93	\$397,291.00	\$0.00279590	\$1,110.73	\$1,483.86	\$555.37	(\$2,039.22)	(\$508.70)
218093	\$18.93	\$399,293.00	\$0.00498015	\$1,988.45	\$18.93	\$399,293.00	\$0.00279590	\$1,116.33	\$1,491.33	\$558.17	(\$2,049.50)	(\$494.34)
218094	\$18.93	\$474,133.00	\$0.00498015	\$2,361.16	\$18.93	\$474,133.00	\$0.00279590	\$1,325.58	\$1,770.87	\$662.79	(\$2,433.66)	(\$221.13)
218095	\$18.93	\$378,773.00	\$0.00498015	\$1,886.25	\$18.93	\$378,773.00	\$0.00279590	\$1,058.96	\$1,414.69	\$529.48	(\$1,944.17)	(\$571.35)
218096	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218097	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218098	\$18.93	\$365,343.00	\$0.00498015	\$1,819.37	\$18.93	\$365,343.00	\$0.00279590	\$1,021.41	\$1,364.53	\$510.70	(\$1,875.23)	(\$615.61)
218099	\$18.93	\$404,651.00	\$0.00498015	\$2,015.13	\$18.93	\$404,651.00	\$0.00279590	\$1,131.31	\$1,511.35	\$565.66	(\$2,077.00)	(\$474.64)
218100	\$18.93	\$243,166.00	\$0.00498015	\$1,210.91	\$18.93	\$243,166.00	\$0.00279590	\$679.81	\$908.18	\$339.91	(\$1,248.09)	(\$357.90)
218101	\$18.93	\$409,599.00	\$0.00498015	\$2,039.77	\$18.93	\$409,599.00	\$0.00279590	\$1,145.14	\$1,529.83	\$572.57	(\$2,102.40)	(\$456.41)
218102	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218103	\$18.93	\$388,998.00	\$0.00498015	\$1,937.18	\$18.93	\$388,998.00	\$0.00279590	\$1,087.55	\$1,452.88	\$543.77	(\$1,996.65)	(\$538.24)
218104	\$0.00	\$500.00	\$0.00498015	\$2.49	\$0.00	\$500.00	\$0.00279590	\$1.40	\$1.87	\$0.70	(\$2.57)	\$0.00
218105	\$18.93	\$344,549.00	\$0.00498015	\$1,715.81	\$18.93	\$344,549.00	\$0.00279590	\$963.27	\$1,286.86	\$481.64	(\$1,768.50)	(\$731.51)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ³
218106	\$18.93	\$180,213.00	\$0.00498015	\$897.39	\$18.93	\$180,213.00	\$0.00279590	\$503.80	\$673.05	\$251.90	(\$924.95)	(\$474.24)
218107	\$18.93	\$39,993.00	\$0.00498015	\$199.08	\$18.93	\$39,993.00	\$0.00279590	\$111.76	\$149.31	\$55.88	(\$205.19)	(\$205.19)
218108	\$18.93	\$204,466.00	\$0.00498015	\$1,018.18	\$18.93	\$204,466.00	\$0.00279590	\$571.61	\$763.63	\$285.81	(\$1,049.44)	(\$543.99)
218109	\$18.93	\$210,076.00	\$0.00498015	\$1,046.12	\$18.93	\$210,076.00	\$0.00279590	\$587.30	\$784.59	\$293.65	(\$1,078.24)	(\$455.46)
218110	\$18.93	\$199,074.00	\$0.00498015	\$991.32	\$18.93	\$199,074.00	\$0.00279590	\$556.54	\$743.49	\$278.27	(\$1,021.76)	(\$148.92)
218111	\$18.93	\$202,208.00	\$0.00498015	\$1,006.93	\$18.93	\$202,208.00	\$0.00279590	\$565.30	\$755.20	\$282.65	(\$1,037.85)	(\$192.52)
218112	\$18.93	\$169,152.00	\$0.00498015	\$842.31	\$18.93	\$169,152.00	\$0.00279590	\$472.88	\$631.73	\$236.44	(\$868.17)	(\$572.28)
218113	\$18.93	\$177,716.00	\$0.00498015	\$884.96	\$18.93	\$177,716.00	\$0.00279590	\$496.82	\$663.72	\$248.41	(\$912.13)	(\$277.66)
218114	\$18.93	\$169,264.00	\$0.00498015	\$842.87	\$18.93	\$169,264.00	\$0.00279590	\$473.19	\$632.15	\$236.60	(\$868.75)	(\$574.92)
218115	\$18.93	\$470,123.00	\$0.00498015	\$2,341.19	\$18.93	\$470,123.00	\$0.00279590	\$1,314.36	\$1,755.89	\$657.18	(\$2,413.07)	(\$236.61)
Total	\$2,625.33	\$29,758,396.00		\$146,393.25	\$2,606.40	\$29,758,396.00		\$82,186.41	\$109,794.94	\$41,093.21	(\$150,888.15)	(\$42,369.93)

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 C-4
2024-25 ASSESSMENT PRINCIPAL REDUCTIONS
PHASE #1A-1B LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
Phase #1A-1B - 2024-25 Principal Reductions
Lots Triggered for Collection in 2021-22

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction¹	2024-25 Outstanding Assessment Balance²
202757	\$25,615.07	(\$643.66)	(\$1,087.27)	\$23,884.14
202758	\$25,615.07	(\$643.66)	(\$957.90)	\$24,013.52
202760	\$25,615.07	(\$643.66)	(\$881.07)	\$24,090.34
202769	\$25,615.07	(\$643.66)	(\$1,742.09)	\$23,229.32
202770	\$25,615.07	(\$643.66)	(\$295.36)	\$24,676.05
202771	\$25,615.07	(\$643.66)	(\$2,110.83)	\$22,860.59
202772	\$25,131.70	(\$631.78)	(\$1,801.77)	\$22,698.15
202774	\$25,615.07	(\$643.66)	(\$249.60)	\$24,721.81
202775	\$25,615.07	(\$643.66)	(\$1,200.33)	\$23,771.09
202776	\$25,615.07	(\$643.66)	(\$1,261.93)	\$23,709.49
202778	\$24,975.13	(\$627.94)	(\$1,512.77)	\$22,834.42
202779	\$25,615.07	(\$643.66)	(\$875.44)	\$24,095.97
202781	\$25,615.07	(\$643.66)	(\$1,567.50)	\$23,403.91
202783	\$25,615.07	(\$643.66)	(\$1,433.06)	\$23,538.36
202784	\$25,615.07	(\$643.66)	(\$2,022.20)	\$22,949.22
202785	\$24,799.75	(\$623.63)	(\$1,874.43)	\$22,301.69
202786	\$25,615.07	(\$643.66)	(\$154.93)	\$24,806.09
221863			(\$10.39)	
202787	\$25,615.07	(\$643.66)	(\$1,257.65)	\$23,713.77
202789	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
202790	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
202802	\$25,014.54	(\$628.91)	(\$496.75)	\$22,918.60
215113			(\$970.28)	
202804	\$25,615.07	(\$643.66)	(\$1,469.58)	\$23,501.83
202805	\$25,615.07	(\$643.66)	(\$1,012.49)	\$23,958.92
202806	\$25,615.07	(\$643.66)	(\$1,234.76)	\$23,736.65
202807	\$25,615.07	(\$643.66)	(\$1,461.90)	\$23,509.51
202808	\$25,615.07	(\$643.66)	(\$1,469.68)	\$23,501.73
202809	\$25,615.07	(\$643.66)	(\$1,460.90)	\$23,510.51
202810	\$25,615.07	(\$643.66)	(\$1,329.65)	\$23,641.77
202811	\$24,836.26	(\$624.53)	(\$2,014.13)	\$22,197.60
202812	\$25,615.07	(\$643.66)	(\$1,180.27)	\$23,791.15
202813	\$25,615.07	(\$643.66)	(\$907.65)	\$24,063.76

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction ¹	2024-25 Outstanding Assessment Balance ²
202814	\$25,615.07	(\$643.66)	(\$1,173.74)	\$23,797.68
202815	\$25,615.07	(\$643.66)	(\$1,460.97)	\$23,510.45
202816	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218048	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218049	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218050	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218051	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218052	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218053	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218054	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218055	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218056	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218057	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218058	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218059	\$25,615.07	(\$643.66)	(\$87.39)	\$24,884.02
218060	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218061	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218062	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218063	\$25,615.07	(\$643.66)	(\$56.81)	\$24,914.60
218064	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218065	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218066	\$27,629.74	(\$694.28)	(\$28.97)	\$26,906.49
218067	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218068	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218069	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218070	\$27,629.74	(\$694.28)	(\$47.85)	\$26,887.61
218071	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218072	\$28,780.98	(\$723.21)	\$0.00	\$28,057.77
218073	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218074	\$28,780.98	(\$723.21)	\$0.00	\$28,057.77
218075	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218076	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218077	\$27,629.74	(\$694.28)	\$0.00	\$26,935.46
218078	\$27,629.74	(\$694.28)	(\$8.31)	\$26,927.14
218079	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218080	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218082	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction ¹	2024-25 Outstanding Assessment Balance ²
218083	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218084	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218085	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218086	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218087	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218088	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218089	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218090	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218091	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218092	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218093	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218094	\$25,615.07	(\$643.66)	(\$106.14)	\$24,865.28
218095	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218096	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218097	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218098	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218099	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218100	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218101	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218102	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218103	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218105	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218106	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218107	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218108	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218109	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218110	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218111	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218112	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218113	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218114	\$25,615.07	(\$643.66)	\$0.00	\$24,971.41
218115	\$25,615.07	(\$643.66)	(\$90.39)	\$24,881.02
Total	\$2,586,682.04	(\$65,000.00)	(\$40,365.12)	\$2,481,316.92

1 - Excess TIRZ Principal Reduction includes \$37,621 in excess TIRZ Revenues generated in 2023-24 and \$2,744 in available Reserve Funds.

2 - Does not include Assessment prepayments. See Appendix C-1 for outstanding Assessment balances.

APPENDIX D-1
2024-25 ASSESSMENT ROLL SUMMARY – PHASE #2A-2B

**Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2024-25**

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2024-25 Annual Installments
223329	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223330	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223331	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223332	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223333	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223334	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223335	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223336	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223337	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223338	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223339	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223340	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223341	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223342	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223343	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223344	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223345	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223346	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223347	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223348	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223349	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223350	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223351	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223352	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223353	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223354	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223355	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223356	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223357	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223358	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223359	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223360	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223361	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223362	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223363	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$71.21)	\$3,170.52
223364	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223365	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223366	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223367	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223368	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223369	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223370	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$71.21)	\$3,170.52
223371	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223372	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223373	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223374	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223375	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223376	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$71.21)	\$3,170.52
223377	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223378	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66

**Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2024-25**

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2024-25 Annual Installments
223379	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223380	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$71.21)	\$3,332.61
223381	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223382	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223383	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223384	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223385	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223386	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223387	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$71.21)	\$3,170.52
223388	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223389	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223390	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223391	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223392	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223393	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223394	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223395	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223396	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223397	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$71.22)	\$3,008.42
223398	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223399	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223400	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$71.23)	\$2,716.66
223401	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223402	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223403	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223404	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223405	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223406	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223407	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223408	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223409	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223410	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223411	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223412	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223413	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223414	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223415	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223416	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223417	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223418	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223419	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223420	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223421	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223422	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223423	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223424	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223425	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223426	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223427	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223428	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39

**Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2024-25**

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2024-25 Annual Installments
223429	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223430	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223431	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223432	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223433	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223434	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223435	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223436	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223437	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223439	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223440	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223441	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223442	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223443	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223444	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$53.24)	\$3,350.58
223445	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223446	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223447	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223448	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223449	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223450	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223451	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223452	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223453	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
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	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223456	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223457	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223458	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223459	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223460	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$53.24)	\$3,350.58
223461	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223462	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223463	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223464	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223465	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223466	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223467	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223468	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223472	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223473	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223474	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223475	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223476	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223477	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223478	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223479	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223480	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$53.24)	\$3,350.58
223481	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223482	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62

**Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2024-25**

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2024-25 Annual Installments
223483	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223484	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223485	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223486	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223487	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223488	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223489	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223490	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223491	65	1.05	1.05	\$37,990	\$560.58	\$2,374.36	\$189.95	\$278.92	(\$53.24)	\$3,350.58
223492	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223493	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223494	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223495	60	1.00	1.00	\$36,181	\$533.89	\$2,261.30	\$180.90	\$265.64	(\$53.25)	\$3,188.48
223496	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223497	55	0.95	0.95	\$34,372	\$507.19	\$2,148.23	\$171.86	\$252.36	(\$53.26)	\$3,026.39
223498	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223499	50	0.86	0.86	\$31,115	\$459.14	\$1,944.71	\$155.58	\$228.45	(\$53.27)	\$2,734.62
223500	Common Area	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		153.59	153.59	\$5,557,000	\$82,000.00	\$347,312.50	\$27,785.00	\$40,800.00	(\$10,098.60)	\$487,798.90

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
2024-25 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – PHASE #2A-2B

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Phase 2A-2B

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
223329	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223330	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223331	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61
223332	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223333	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223334	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223335	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61
223336	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223337	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223338	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223339	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223340	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223341	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61
223342	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223343	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223344	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223345	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61
223346	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223347	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223348	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223349	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223350	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223351	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223352	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61
223353	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223354	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223355	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223356	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61
223357	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223358	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223359	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223360	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223361	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223362	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223363	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$71.21)	(\$71.21)	\$3,170.52
223364	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223365	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223366	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223367	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61
223368	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223369	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223370	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$71.21)	(\$71.21)	\$3,170.52
223371	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223372	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223373	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223374	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223375	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223376	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$71.21)	(\$71.21)	\$3,170.52
223377	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223378	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223379	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223380	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$71.21)	(\$71.21)	\$3,332.61

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Phase 2A-2B

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
223381	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223382	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223383	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223384	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223385	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223386	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223387	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$71.21)	(\$71.21)	\$3,170.52
223388	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223389	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223390	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223391	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223392	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223393	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223394	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223395	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223396	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223397	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$71.22)	(\$71.22)	\$3,008.42
223398	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223399	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223400	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$71.23)	(\$71.23)	\$2,716.66
223401	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223402	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223403	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223404	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223405	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223406	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223407	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223408	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223409	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223410	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223411	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223412	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223413	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223414	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223415	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223416	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223417	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223418	\$85,000.00	\$0.3680	\$0.00	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223419	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223420	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223421	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223422	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223423	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223424	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223425	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223426	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223427	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223428	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223429	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223430	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223431	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223432	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Phase 2A-2B

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
223433	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223434	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223435	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223436	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223437	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223439	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223440	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223441	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223442	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223443	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223444	\$85,000.00	\$0.3680	\$312.80	\$3,403.82	(\$53.24)	(\$53.24)	\$3,350.58
223445	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223446	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223447	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223448	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223449	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223450	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223451	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223452	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223453	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223454	\$0.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223455	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223456	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223457	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223458	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223459	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223460	\$85,000.00	\$0.3680	\$312.80	\$3,403.82	(\$53.24)	(\$53.24)	\$3,350.58
223461	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223462	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223463	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223464	\$85,000.00	\$0.3680	\$312.80	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223465	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223466	\$85,000.00	\$0.3680	\$312.80	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223467	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223468	\$85,000.00	\$0.3680	\$312.80	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223472	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223473	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223474	\$53,499.00	\$0.3680	\$0.00	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223475	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223476	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223477	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223478	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223479	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223480	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$53.24)	(\$53.24)	\$3,350.58
223481	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223482	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223483	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223484	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223485	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223486	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223487	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223488	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2024-25
Phase 2A-2B

Parcel	2024 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2024-25 MINIMUM ANNUAL INSTALLMENTS	GROSS 2024-25 ANNUAL INSTALLMENTS (a)	2024-25 TIRZ CREDIT GENERATED ²	2024-25 MAXIMUM TIRZ CREDIT (b) ³	2024-25 NET ANNUAL INSTALLMENT (a + b)
223489	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223490	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223491	\$53,499.00	\$0.3680	\$196.88	\$3,403.82	(\$53.24)	(\$53.24)	\$3,350.58
223492	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223493	\$53,499.00	\$0.3680	\$196.88	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223494	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223495	\$53,499.00	\$0.3680	\$196.88	\$3,241.73	(\$53.25)	(\$53.25)	\$3,188.48
223496	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223497	\$53,499.00	\$0.3680	\$0.00	\$3,079.64	(\$53.26)	(\$53.26)	\$3,026.39
223498	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223499	\$53,499.00	\$0.3680	\$196.88	\$2,787.89	(\$53.27)	(\$53.27)	\$2,734.62
223500	\$0.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$10,959,900.00		\$39,625.88	\$497,897.50	(\$10,098.60)	(\$10,098.60)	\$487,798.90

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
2024-25 - TIRZ CREDIT CALCULATION – PHASE #2A-2B

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ²
223401	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223402	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223403	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223404	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223405	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223406	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223407	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223408	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223409	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223410	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223411	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223412	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223413	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223414	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223415	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223416	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223417	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223418	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223419	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223420	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223421	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223422	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223423	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223424	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223425	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223426	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223427	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223428	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223429	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223430	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223431	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223432	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223433	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223434	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223435	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223436	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223437	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223439	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223440	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223441	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223442	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223443	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223444	65	\$27.61	\$10,400.00	\$0.00498015	\$51.66	\$27.61	\$10,400.00	\$0.00279590	\$29.00	\$38.74	\$14.50	(\$53.24)	(\$53.24)
223445	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223446	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223447	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223448	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223449	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223450	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223451	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223452	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ²
223453	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223454	Common Area	\$0.00	\$0.00	\$0.00498015	\$0.00	\$0.00	\$0.00	\$0.00279590	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223455	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223456	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223457	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223458	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223459	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223460	65	\$27.61	\$10,400.00	\$0.00498015	\$51.66	\$27.61	\$10,400.00	\$0.00279590	\$29.00	\$38.74	\$14.50	(\$53.24)	(\$53.24)
223461	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223462	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223463	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223464	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223465	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223466	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223467	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223468	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223472	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223473	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223474	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223475	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223476	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223477	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223478	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223479	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223480	65	\$27.61	\$10,400.00	\$0.00498015	\$51.66	\$27.61	\$10,400.00	\$0.00279590	\$29.00	\$38.74	\$14.50	(\$53.24)	(\$53.24)
223481	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223482	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223483	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223484	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223485	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223486	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223487	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223488	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223489	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223490	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223491	65	\$27.61	\$10,400.00	\$0.00498015	\$51.66	\$27.61	\$10,400.00	\$0.00279590	\$29.00	\$38.74	\$14.50	(\$53.24)	(\$53.24)
223492	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223493	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223494	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223495	60	\$26.29	\$10,400.00	\$0.00498015	\$51.66	\$26.29	\$10,400.00	\$0.00279590	\$29.00	\$38.75	\$14.50	(\$53.25)	(\$53.25)
223496	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223497	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223498	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223499	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223500	Common Area	\$0.00	\$0.00	\$0.00498015	\$0.00	\$0.00	\$0.00	\$0.00279590	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223329	50	\$22.61	\$10,400.00	\$0.00498015	\$51.68	\$22.61	\$10,400.00	\$0.00279590	\$29.01	\$38.76	\$14.51	(\$53.27)	(\$53.27)
223330	55	\$24.98	\$10,400.00	\$0.00498015	\$51.67	\$24.98	\$10,400.00	\$0.00279590	\$29.01	\$38.75	\$14.50	(\$53.26)	(\$53.26)
223331	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223332	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223333	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223334	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ²
223335	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223336	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223337	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223338	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223339	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223340	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223341	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223342	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223343	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223344	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223345	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223346	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223347	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223348	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223349	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223350	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223351	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223352	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223353	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223354	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223355	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223356	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223357	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223358	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223359	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223360	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223361	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223362	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223363	60	\$26.29	\$13,900.00	\$0.00498015	\$69.09	\$26.29	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.39	(\$71.21)	(\$71.21)
223364	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223365	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223366	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223367	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223368	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223369	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223370	60	\$26.29	\$13,900.00	\$0.00498015	\$69.09	\$26.29	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.39	(\$71.21)	(\$71.21)
223371	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223372	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223373	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223374	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223375	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223376	60	\$26.29	\$13,900.00	\$0.00498015	\$69.09	\$26.29	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.39	(\$71.21)	(\$71.21)
223377	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223378	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223379	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223380	65	\$27.61	\$13,900.00	\$0.00498015	\$69.09	\$27.61	\$13,900.00	\$0.00279590	\$38.79	\$51.81	\$19.39	(\$71.21)	(\$71.21)
223381	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223382	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223383	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223384	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223385	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2024-25
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2023 Taxable Value (CITY)	2023 M&O Tax Rate (CITY)	2023 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2023 Taxable Value (COUNTY)	2023 M&O Tax Rate (COUNTY)	2023 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2024-25 Available TIRZ Credit	Total 2024-25 Applicable TIRZ Credit ²
223386	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223387	60	\$26.29	\$13,900.00	\$0.00498015	\$69.09	\$26.29	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.39	(\$71.21)	(\$71.21)
223388	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223389	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223390	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223391	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223392	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223393	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223394	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223395	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223396	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223397	55	\$24.98	\$13,900.00	\$0.00498015	\$69.10	\$24.98	\$13,900.00	\$0.00279590	\$38.79	\$51.82	\$19.40	(\$71.22)	(\$71.22)
223398	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223399	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
223400	50	\$22.61	\$13,900.00	\$0.00498015	\$69.11	\$22.61	\$13,900.00	\$0.00279590	\$38.80	\$51.83	\$19.40	(\$71.23)	(\$71.23)
Total		\$4,038.01	\$1,971,400.00		\$9,797.76	\$4,038.01	\$1,971,400.00		\$5,500.55	\$7,348.32	\$2,750.27	(\$10,098.60)	(\$10,098.60)

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records.

2 - 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
2024-25 ASSESSMENT PRINCIPAL REDUCTIONS
PHASE #2A-2B LOTS

Kaufman Public Improvement District No. 1
Phase #2A-2B - 2023-24 Principal Reductions

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction	2024-25 Outstanding Assessment Balance2
223401	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223402	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223403	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223404	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223405	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223406	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223407	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223408	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223409	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223410	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223411	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223412	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223413	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223414	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223415	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223416	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223417	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223418	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223419	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223420	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223421	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223422	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223423	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223424	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223425	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223426	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223427	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223428	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223429	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223430	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223431	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223432	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction	2024-25 Outstanding Assessment Balance2
223433	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223434	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223435	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223436	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223437	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223439	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223440	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223441	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223442	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223443	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223444	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223445	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223446	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223447	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223448	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223449	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223450	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223451	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223452	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223453	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223454	\$0.00	\$0.00	\$0.00	\$0.00
223455	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223456	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223457	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223458	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223459	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223460	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223461	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223462	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223463	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223464	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223465	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223466	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223467	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223468	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223472	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction	2024-25 Outstanding Assessment Balance2
223473	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223474	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223475	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223476	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223477	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223478	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223479	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223480	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223481	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223482	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223483	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223484	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223485	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223486	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223487	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223488	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223489	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223490	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223491	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223492	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223493	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223494	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223495	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223496	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223497	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223498	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223499	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223500	\$0.00	\$0.00	\$0.00	\$0.00
223329	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223330	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223331	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223332	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223333	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223334	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223335	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223336	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction	2024-25 Outstanding Assessment Balance2
223337	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223338	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223339	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223340	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223341	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223342	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223343	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223344	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223345	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223346	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223347	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223348	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223349	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223350	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223351	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223352	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223353	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223354	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223355	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223356	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223357	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223358	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223359	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223360	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223361	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223362	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223363	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223364	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223365	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223366	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223367	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223368	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223369	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223370	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223371	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223372	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70

Parcel	2023-24 Outstanding Assessment Balance	2023-24 Sinking Fund Principal Reduction	2023-24 Excess TIRZ Principal Reduction	2024-25 Outstanding Assessment Balance2
223373	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223374	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223375	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223376	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223377	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223378	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223379	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223380	\$38,523.02	(\$533.24)	\$0.00	\$37,989.78
223381	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223382	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223383	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223384	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223385	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223386	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223387	\$36,688.59	(\$507.85)	\$0.00	\$36,180.74
223388	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223389	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223390	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223391	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223392	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223393	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223394	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223395	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223396	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223397	\$34,854.16	(\$482.45)	\$0.00	\$34,371.70
223398	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223399	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
223400	\$31,552.18	(\$436.75)	\$0.00	\$31,115.44
Total	\$5,635,000.00	(\$78,000.00)	\$0.00	\$5,557,000.00

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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	\$2,327.76	(\$149.68)	\$2,178.09	\$6,128.97	(\$911.03)	(\$5,217.94)	\$30,684.16
202759	50	\$36,813.13	\$2,347.20	(\$55.51)	\$2,291.70	\$6,178.47	(\$788.43)	(\$5,390.04)	\$30,634.66
202761	50	\$36,813.13	\$2,139.66	(\$252.69)	\$1,886.98	\$5,697.30	(\$1,300.83)	(\$4,396.47)	\$31,115.83
202762	50	\$36,813.13	\$1,842.08	(\$531.05)	\$1,311.03	\$4,924.70	(\$2,018.49)	(\$2,906.21)	\$31,888.43
202763	50	\$36,813.13	\$2,139.66	(\$252.69)	\$1,886.98	\$5,697.30	(\$1,300.83)	(\$4,396.47)	\$31,115.83
202764	50	\$36,813.13	\$2,139.66	(\$328.18)	\$1,811.48	\$5,936.08	(\$1,615.11)	(\$4,320.97)	\$30,877.05
202765	50	\$36,813.13	\$2,004.46	(\$385.33)	\$1,619.13	\$5,534.39	(\$1,868.40)	(\$3,665.99)	\$31,278.74
202766	50	\$36,813.13	\$1,714.78	(\$650.79)	\$1,063.99	\$4,863.27	(\$2,588.92)	(\$2,274.35)	\$31,949.86
202767	50	\$36,813.13	\$2,319.05	(\$81.63)	\$2,237.42	\$6,451.37	(\$1,196.79)	(\$5,254.58)	\$30,361.76
202768	50	\$36,813.13	\$2,139.66	(\$252.69)	\$1,886.98	\$5,697.30	(\$1,300.83)	(\$4,396.47)	\$31,115.83
202773	50	\$36,813.13	\$2,308.29	(\$114.59)	\$2,193.70	\$5,812.86	(\$943.62)	(\$4,869.24)	\$31,000.27
202777	50	\$36,813.13	\$2,219.85	(\$210.57)	\$2,009.28	\$6,002.98	(\$1,181.20)	(\$4,821.78)	\$30,810.15
202780	50	\$36,813.13	\$1,752.10	(\$601.29)	\$1,150.80	\$4,877.55	(\$2,216.79)	(\$2,660.77)	\$31,935.58
202782	50	\$36,813.13	\$1,946.72	(\$435.05)	\$1,511.67	\$5,190.93	(\$1,765.86)	(\$3,425.07)	\$31,622.20
202788	50	\$36,813.13	\$1,790.26	(\$397.70)	\$1,392.56	\$5,211.41	(\$1,967.17)	(\$3,244.24)	\$31,601.72
202791	50	\$36,813.13	\$2,306.52	(\$219.10)	\$2,087.43	\$7,429.44	(\$1,496.01)	(\$5,933.43)	\$29,383.69
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	\$2,293.20	(\$103.68)	\$2,189.52	\$6,675.43	(\$1,531.18)	(\$5,144.25)	\$30,137.70
202795	50	\$36,813.13	\$1,813.76	(\$555.90)	\$1,257.86	\$5,270.71	(\$2,480.01)	(\$2,790.70)	\$31,542.42
202796	50	\$36,813.13	\$2,225.08	(\$184.31)	\$2,040.76	\$6,204.60	(\$1,648.17)	(\$4,556.42)	\$30,608.53
202797			\$618.22	(\$269.46)	\$348.76	\$2,667.21	(\$1,493.37)	(\$1,173.84)	
231448	50	\$36,813.13	\$643.70	(\$269.38)	\$374.32	\$643.70	(\$269.38)	(\$374.32)	\$32,858.52
231449			\$643.70	(\$269.38)	\$374.32	\$643.70	(\$269.38)	(\$374.32)	
202798	50	\$36,813.13	\$1,738.67	(\$640.70)	\$1,097.96	\$4,990.86	(\$2,599.87)	(\$2,390.99)	\$31,822.27
202799	50	\$36,813.13	\$1,840.47	(\$544.89)	\$1,295.58	\$5,464.35	(\$2,730.63)	(\$2,733.72)	\$31,348.78
202800	50	\$36,813.13	\$2,202.24	(\$186.13)	\$2,016.11	\$5,817.28	(\$1,131.75)	(\$4,685.52)	\$30,995.85
202801	50	\$36,813.13	\$1,836.81	(\$534.81)	\$1,302.00	\$4,919.43	(\$2,026.03)	(\$2,893.39)	\$31,893.70
202803	50	\$36,813.13	\$2,032.28	(\$350.82)	\$1,681.47	\$5,374.70	(\$1,546.51)	(\$3,828.19)	\$31,438.43
202817	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202757	50	\$36,813.13	\$1,827.97	(\$559.35)	\$1,268.62	\$3,863.87	(\$1,576.33)	(\$2,287.54)	\$32,949.26
202758	50	\$36,813.13	\$1,752.10	(\$623.48)	\$1,128.62	\$3,721.15	(\$1,694.85)	(\$2,026.30)	\$33,091.98
202760	50	\$36,813.13	\$1,707.03	(\$658.42)	\$1,048.61	\$3,636.40	(\$1,762.10)	(\$1,874.30)	\$33,176.73
202769	50	\$36,813.13	\$2,212.09	(\$244.48)	\$1,967.61	\$4,586.26	(\$986.08)	(\$3,600.19)	\$32,226.87
202770	50	\$36,813.13	\$1,940.89	(\$541.86)	\$1,399.03	\$3,153.70	(\$1,477.88)	(\$1,675.83)	\$33,659.43
202771	50	\$36,813.13	\$2,428.35	(\$72.75)	\$2,355.60	\$4,993.04	(\$659.30)	(\$4,333.74)	\$31,820.09
202772	50	\$36,813.13	\$2,205.79	(\$242.37)	\$1,963.41	\$5,319.70	(\$1,220.45)	(\$4,099.25)	\$31,493.43
202774	50	\$36,813.13	\$1,735.35	(\$688.34)	\$1,047.01	\$3,052.64	(\$1,771.72)	(\$1,280.92)	\$33,760.49
202775	50	\$36,813.13	\$1,894.27	(\$502.83)	\$1,391.44	\$3,988.59	(\$1,472.28)	(\$2,516.31)	\$32,824.54
202776	50	\$36,813.13	\$1,930.40	(\$474.85)	\$1,455.55	\$4,056.54	(\$1,418.39)	(\$2,638.15)	\$32,756.59
202778	50	\$36,813.13	\$2,022.89	(\$438.50)	\$1,584.39	\$5,250.91	(\$1,654.80)	(\$3,596.11)	\$31,562.22
202779	50	\$36,813.13	\$1,703.73	(\$660.85)	\$1,042.88	\$3,731.33	(\$1,868.04)	(\$1,863.29)	\$33,081.80
202781	50	\$36,813.13	\$2,053.45	(\$372.50)	\$1,680.96	\$4,478.88	(\$1,328.96)	(\$3,149.92)	\$32,334.25
202783	50	\$36,813.13	\$2,070.29	(\$415.83)	\$1,654.46	\$4,256.52	(\$1,259.08)	(\$2,997.43)	\$32,556.61
202784	50	\$36,813.13	\$2,423.27	(\$134.35)	\$2,288.92	\$4,908.55	(\$724.54)	(\$4,184.01)	\$31,904.58
202785	50	\$36,813.13	\$2,219.85	(\$226.60)	\$1,993.25	\$5,669.01	(\$1,160.76)	(\$4,508.25)	\$31,144.12
202786	50	\$36,813.13	\$924.48	(\$307.62)	\$616.85	\$1,695.46	(\$1,309.56)	(\$385.90)	\$33,807.31

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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
221863	50	\$36,813.13	\$924.48	(\$307.62)	\$616.85	\$1,310.36	(\$307.62)	(\$1,002.74)	\$35,807.31
202787	50	\$36,813.13	\$1,927.80	(\$489.53)	\$1,438.26	\$3,970.28	(\$1,353.43)	(\$2,616.85)	\$32,842.85
202789	50	\$36,813.13	\$205.08	(\$205.08)	\$0.00	\$887.27	(\$887.27)	\$0.00	\$35,925.86
202790	50	\$36,813.13	\$205.08	(\$205.08)	\$0.00	\$887.27	(\$887.27)	\$0.00	\$35,925.86
202802	50	\$36,813.13	\$1,011.45	(\$237.35)	\$774.10	\$2,625.46	(\$1,357.83)	(\$1,267.63)	\$31,639.10
215113			\$1,011.45	(\$237.35)	\$774.10	\$2,548.58	(\$336.08)	(\$2,212.49)	
202804	50	\$36,813.13	\$2,052.27	(\$380.87)	\$1,671.40	\$4,285.65	(\$1,237.04)	(\$3,048.60)	\$32,527.48
202805	50	\$36,813.13	\$1,818.03	(\$572.11)	\$1,245.93	\$3,790.98	(\$1,596.21)	(\$2,194.77)	\$33,022.15
202806	50	\$36,813.13	\$1,954.10	(\$504.90)	\$1,449.20	\$4,037.80	(\$1,431.45)	(\$2,606.35)	\$32,775.33
202807	50	\$36,813.13	\$2,047.76	(\$384.71)	\$1,663.05	\$4,277.17	(\$1,244.11)	(\$3,033.06)	\$32,535.96
202808	50	\$36,813.13	\$2,052.32	(\$384.06)	\$1,668.27	\$4,285.75	(\$1,240.19)	(\$3,045.56)	\$32,527.38
202809	50	\$36,813.13	\$2,047.17	(\$385.20)	\$1,661.98	\$4,276.07	(\$1,245.02)	(\$3,031.05)	\$32,537.06
202810	50	\$36,813.13	\$1,970.11	(\$444.05)	\$1,526.06	\$4,131.25	(\$1,359.12)	(\$2,772.13)	\$32,681.88
202811	50	\$36,813.13	\$2,305.01	(\$158.60)	\$2,146.41	\$5,737.39	(\$979.27)	(\$4,758.12)	\$31,075.74
202812	50	\$36,813.13	\$1,917.71	(\$488.32)	\$1,429.39	\$3,976.43	(\$1,440.96)	(\$2,535.47)	\$32,836.70
202813	50	\$36,813.13	\$1,722.63	(\$646.85)	\$1,075.78	\$3,665.72	(\$1,739.34)	(\$1,926.38)	\$33,147.41
202814	50	\$36,813.13	\$1,878.67	(\$516.20)	\$1,362.47	\$3,959.25	(\$1,496.83)	(\$2,462.42)	\$32,853.88
202815	50	\$36,813.13	\$2,047.21	(\$385.15)	\$1,662.06	\$4,276.14	(\$1,244.94)	(\$3,031.19)	\$32,536.99
202816	50	\$36,813.13	\$205.08	(\$205.08)	\$0.00	\$887.27	(\$887.27)	\$0.00	\$35,925.86
218048	50	\$36,813.13	\$1,972.86	(\$552.46)	\$1,420.40	\$2,458.31	(\$1,037.91)	(\$1,420.40)	\$34,354.82
218049	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218050	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218051	50	\$36,813.13	\$2,052.09	(\$492.61)	\$1,559.49	\$2,537.54	(\$978.06)	(\$1,559.49)	\$34,275.59
218052	50	\$36,813.13	\$657.36	(\$432.90)	\$224.45	\$1,142.80	(\$918.35)	(\$224.45)	\$35,670.33
218053	50	\$36,813.13	\$334.16	(\$334.16)	\$0.00	\$819.61	(\$819.61)	\$0.00	\$35,993.52
218054	50	\$36,813.13	\$838.64	(\$707.68)	\$130.95	\$1,324.08	(\$1,193.13)	(\$130.95)	\$35,489.05
218055	50	\$36,813.13	\$648.93	(\$572.22)	\$76.71	\$1,134.38	(\$1,057.67)	(\$76.71)	\$35,678.75
218056	50	\$36,813.13	\$403.63	(\$403.63)	\$0.00	\$889.08	(\$889.08)	\$0.00	\$35,924.05
218057	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218058	50	\$36,813.13	\$1,814.52	(\$661.72)	\$1,152.80	\$2,299.97	(\$1,147.17)	(\$1,152.80)	\$34,513.16
218059	50	\$36,813.13	\$2,409.16	(\$239.60)	\$2,169.56	\$2,894.61	(\$643.15)	(\$2,251.46)	\$33,918.52
218060	50	\$36,813.13	\$1,718.27	(\$782.50)	\$935.77	\$2,203.72	(\$1,267.95)	(\$935.77)	\$34,609.41
218061	50	\$36,813.13	\$401.04	(\$401.04)	\$0.00	\$886.49	(\$886.49)	\$0.00	\$35,926.64
218062	50	\$36,813.13	\$992.31	(\$563.62)	\$428.70	\$1,477.76	(\$1,049.06)	(\$428.70)	\$35,335.37
218063	50	\$36,813.13	\$2,369.18	(\$267.65)	\$2,101.53	\$2,854.63	(\$699.86)	(\$2,154.76)	\$33,958.50
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	\$1,949.16	(\$591.14)	\$1,358.02	\$2,434.61	(\$1,076.59)	(\$1,358.02)	\$34,378.52
218066	55	\$40,665.67	\$2,545.90	(\$300.89)	\$2,245.02	\$3,046.15	(\$773.98)	(\$2,272.16)	\$37,619.52
218067	55	\$40,665.67	\$2,311.49	(\$462.60)	\$1,848.89	\$2,811.74	(\$962.85)	(\$1,848.89)	\$37,853.93
218068	55	\$40,665.67	\$2,067.03	(\$642.41)	\$1,424.61	\$2,567.27	(\$1,142.66)	(\$1,424.61)	\$38,098.40
218069	55	\$40,665.67	\$2,493.86	(\$338.83)	\$2,155.03	\$2,994.11	(\$839.08)	(\$2,155.03)	\$37,671.56
218070	55	\$40,665.67	\$2,570.58	(\$282.43)	\$2,288.15	\$3,070.83	(\$737.83)	(\$2,333.00)	\$37,594.84
218071	55	\$40,665.67	\$1,962.91	(\$713.56)	\$1,249.35	\$2,463.16	(\$1,213.81)	(\$1,249.35)	\$38,202.51
218072	60	\$42,805.96	\$2,061.07	(\$777.35)	\$1,283.72	\$2,569.77	(\$1,286.06)	(\$1,283.72)	\$40,236.19
218073	55	\$40,665.67	\$2,057.85	(\$648.92)	\$1,408.93	\$2,558.10	(\$1,149.17)	(\$1,408.93)	\$38,107.57
218074	60	\$42,805.96	\$2,100.90	(\$697.98)	\$1,402.92	\$2,609.60	(\$1,206.69)	(\$1,402.92)	\$40,196.36
218075	55	\$40,665.67	\$2,148.64	(\$601.51)	\$1,547.13	\$2,648.88	(\$1,101.76)	(\$1,547.13)	\$38,016.79

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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
218076	55	\$40,665.67	\$2,456.54	(\$471.54)	\$1,985.00	\$2,956.79	(\$971.79)	(\$1,985.00)	\$37,708.88
218077	55	\$40,665.67	\$1,902.26	(\$583.85)	\$1,318.41	\$2,402.51	(\$1,084.10)	(\$1,318.41)	\$38,263.16
218078	55	\$40,665.67	\$2,518.90	(\$320.78)	\$2,198.12	\$3,019.15	(\$813.23)	(\$2,205.92)	\$37,646.52
218079	50	\$36,813.13	\$2,018.84	(\$566.53)	\$1,452.31	\$2,504.29	(\$1,051.98)	(\$1,452.31)	\$34,308.84
218080	50	\$36,813.13	\$2,036.85	(\$510.85)	\$1,526.00	\$2,522.30	(\$996.30)	(\$1,526.00)	\$34,290.83
218081	0	\$0.00	\$2.57	\$0.00	\$2.57	\$2.57	\$0.00	(\$2.57)	(\$2.57)
218082	50	\$36,813.13	PREPAID	PREPAID	PREPAID	\$485.45	(\$485.45)	\$0.00	\$36,327.68
218083	50	\$36,813.13	\$2,167.32	(\$418.05)	\$1,749.27	\$2,652.77	(\$903.50)	(\$1,749.27)	\$34,160.36
218084	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218085	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218086	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218087	50	\$36,813.13	\$848.70	(\$702.94)	\$145.76	\$1,334.14	(\$1,188.39)	(\$145.76)	\$35,478.99
218088	50	\$36,813.13	\$477.01	(\$477.01)	\$0.00	\$962.46	(\$962.46)	\$0.00	\$35,850.67
218089	50	\$36,813.13	\$266.27	(\$266.27)	\$0.00	\$751.72	(\$751.72)	\$0.00	\$36,061.41
218090	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218091	50	\$36,813.13	\$987.29	(\$576.07)	\$411.22	\$1,472.74	(\$1,061.52)	(\$411.22)	\$35,340.39
218092	50	\$36,813.13	\$2,039.22	(\$508.70)	\$1,530.52	\$2,524.67	(\$994.15)	(\$1,530.52)	\$34,288.46
218093	50	\$36,813.13	\$2,049.50	(\$494.34)	\$1,555.16	\$2,534.95	(\$979.79)	(\$1,555.16)	\$34,278.18
218094	50	\$36,813.13	\$2,433.66	(\$221.13)	\$2,212.53	\$2,919.11	(\$607.11)	(\$2,312.00)	\$33,894.02
218095	50	\$36,813.13	\$1,944.17	(\$571.35)	\$1,372.82	\$2,429.62	(\$1,056.80)	(\$1,372.82)	\$34,383.51
218096	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218097	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218098	50	\$36,813.13	\$1,875.23	(\$615.61)	\$1,259.62	\$2,360.68	(\$1,101.06)	(\$1,259.62)	\$34,452.45
218099	50	\$36,813.13	\$2,077.00	(\$474.64)	\$1,602.37	\$2,562.45	(\$960.09)	(\$1,602.37)	\$34,250.68
218100	50	\$36,813.13	\$1,248.09	(\$357.90)	\$890.19	\$1,733.54	(\$843.35)	(\$890.19)	\$35,079.59
218101	50	\$36,813.13	\$2,102.40	(\$456.41)	\$1,645.99	\$2,587.85	(\$941.86)	(\$1,645.99)	\$34,225.28
218102	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218103	50	\$36,813.13	\$1,996.65	(\$538.24)	\$1,458.41	\$2,482.10	(\$1,023.69)	(\$1,458.41)	\$34,331.03
218104	0	\$0.00	\$2.57	\$0.00	\$2.57	\$2.57	\$0.00	(\$2.57)	(\$2.57)
218105	50	\$36,813.13	\$1,768.50	(\$731.51)	\$1,036.99	\$2,253.94	(\$1,216.96)	(\$1,036.99)	\$34,559.19
218106	50	\$36,813.13	\$924.95	(\$474.24)	\$450.71	\$1,410.40	(\$959.68)	(\$450.71)	\$35,402.73
218107	50	\$36,813.13	\$205.19	(\$205.19)	\$0.00	\$690.64	(\$690.64)	\$0.00	\$36,122.49
218108	50	\$36,813.13	\$1,049.44	(\$543.99)	\$505.45	\$1,534.89	(\$1,029.44)	(\$505.45)	\$35,278.24
218109	50	\$36,813.13	\$1,078.24	(\$455.46)	\$622.78	\$1,563.69	(\$940.91)	(\$622.78)	\$35,249.44
218110	50	\$36,813.13	\$1,021.76	(\$148.92)	\$872.84	\$1,507.21	(\$634.37)	(\$872.84)	\$35,305.92
218111	50	\$36,813.13	\$1,037.85	(\$192.52)	\$845.33	\$1,523.30	(\$677.97)	(\$845.33)	\$35,289.83
218112	50	\$36,813.13	\$868.17	(\$572.28)	\$295.89	\$1,353.62	(\$1,057.73)	(\$295.89)	\$35,459.51
218113	50	\$36,813.13	\$912.13	(\$277.66)	\$634.47	\$1,397.58	(\$763.11)	(\$634.47)	\$35,415.55
218114	50	\$36,813.13	\$868.75	(\$574.92)	\$293.83	\$1,354.19	(\$1,060.37)	(\$293.83)	\$35,458.94
218115	50	\$36,813.13	\$2,413.07	(\$236.61)	\$2,176.47	\$2,898.52	(\$637.35)	(\$2,261.18)	\$33,914.61
Total		\$4,656,004.85	\$202,214.00	(\$51,197.92)	\$151,016.08	\$394,969.15	(\$147,422.37)	(\$247,546.78)	\$4,261,035.70

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223402	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223403	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223404	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223405	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223406	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223407	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223408	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223409	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223410	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223411	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223412	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223413	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223414	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223415	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223416	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223417	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223418	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223419	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223420	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223421	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223422	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223423	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223424	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223425	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223426	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223427	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223428	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223429	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223430	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223431	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223432	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223433	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223434	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223435	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223437	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223439	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223440	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223441	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223442	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223443	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223444	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$103.24	(\$103.24)	\$0.00	\$44,843.02
223445	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223446	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223447	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223448	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223449	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223450	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223451	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223452	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223453	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223454	Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223455	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223456	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223457	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223458	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223459	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223460	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$103.24	(\$103.24)	\$0.00	\$44,843.02
223461	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223462	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223463	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223464	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223465	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223466	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223467	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223468	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223472	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223473	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223474	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223476	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223477	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223478	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223479	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223480	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$103.24	(\$103.24)	\$0.00	\$44,843.02
223481	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223482	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223483	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223484	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223485	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223486	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223487	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223488	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223489	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223490	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223491	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$103.24	(\$103.24)	\$0.00	\$44,843.02
223492	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223493	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223494	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223495	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$100.87	(\$100.87)	\$0.00	\$42,705.09
223496	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223497	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223498	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223499	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223500	Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223329	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$94.22	(\$94.22)	\$0.00	\$36,718.91
223330	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$98.49	(\$98.49)	\$0.00	\$40,567.18
223331	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223332	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223333	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223334	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223335	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223336	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223337	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223339	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223340	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223341	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223342	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223343	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223344	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223345	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223346	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223347	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223348	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223349	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223350	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223351	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223352	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223353	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223354	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223355	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223356	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223357	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223358	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223359	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223360	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223361	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223362	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223363	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$118.83	(\$118.83)	\$0.00	\$42,687.13
223364	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223365	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223366	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223367	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223368	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223369	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223370	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$118.83	(\$118.83)	\$0.00	\$42,687.13
223371	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223372	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21

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	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 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	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223374	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223375	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223376	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$118.83	(\$118.83)	\$0.00	\$42,687.13
223377	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223378	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223379	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223380	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$121.21	(\$121.21)	\$0.00	\$44,825.05
223381	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223382	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223383	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223384	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223385	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223386	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223387	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$118.83	(\$118.83)	\$0.00	\$42,687.13
223388	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223389	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223390	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223391	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223392	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223393	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223394	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223395	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223396	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223397	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$116.46	(\$116.46)	\$0.00	\$40,549.21
223398	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223399	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
223400	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$112.19	(\$112.19)	\$0.00	\$36,700.94
Total		\$6,574,568.17	\$10,098.60	(\$10,098.60)	\$0.00	\$17,412.60	(\$17,412.60)	\$0.00	\$6,557,155.57

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

PHASES #1-1A

Parcel ID	Lot Size	Equivalent Units	Prepayment Date	Assessment Prepaid	Full/Partial
218082	50	0.89	10/31/2023	\$25,615.07	Full
Total		0.89		\$25,615.07	

APPENDIX H
PREPAID PARCELS – PHASE #2A-2B

APPENDIX H

As of May 31, 2024, 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	Parcels¹	2024 Assessed Value²
Phase #1A Parcels	65	\$23,571,009
Phase #1B Parcels	70	\$25,623,169
Total	135	\$49,194,178

1 - Includes residential and open space lots.

2 - Values shown reflect the 2024 assessed values per KCAD online records.

Kaufman Public Improvement District No. 1
Assessed Value Phase #2A-2B

Phase	Parcels¹	2024 Assessed Value²
Phase #2A Parcels	94	\$9,603,644.00
Phase #2B Parcels	72	\$3,851,928
Total	166	\$13,455,572

1 - Includes residential and open space lots.

2 - Values shown reflect the 2024 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



Meeting
Date: 7/22/2024

Date: 07/09/2024

Item #: 12.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-16-24, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 for the Kaufman Public Improvement District No. 2, 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 2 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. ("Prairie Creek")

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 2024 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-16-24 as presented.

ORDINANCE NO. O-16-24

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 2024-2025 FOR THE CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 2 ("PID 2") 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 2 FOR 2024-2025, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE AND FILING. ("PRAIRIE CREEK")

WHEREAS, on December 20, 2021, 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-39-21 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 July 25, 2022, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-18-22 approving the 2022-2023 Service and Assessment Plan and Assessment Roll for the Kaufman Public Improvement District No. 2 (the "Assessment Ordinance"); and

WHEREAS, on July 24, 2023, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-14-23 approving the 2023-2024 Service and Assessment Plan and Assessment Roll for the Kaufman Public Improvement District No. 2 (the "Assessment Ordinance"); 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 PID 2 which bonds will be secured directly and indirectly, respectively, by the assessments levied against the property comprising of PID 2 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, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

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 PID 2 for 2024-2025 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/FILING. 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, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated

Assessment Roll for PID 2 for 2024-2025 (**Exhibit "A"**) with the Kaufman County Clerk and any other County.

PASSED, APPROVED AND ADOPTED on this 22nd day of July 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT A
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL
(PID 2 - 2024-2025)
(PRAIRIE CREEK)

**KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 2**

CITY OF KAUFMAN, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/24 – 9/14/25)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 22, 2024**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN

PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/24 – 9/14/25)

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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 2024-25 (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 2024-25 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 is 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			
<i>Major Improvements</i>			
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
<i>Subtotal: Authorized Improvements</i>	<i>\$3,210,118</i>	<i>\$3,210,118</i>	<i>\$0</i>
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
2022-2024	\$81,256
2025	\$89,929
2026	\$90,198
2027	\$90,630
2028	\$90,660
2029	\$90,604
2030	\$90,500
Total	\$623,777

1 - Assessment year ending 2022-2025 reflects actual Annual Installments billed or to be billed. Assessment years ending 2026-2030 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 sixty-three (63) permits issued for the PID as of May 31, 2024. 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, 2024
Completed Homes ¹	63
Building Permits Issued ¹	63

1 - Information provided by the City as of May 31, 2024.

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D. ANNUAL BUDGET

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 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 2024-25. These payments, the “Annual Installments” of the Assessments, if any, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

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 twenty-nine (29) Annual Installments remain outstanding.

Additionally, the City reported that building permits for all remaining Lots within the PID have been issued as of May 31, 2024. As a result, condition (i) has been satisfied for the respective six (6) Lots, and the first Annual Installment will be due no later than January 31, 2025 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, 2024. As of May 31, 2024, the Assessment for all Lots had been triggered.

Table II-D
Assessments on Lots with Building Permits as of May 31, 2024¹

Trigger Period	Annual Installment Condition Trigger	Number of Lots ¹	Total Assessments ²
2023-24	Condition (i)	57	\$1,000,667
2024-25	Condition (i)	6	\$105,333
Total		63	\$1,106,000

1 – Number of Lots represents the issuance of building permits according to the City as of May 31, 2024.

2 – See 2024-25 Assessment Rolls 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 2024-25 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 2024-25

The proportional budget for the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-E below.

Table II-E
Budget for the Annual Installments
to be collected for 2024-25

Descriptions	Budget for all Lots Based on Trigger Period		Total
	2023-24	2024-25	
Interest payment on or after March 1, 2025	\$23,724	\$2,539	\$26,262
Interest payment on or after September 1, 2025	\$23,724	\$2,539	\$26,262
Principal payment on September 1, 2025	\$17,190	\$1,714	\$18,905
<i>Subtotal debt service on R.A.</i>	<i>\$64,638</i>	<i>\$6,791</i>	<i>\$71,429</i>
Administrative Expenses	\$17,000	\$1,500	\$18,500
<i>Subtotal Expenses</i>	<i>\$17,000</i>	<i>\$1,500</i>	<i>\$18,500</i>
Available Administrative Expense account	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Annual Installments	\$81,638	\$8,291	\$89,929

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 2024-25

Lots in Trigger Period	Outstanding Assessment Balance	Principal	Effective Interest Rate	3/1 Interest	9/1 Interest	Annual Installments to be Collected for Principal and Interest
2023-24	\$984,381	\$17,190	4.82%	\$23,724	\$23,724	\$64,638
2024-25	\$105,333	\$1,714	4.82%	\$2,539	\$2,539	\$6,791
Total	\$1,089,714	\$18,905		\$26,262	\$26,262	\$71,429

1 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

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

Lots in Trigger Period	2024-25 Estimated Budget
2023-24	\$17,000
2024-25	\$1,500
Total	\$18,500

Available Administrative Expense Account

As of May 31, 2024, the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2024-25 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 Lot 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 Lot in the PID.

Table II-H
Annual Installment Per Unit

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2023-24	\$301.59	\$832.41	\$298.25	\$1,432.24
2024-25	\$285.71	\$846.18	\$250.00	\$1,381.89

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 2024-25 are shown in the Assessment Roll Summaries attached hereto as Appendix D and Appendix E.

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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. As a result, individual Lots within the PID were billed Annual Installments, subject to their respective trigger date, beginning in tax year 2022.

B. PREPAYMENT OF ASSESSMENTS

There have been no prepayments of Assessments as of May 31, 2024.

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

APPENDIX B
PREPAID PARCELS

As of May 31, 2024, there have been no prepayments for any Parcel within the PID.

APPENDIX C
2024 ASSESSED VALUES

Parcels	2024 Assessed Value
All Parcels	\$17,521,434
Total	\$17,521,434

1 – Based on Information from Kaufman Central Appraisal District as of July 9, 2024.

APPENDIX D
ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2023-24

Appendix D
2024-25 Assessment Roll Summary
Lots Triggered in 2023-24

Parcel	No. of Units	Lot Size	Outstanding Assessment	Principal	Interest	Administrative Expenses	Annual Installment
217359	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217377	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217378	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217379	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217388	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217389	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217390	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217391	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217392	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217393	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217397	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217398	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217399	1	70 Ft.	\$8,634.92	\$150.79	\$416.20	\$149.12	\$716.12
235033	-	-	\$8,634.92	\$150.79	\$416.20	\$149.12	\$716.12
217400	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217401	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217402	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217403	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217404	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217405	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217406	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217407	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217445	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217446	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217447	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217448	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217449	1	70 Ft.	\$8,634.92	\$150.79	\$416.20	\$149.12	\$716.12
233097	-	-	\$8,634.92	\$150.79	\$416.20	\$149.12	\$716.12
217450	1	70 Ft.	\$8,634.92	\$150.79	\$416.20	\$149.12	\$716.12
230903	-	-	\$8,634.92	\$150.79	\$416.20	\$149.12	\$716.12
217451	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217452	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217453	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217454	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217455	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217456	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217457	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217458	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217459	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217460	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217461	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217462	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217463	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217464	1	71 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217465	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217466	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217467	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217468	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217469	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217470	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24

Parcel	No. of Units	Lot Size	Outstanding Assessment	Principal	Interest	Administrative Expenses	Annual Installment
217471	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217472	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217473	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217474	1	71 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217475	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217476	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217477	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217478	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217479	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
217498	1	70 Ft.	\$17,269.84	\$301.59	\$832.41	\$298.25	\$1,432.24
Total	57		\$984,380.95	\$17,190.48	\$47,447.16	\$17,000.00	\$81,637.64

APPENDIX E
ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2024-25

Appendix E
2024-25 Assessment Roll Summary
Lots Triggered in 2024-25

Parcel	No. of Units	Lot Size	Outstanding Assessment	Principal	Interest	Administrative Expenses	Annual Installment
217394	1	70 Ft.	\$17,555.56	\$285.71	\$846.18	\$250.00	\$1,381.89
217395	1	70 Ft.	\$17,555.56	\$285.71	\$846.18	\$250.00	\$1,381.89
217396	1	70 Ft.	\$17,555.56	\$285.71	\$846.18	\$250.00	\$1,381.89
217495	1	70 Ft.	\$17,555.56	\$285.71	\$846.18	\$250.00	\$1,381.89
217496	1	70 Ft.	\$17,555.56	\$285.71	\$846.18	\$250.00	\$1,381.89
217497	1	70 Ft.	\$17,555.56	\$285.71	\$846.18	\$250.00	\$1,381.89
Total	6		\$105,333.33	\$1,714.29	\$5,077.07	\$1,500.00	\$8,291.35

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 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: 7/22/2024

Date: 06/21/2024

Item #: 13.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the Enclave at Kings Fort Phase I Facilities Agreement between the City and The Enclave at Kings Fort Inc., LLC, for the installation of public improvements and facilities within the Enclave at Kings Fort development located on 19.741 acres generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane; and authorizing the Mayor or designer to execute necessary documents.

BACKGROUND:

In June 2022, a preliminary plat was approved for the Enclave at Kings Fort, which included 215 single-family residential lots and 6 open space lots on 41 acres situated on the east side of Tabor Parkway immediately north of Georgetown at Kings Fort. In April 2024, a Development Agreement was approved for the development, which set the framework for the development of the property, including provisions for financial incentives, higher development standards, and open space amenities. In June 2024, the property was rezoned to a new Planned Development (PD-27) consistent with the higher development standards provided in the Development Agreement. The first phase of the development (101 residential lots and 5 open space lots) was final platted in February 2024. Consistent with City policy and the requirements of the Development Agreement, a Facilities Agreement is required prior to moving forward with plat recordation, payment of fees and bonds, the pre-construction meeting, and the construction of public improvements. This Facilities Agreement documents the public and private improvements associated with Phase I of the project, the requirements related to public infrastructure construction and bonding, and the estimated cost of the public infrastructure and associated fees. This Facilities Agreement also allows for an early release of 12 new residential home permits at the time of substantial completion of the public and private improvements, and provides for a credit on the park fees based on the cost of open space amenities that will be made available to the public.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Enclave at Kings Fort Phase I Facilities Agreement between the City and The Enclave at Kings Fort Inc., LLC.

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

THE ENCLAVE AT KINGS FORT PHASE I FACILITIES AGREEMENT

An AGREEMENT between the City of Kaufman, Texas (hereinafter referred to as the "CITY") and The Enclave at Kings Fort Inc., LLC, a Delaware limited liability company, acting by and through its duly authorized representative (hereinafter referred to as the "DEVELOPER"), for the installation of public improvements and facilities within the City limits of Kaufman, Texas, for The Enclave at Kings Fort Phase I, more particularly described as a tract of land consisting of approximately 19.741 acres of land, hereinafter being referred to collectively as the "PROJECT," and such public improvements being more particularly described in Section II of this AGREEMENT. It is understood by and between the parties that this AGREEMENT is applicable to the lot(s) contained within the Final Plat for phase one of the Project, as presented to and approved by Planning & Zoning Commission on February 6, 2024 and the City Council on February 26, 2024 and to the offsite improvements necessary to support the PROJECT, more particularly described in Section II of this AGREEMENT. It is further agreed that this AGREEMENT, when properly signed and executed, shall satisfy the requirements of the City's Subdivision Regulations.

I. GENERAL REQUIREMENTS

- A. It is agreed and understood by the parties hereto that the DEVELOPER has employed a registered public surveyor licensed to practice in the State of Texas to prepare a final plat of the PROJECT.

The Project is planned to be platted for Right of Way Dedication together with infrastructure improvements with allowed incidental and accessory uses.

- B. It is agreed and understood by the parties hereto that the DEVELOPER has employed a civil engineer licensed to practice in the State of Texas for the design and preparation of the plans and specifications for the construction of all public improvements and facilities described in Section II and covered by this AGREEMENT. Unless otherwise specified herein, such plans and specifications shall be in accordance with the City's "Design Standards for Paving, Drainage and Utility Improvements" and the North Central Texas Council of Governments' (NCTCOG) Standard Specifications for Public Works Construction, as presently adopted.
- C. The DEVELOPER and its Contractor (as defined below) shall award its own construction contract for the construction of all streets, water, sanitary sewer, and drainage public improvements and facilities for the completion of the Project. The DEVELOPER agrees to employ a construction contractor (the "Contractor"), who shall employ subcontractors who shall(s), said subcontractor(s) to meet CITY and statutory requirements for being insured,

licensed and bonded to perform work in public rights-of-way and to be qualified in all respects to bid on public streets and public projects of a similar nature. The DEVELOPER agrees to submit or cause to be submitted contract documents to the CITY and participate in a pre-construction meeting with the CITY and all Developer contractors.

- D. Prior to the execution of this Agreement, the commencement of construction, the filing of the Final Plat, or the issuance of any building permits, the Developer shall cause any Subcontractor doing work on the Project to present to the CITY a performance bond(s), payment bond(s) and maintenance bond(s), meeting the requirements of Chapter 2253 of the Texas Government Code. Each bond shall individually guarantee and agree to pay an amount equal to one hundred percent (100%) of the value of the construction costs (as determined by the City Engineer) for all public improvements and facilities to be constructed by or on behalf of the DEVELOPER for the Project. Any surety company through which a bond is written shall be a surety company duly authorized to do business in the State of Texas, provided that the CITY, through the City Attorney, shall retain the right to reject any surety company as a surety for any work under this or any other DEVELOPER'S AGREEMENT regardless of such Company's authorization to do business in Texas. Approvals by the CITY shall not be unreasonably withheld or delayed.
- 1) As an alternative to providing a surety bond for performance and a surety bond for maintenance as specified hereinabove, DEVELOPER may require its subcontractor to provide financial assurances for performance and maintenance in the form of a cash deposit, a certificate of deposit, or irrevocable letter of credit. Provided however, that such alternative financial assurances shall only be allowed if each meets all requirements specified in Section 6.2 of the City of Kaufman Subdivision Regulations. All such alternative financial assurances must be on forms approved by the City Attorney.
 - 2) As an alternative to the DEVELOPER causing the providing of a performance bond, payment bond, and maintenance bond, as specified above by its Subcontractor, DEVELOPER may require each Subcontractor to provide financial assurances for performance, payment and maintenance for each item it provides work within the Project, provided that such assurances meet all other requirements specified hereinabove and the City is named as a dual obligee on each such bond. Additionally, such alternative financial assurances shall only be allowed if each meets all requirements specified in Section 6.2 of the City of Kaufman Subdivision Regulations. All such alternative financial assurances must be on forms approved by the City Attorney.
- E. The performance bond(s) shall be submitted in statutory form guaranteeing the full and faithful completion of the facilities and improvements required

under this Agreement for completion of the PROJECT to the CITY and provide for payment to the CITY of such amounts up to the total remaining amounts required for the completion of the PROJECT if the work is not completed as required hereunder.

- F. The payment bond(s) shall be submitted in statutory form guaranteeing payment of all labor and material costs of the Project and shall be furnished solely for the protection of all claimants supplying labor and material in the performance of the work provided for under this AGREEMENT. The maintenance bond(s) shall guarantee the payment of any and all necessary maintenance of the Project for a period of two (2) years following acceptance of the public improvements and facilities by the CITY, in an amount equal to one hundred (100%) percent of the value of the construction costs of all the public improvements and facilities to be constructed under this Agreement in respect to the Project.
- G. Any guarantee of performance, maintenance, or payment instrument (e.g., performance bond, payment bond, maintenance bond, letters of credit, and/or cash deposit or the like) (individually a "Guarantee" or collectively the "Guarantees") submitted by, through, or caused by the developer to be submitted by a Subcontractor on a form other than the one which has been previously approved by the CITY as "acceptable" shall be submitted to the City Attorney at the submitter's expense, and construction of the item in the Project shall not commence until the City Attorney has approved such Guarantees. Approval by the CITY (and the City Attorney) shall not be unreasonably withheld or delayed. All such Guarantees shall be maintained in full force and effect until such time as the Subcontractor has fully complied with the terms and conditions of this AGREEMENT as agreed to in writing by the CITY, and failure to keep same in force and effect shall constitute a breach of this AGREEMENT. Failure to maintain performance and payment Guarantees meeting the requirements of this AGREEMENT shall result in a stop work order being issued by the CITY for that item in the Project. Additionally, all Guarantees furnished hereunder which expire prior to the completion of construction or applicable warranty periods shall be renewed in amounts designated by the CITY and shall be delivered to the CITY and approved by the CITY on or before the tenth (10th) banking day before the date of expiration of any then existing Guarantee. If the DEVELOPER fails to cause each Subcontractor to deliver any Guarantee to the CITY within the time prescribed herein, such failure shall constitute a breach of this AGREEMENT and shall be a basis for the CITY to draw on all or any portion of any existing Guarantee for that item in addition to any or all other remedies available to the CITY. The DEVELOPER further agrees to release and forever hold the CITY harmless from any losses, damages and/or expenses incurred by the DEVELOPER for any delays due to the City's review of any Guarantee which is in a form other than one which has been previously approved by the CITY. The CITY requires all Guarantee forms approved prior to the commencement of work and

construction of improvements.

- H. It is further agreed and understood by the parties hereto that upon acceptance thereof by the CITY of all public improvements and facilities as described in Section II of this Agreement, title to all such improvements and facilities shall be vested in the CITY, and the DEVELOPER and any Subcontractor shall hereby relinquish any right, title, or interest in and to such improvements and facilities or any part thereof. It is further understood and agreed that until the CITY accepts such improvements and facilities, the CITY shall have no liability or responsibility with respect thereto. Acceptance of the improvements and facilities shall occur at such time as the CITY, through its Director of Development Services provides the DEVELOPER with a written acknowledgment that all improvements and facilities are complete, have been inspected and approved and are being accepted by the CITY.
- I. The DEVELOPER'S Engineer has prepared detailed estimates of **Four Million One Hundred Seventy-Seven Thousand Four Hundred and Thirty-Four Dollars (\$4,177,434.00)** for the cost of public and private improvements and facilities for this Project. The detailed cost estimates are a part of this AGREEMENT and are attached hereto as "**Attachment A**" and incorporated herein. The CITY shall not accept any construction improvements outside of the Project and the two (2) year warranty for such improvements shall not commence until all construction activities are completed and accepted by the CITY. The Payment, Performance and Maintenance Bonds provided by the DEVELOPER shall cover only the public improvements and facilities for this Project at a cost of **Three Million Eight Hundred Seventy-Three Thousand Four Hundred Eighty-Seven Dollars (\$3,873,487.00)**. The detailed cost estimates for the public improvements only are a part of this AGREEMENT and are attached hereto as "**Attachment A**" and incorporated herein.
- J. Upon CITY'S approval and acceptance of the final plat and the engineering plans, the final plat shall be recorded with the County Clerk of Kaufman County. Except as specifically provided herein, no building permits shall be issued for any lots in the Project until the final plat is filed and the public improvements and facilities specified herein are completed and accepted by the CITY. Upon substantial completion of the public and private improvements, the CITY in its discretion, may grant an early release on the residential development for the first twelve (12) lots.
- K. The DEVELOPER, DEVELOPER'S contractors (prime, general and major subcontractors) and CITY, as well as any other third party deemed necessary by the CITY, shall participate in a pre-construction conference prior to the initiation of any work. At or prior to the pre-construction meeting, DEVELOPER or its Contractor or Subcontractor shall provide the CITY with the following documents: 1) One (1) copy of all executed construction contracts; 2) List of all contractors/subcontractors and their project assignments; 3) Five (5) sets

(and additional sets as necessary for any contractors) of approved construction plans and specifications. The list of contractors/subcontractors shall be updated within seven days of any changes. The DEVELOPER agrees to cause its Contractor or Subcontractor to give the CITY at least twenty-four (24) hours prior written notice of his/her intent to commence construction of all public improvements and facilities, so that the CITY, if it so desires, may have its representatives available to inspect the beginning and continuing progress of all work. DEVELOPER or its Contractor or Subcontractor shall submit all documentation evidencing that each of the Guarantees required under this Agreement have been provided and all required insurance has been obtained prior to the pre-construction meeting.

- L. The DEVELOPER agrees to notify all contractors and subcontractors working on the PROJECT that all their work is subject to inspection by a CITY Inspector at any time, and that such inspection may require a certification by the contractors and subcontractors of the type, kind, and quality of materials used on the PROJECT.
- M. Should any work or construction of improvements or facilities on the PROJECT which has not been contemplated in the current construction documents (plans and specifications), the plat, or this AGREEMENT, become necessary due to site conditions, then the DEVELOPER shall be required to contact in writing (with a copy to the City of Kaufman), with the City Engineer to determine how such work or construction should progress. The DEVELOPER further agrees to follow all reasonable recommendations and requirements imposed by the City Engineer in such instance. (Addresses for points of contact are as follows:)

City of Kaufman	Teague Nall & Perkins (TNP)–City Engineer
Mike Holder, City Manager	Philip C. Varughese, P.E.
209 S. Washington St.	5237 N. Riverside Drive, Suite 100
Kaufman, TX 75142	Fort Worth, Texas 76137
Phone: 972-932-2216	Phone: 817-336-5773
Fax: 972-932-0636	Fax: 817-336-2813
Email: mholder@kaufmantx.org	Email: pvarughese@tnpinc.com

- N. The DEVELOPER agrees to cause all work and construction of improvements and facilities to be stopped upon twenty-four (24) hour notification from the City Engineer of nonconforming improvements, including the materials used and the methods of installation. The DEVELOPER further agrees to correct all nonconformities in accordance with the City Engineer's instructions.

- O. The DEVELOPER is encouraged not to convey title of any lots adjacent to the PROJECT area, until all construction in respect to the PROJECT required in Section II is complete and the CITY has approved and accepted the work and improvements in respect thereof. The DEVELOPER understands that, except as specifically provided herein, the CITY shall issue no building permits for improvements on any lot adjacent to the Project until all public improvements and facilities in respect to the Project are completed in accordance with this Agreement. Further, DEVELOPER agrees to inform all persons or entities purchasing the lots or any interest in the lots that, except as specifically provided herein, CITY shall not issue any building permits until all public improvements and facilities are completed in accordance with this Agreement.
- P. After completion and prior to acceptance of all work, the DEVELOPER shall furnish to the CITY an affidavit of all bills paid.

II. PUBLIC AND PRIVATE IMPROVEMENTS AND FACILITIES TO BE CONSTRUCTED

- A. The following public improvements and facilities are to be constructed and completed in accordance with the approved plans and specifications as described in Attachment "A". Except as expressly provided otherwise, DEVELOPER shall be responsible for the construction and maintenance of all improvements and facilities for the Project until such improvements and facilities are approved and accepted by the City to be maintained by the City:
 - 1) Water Distribution System.
 - 2) Sanitary Sewer System.
 - 3) Drainage and Storm Sewer System.
 - 4) Street Paving – Streets shall be built to City standards.
 - 5) Landscaping
 - 6) Fences/Walls/Retaining Walls.
 - 7) Signs – Shall be in accordance with the specifications in the Standards of Design and Construction in the City's Subdivision Ordinance and shall generally match with the existing street signs in Georgetown at Kings Fort. Signage design and location shall be subject to City approval.
 - 8) Driveways and Walkways – The DEVELOPER shall be responsible for the construction of sidewalks, handicap ramps and pathways as required in the City Ordinance.
 - 9) Lights – Street lights shall be as designated on street light layout plan approved by City and submitted to TVEC. Street light design shall generally match with the existing street lights in the Georgetown at Kings Fort neighborhood and street light design and location shall be subject to

City approval.

- 10) Common Areas and Open Space Lots – All common areas and open space lots outside PROJECT AREA will be maintained by the DEVELOPERS, and/or subsequent property or homeowner's association, as applicable. Responsibility for mowing shall be to the edge of curb, including the parkway area adjacent to all sidewalks and trails. .

B. Other.

1. Bench marks to be located as shown on the approved plans.
2. Upon completion, three (3) sets of as-builts/record drawings, Electronic copies in both PDF and DWG format (in a CD or Removable Drive) shall be submitted to the CITY before the acceptance of the public improvements and facilities.

3. Testing

The DEVELOPER shall provide all geotechnical and materials tests required by the City Engineer and City Inspector at the DEVELOPER'S cost. Such tests shall be conducted by an independent laboratory acceptable to the CITY. All test results must be submitted and approved by the City Engineer prior to the acceptance of the Public Improvements and facilities.

4. Permits

The DEVELOPER shall pay a Community Facilities inspection fee in the amount of **One Hundred Sixteen Thousand Two Hundred and Four with 61/100 DOLLARS (\$116,204.61)** to cover the cost of the City's work in inspecting the public infrastructure associated with the Project. DEVELOPER has voluntarily provided cost estimates to CITY in an effort to arrive at a fair cost estimate for inspection services provided by CITY for the PROJECT. This fee calculation reflects the minimum actual cost incurred by CITY for inspection services provided to DEVELOPER based upon the nature and scope of the public infrastructure improvements being constructed by DEVELOPER to support the PROJECT. As applicable, DEVELOPER shall be obligated to pay other CITY fees as set forth in the City's Schedule of Fees, as may be amended from time to time. The DEVELOPER shall be responsible for obtaining any other permits which may be required by other federal, state or local authorities.

5. Park Fees.

The DEVELOPER would ordinarily be required to pay park fees estimated to be \$320,169.40, but based on the estimated \$416,224.00 value of the

open space improvements, the DEVELOPER shall receive full credit for the park fees by constructing these open space improvements and making the facilities available to the public in accordance with the terms of the approved Development Agreement dated April 22, 2024 (the "Development Agreement"). The City has provided to Developer other benefits and concessions pursuant to the Development Agreement to assist with Developer's funding of infrastructure and improvements which serve as consideration for the park fees paid by Developer; therefore, CITY shall not be obligated to reimburse the DEVELOPER for improvements above and beyond \$320,169.40.

III. GENERAL PROVISIONS

- A. The DEVELOPER agrees to furnish and maintain at all times prior to the City's final acceptance of the public improvements and community facilities for the Project, an owners protective liability insurance policy naming the CITY as insured for property damage and bodily injury in the following amounts: Coverage shall be on an "occurrence" basis and shall be issued with a combined bodily injury and property damage minimum limit of \$600,000 per occurrence and \$1,000,000 aggregate.
- B. Exclusive venue of any action brought hereunder shall be in Kaufman, Kaufman County, Texas.
- C. Approval by the City Engineer of any plans, designs or specifications submitted by the DEVELOPER its Contractor or Subcontractor pursuant to this AGREEMENT shall not constitute or be deemed to be a release of the responsibility and liability of the DEVELOPER its Contractor or Subcontractor, his engineer, employees, officers or agents with respect to the construction of any of the PROJECT'S improvements or facilities, or for the accuracy and competency of the PROJECT'S improvements and facilities design and specifications prepared by the DEVELOPER'S, its Contractor's or Subcontractor's consulting engineer, his officers, agents, servants or employees, it being the intent of the parties that the approval by the City Engineer signifies the City's approval on only the general design concept of the improvements and facilities to be constructed. The DEVELOPER shall release, indemnify, defend and hold harmless the CITY, its officers, agents, servants and employees, from any demands, actions, causes of action, obligations, loss, damage, liability or expense, including attorneys fees and expenses, on account of or with respect to damage to property and injuries, including death, to any and all persons which may arise out of or result from any defect, deficiency or negligence in the construction of the PROJECT'S public improvements and facilities or with respect to the DEVELOPER'S its Contractor's or Subcontractor's Engineer's designs and specifications incorporated into any improvements and facilities constructed in accordance

therewith, and the DEVELOPER shall defend at his own expense any suits or other proceedings brought against the CITY , its officers, agents, servants or employees, or any of them, on account thereof, and pay all expenses and satisfy all judgments which may be incurred or rendered against them or any of them in connection herewith. All responsibility and liability for drainage to adjacent and downstream properties from development of this PROJECT shall accrue to the DEVELOPER.

- D. Liability for construction. The DEVELOPER, its successors, permittees, permitted assigns, vendors, grantees and/or trustees do hereby fully release and agree to indemnify, hold harmless and defend the CITY , its officers, agents, servants and employees from all losses, damage liabilities, claims, obligations, penalties, charges, costs or expenses of any nature whatsoever, for property damage, personal injury or death, resulting from or in any way connected with this contract or the construction of the improvements or facilities or the failure to safeguard construction work, or any other act or omission of the DEVELOPER or its contractors or subcontractors, their officers, agents, servants or employees related thereto.
- E. Final Acceptance of Infrastructure. The CITY will not issue a Letter of Acceptance until all public facilities and improvements are completely constructed (Final Completion) to the satisfaction of the City Engineer or his agent. However, upon Substantial Completion, a "punch list" of outstanding items shall be presented to the Developer's contractor(s) indicating those outstanding items and their deficiencies that need to be addressed for Final Completion of the Improvements.
- F. Neither this Agreement nor any part hereof or any interests, rights, or obligations herein, shall be assigned by the DEVELOPER without the express written consent of the City Council of the City of Kaufman.
- G. All work performed under this AGREEMENT shall be completed within 18 months from the date hereof. In the event the work is not completed within the eighteen (18) month period, the CITY may, at its sole election, draw down or otherwise exercise its rights under or with respect to any Guarantee provided by the DEVELOPER its Contractor or Subcontractor and complete such work at DEVELOPER'S its Contractor's or Subcontractor's expense; provided, however, that if the construction under this AGREEMENT shall have started within the eighteen (18) month period, the CITY may agree to renew the AGREEMENT with such renewed AGREEMENT to be in writing and in compliance with the CITY policies in effect at that time. Notwithstanding the foregoing, in the event that the performance by either party of any of its' obligations or undertakings hereunder shall be interrupted or delayed by any occurrence and not occasioned by the conduct of either party hereto, whether such occurrence be an act of God or the common enemy or the result of war, riot, civil commotion, or sovereign conduct, then upon written notice of such

occurrence, such party shall be excused from performance for a period of time as is reasonably necessary after such occurrence to remedy the effects thereof, and each party shall bear the cost of any expense it may incur due to the occurrence.

- H. This Subdivider's AGREEMENT shall be construed in accordance with the City of Kaufman, Texas Subdivision Regulations and all other applicable ordinances. Any conflicts between the provisions of this FACILITIES'S AGREEMENT, the City's Subdivision Regulations, City Ordinances, and State and Federal law, shall be construed in favor of the City's ordinance(s) as allowed by law, subject to Chapter 245 of the Local Government Code. To the extent that any such conflict exists, only that portion of the Subdivider's AGREEMENT which is in conflict shall be severable from the other provisions of the AGREEMENT, and such conflict shall in no manner affect the validity or enforceability of the remaining provisions.
- I. All rights, remedies and privileges permitted or available to the CITY under this AGREEMENT or at law or equity shall be cumulative and not alternative, and election of any such right, remedy or privilege shall not constitute a waiver or exclusive election of rights, remedies or privileges with respect to any other permitted or available right, remedy or privilege. Additionally, one instance of forbearance by the CITY in the enforcement of any such right, remedy or privilege, shall not constitute a waiver of such right, remedy or privilege by the CITY. A default under this Agreement by the CITY shall not result in a forfeiture of any rights, remedies, or privileges under this Agreement by the CITY.

SIGNED AND EFFECTIVE on the date last set forth below.

DEVELOPER:
THE ENCLAVE AT KINGS FORT INC.,
a Delaware limited liability company

By:

Date: _____

Name: _____

Title: _____

The Enclave at Kings Fort Inc., a
Delaware limited liability company

CITY OF KAUFMAN, TEXAS

By:

Date: _____

Jeff Jordan, Mayor
City of Kaufman, Texas

ATTEST:

APPROVED AS TO FORM:

Jessie Hanks, City Secretary
City of Kaufman, Texas

Patricia A. Adams, City Attorney
City of Kaufman, Texas

“Attachment A”

Detailed Cost Estimates of Public and Private Improvements and Facilities

Public		Label	Description	Dim.	Plan Pg.	Spec. Pg.	Qty.	UOM	\$/UOM	Line Totals
Public										\$ -
Public										\$ -
Public	Concrete	Paving	6" '3600PSI w/ #3's on 18" OCEW Slipformed				115911.00	sf	\$ 6.84	\$ 792,653
Public	Concrete	Paving	5'x4' sidewalk				850.00	sf	\$ 10.81	\$ 9,189
Public	Concrete	Paving	5" '3600PSI w/ #3's on 18" OCEW Barrier free ramps				15.00	ea	\$ 2,754.70	\$ 41,321
Public	Concrete	Paving	parking at mailboxes				1.00	lot	\$ 14,000.00	\$ 14,000
Public	Concrete	Paving	joint sealants				4829.63	lf	\$ 3.81	\$ 18,401
Public	Concrete	Paving	future street header				54.00	lf	\$ 20.01	\$ 1,081
Public	Concrete	Paving	connect to existing				127.00	lf	\$ 21.03	\$ 2,671
Public	Concrete	Paving	stop sign w/ post				8.00	ea	\$ 516.73	\$ 4,134
Public	Concrete	Paving	street sign pairs				7.00	ea	\$ 791.95	\$ 5,544
Public	Concrete	Paving	pavement markings "stop bar"				1.00	lot	\$ 381.29	\$ 381
Public	Concrete	Paving	lime				13809.00	sy	\$ 5.28	\$ 72,912
Public	Concrete	Paving	lime install				249.00	tn	\$ 331.38	\$ 82,514
Public	Concrete	misc	surveying				1.00	lot	\$ 18,036.00	\$ 18,036
Public	Concrete	misc	maintenance bonds				1.00	lot	\$ 12,655.00	\$ 12,655
Public	Concrete	misc	barricades at the end of the street				1.00	lot	\$ 6,250.00	\$ 6,250
Public	Concrete	misc	traffic control				1.00	lot	\$ 14,200.00	\$ 14,200
Public	Concrete	misc	barricades				1.00	lot	\$ 4,700.00	\$ 4,700
Public	Concrete	misc	washout containers				1.00	lot	\$ 3,500.00	\$ 3,500
Public	Concrete	misc	P&P bonds				1.00	lot	\$ 47,800.00	\$ 47,800
Public	Concrete	misc	back fill to curb				1.00	lot	\$ 21,870.00	\$ 21,870
Public	Concrete	misc	tax				1.00	lot	\$ 58,500.00	\$ 58,500
Public	Erosion Control	erosion control	install and remove construction entrance				1.00	ea	\$ 2,950.00	\$ 2,950
Public	Erosion Control	erosion control	install and remove silt fence				1.00	ea	\$ 6,435.00	\$ 6,435
Public	Erosion Control	erosion control	install and remove inlet protection				1.00	ea	\$ 8,359.41	\$ 8,359
Public	Erosion Control	erosion control	install and remove rock check damn				1.00	ea	\$ 3,910.00	\$ 3,910
Public	Erosion Control	erosion control	curlex				1.00	ea	\$ 6,184.35	\$ 6,184
Public	Erosion Control	erosion control	broadcast seeding of lots				1.00	ea	\$ 6,353.75	\$ 6,354
Public	Earthwork	demo	sawcut and concrete removal				122.00	lf	\$ 20.00	\$ 2,440
Public	Earthwork	public improvements	clear and grub (include additional space to stockpile spoils on the eastern site)				22.60	acre	\$ 867.87	\$ 19,614
Public	Earthwork	public improvements	cut/fill				9203.00	cy	\$ 2.95	\$ 27,149
Public	Earthwork	public improvements	haul off				40973.00	cy	\$ 2.95	\$ 120,870
Public	Earthwork	public improvements	cut swale on phase 2				1.00	lot	\$ 1,935.00	\$ 1,935
Public	Earthwork	public improvements	stockpile and stabilize haul off on eastern portion of the neighboring site				40973.00	cy	\$ 3.00	\$ 122,919
Public	Earthwork	public improvements	retaining wall layback				1.00	lot	\$ 21,973.00	\$ 21,973
Public	Earthwork	misc Public	mobilizations				1.00	ea	\$ 6,250.00	\$ 6,250
Public	Earthwork	misc Public	survey				1.00	lot	\$ 11,689.00	\$ 11,689
Public	Earthwork	misc Public	traffic control				1.00	lot	\$ 8,750.00	\$ 8,750
Public	Earthwork	misc Public	maintenance bonds				1.00	lot	\$ 13,000.00	\$ 13,000
Public	Earthwork	misc Public	street sweeping				1.00	lot	\$ 7,500.00	\$ 7,500
Public	Earthwork	misc Public	water				1.00	lot	\$ 8,513.00	\$ 8,513
Public	Earthwork	misc Public	backfill curbs				1.00	lot	\$ 13,194.00	\$ 13,194
Public	Utilities	Water	8" pvc				4069.00	lf	\$ 80.34	\$ 326,919
Public	Utilities	Water	6" pvc				90.00	lf	\$ 61.00	\$ 5,490
Public	Utilities	Water	3/4" meter domestic				101.00	ea	\$ 916.00	\$ 92,516
Public	Utilities	Water	3/4 meter irrigation				2.00	ea	\$ 905.00	\$ 1,810

“Attachment A”

Detailed Cost Estimates of Public and Private Improvements and Facilities

Public	Utilities	Water	8" gate valve				28.00	ea	\$ 579.00	\$ 16,212
Public	Utilities	Water	6" gate valve				8.00	ea	\$ 589.00	\$ 4,712
Public	Utilities	Water	12"x8" tsv				2.00	ea	\$ 908.00	\$ 1,816
Public	Utilities	Water	cast iron fittings				1.00	lot	\$ 17,146.00	\$ 17,146
Public	Utilities	Water	fire hydrant				8.00	ea	\$ 6,850.00	\$ 54,800
Public	Utilities	sanitary sewer	connect to existing				1.00	lot	\$ 9,500.00	\$ 9,500
Public	Utilities	sanitary sewer	8" sdr35				5004.00	lf	\$ 91.92	\$ 459,962
Public	Utilities	sanitary sewer	4" service				101.00	ea	\$ 69.00	\$ 6,969
Public	Utilities	sanitary sewer	4' manholes				16.00	ea	\$ 7,100.00	\$ 113,600
Public	Utilities	storm sewer	42" rcp				193.00	lf	\$ 268.00	\$ 51,724
Public	Utilities	storm sewer	36" rcp				743.00	lf	\$ 276.00	\$ 205,068
Public	Utilities	storm sewer	27" rcp				271.00	lf	\$ 168.00	\$ 45,528
Public	Utilities	storm sewer	21" rcp				122.00	lf	\$ 136.00	\$ 16,592
Public	Utilities	storm sewer	18" rcp				959.00	lf	\$ 119.00	\$ 114,121
Public	Utilities	storm sewer	42" headwall				1.00	ea	\$ 16,809.00	\$ 16,809
Public	Utilities	storm sewer	36" headwall				1.00	ea	\$ 13,496.00	\$ 13,496
Public	Utilities	storm sewer	12' curb inlet				8.00	ea	\$ 9,190.00	\$ 73,520
Public	Utilities	storm sewer	10' curb inlet				9.00	ea	\$ 7,688.00	\$ 69,192
Public	Utilities	storm sewer	4x4 junction box				3.00	ea	\$ 19,973.67	\$ 59,921
Public	Utilities	storm sewer	rip rap				630.00	sf	\$ 45.00	\$ 28,350
Public	Elec	Elec Dist.	primary conduit	2" pvc			5690.00		\$ 46.82	\$ 266,403
Public	Elec	Elec Dist.	secondary conduit	3" pvc			101.00		\$ 33.00	\$ 3,333
Public	Elec	Elec Dist.	service stub outs	3", 5' elbows			101.00		\$ 32.00	\$ 3,232
Public	Elec	Elec Dist.	street lights service	1.25"			101.00		\$ 32.00	\$ 3,232
Public	Trail system	Trail system	Trail system				30937.00		\$ 4.50	\$ 139,217
Public										
		Total								\$ 3,873,487

		Label	Description	Dim.	Plan Pg.	Spec. Pg.	Qty.	UOM	\$/UOM	Line Totals
Private	Earthwork	private improvements	rough benching				101.00	lots	\$ 150.00	\$ 15,150
Private	Earthwork	private improvements	final lot benching				101.00	lots	\$ 150.00	\$ 15,150
Private	Earthwork	private improvements	moisture condition to 6'				101.00	lots	\$ 1,957.43	\$ 197,700
Private	Earthwork	private improvements	6 mil poly cap							\$ -
Private	Retaining Walls	private improvements	site wall 1				383.00	lf	\$ 88.33	\$ 33,832
Private	Retaining Walls	private improvements	site wall 2				408.00	lf	\$ 103.00	\$ 42,024



Meeting
Date: 7/22/2024

Date: 07/15/2024

Item #: 14.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the award or rejection of a bid and contract for Audit Services for the City of Kaufman and Kaufman Economic Development Corporation and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

The City sent out Requests for Proposals for auditing services on June 13, 2024. Only one proposal from YWRD, P.C. was received; it was reviewed on July 2, 2024. After reviewing the proposal submitted, the City Manager, the Assistant City Manager, the City Secretary, and the Finance Director agreed that YWRD, P.C. met all the qualifications based on technical quality, the responsiveness of the proposal, commitment to professional growth, and price.

YWRD, P.C. has provided the City's audit services for the past eight years. Staff recognizes the importance of protecting objectivity and financial oversight for the Council and the public, and those factors were considered when reviewing the proposals.

Therefore, Staff recommends Council consider approving YWRD, P.C. for the audit services to prepare the Annual Comprehensive Financial Report for FYE 2024 thru FYE 2026 for both the City and the Economic Development Corporation.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends Council consider approving YWRD P.C. for the audit services to prepare the Annual Comprehensive Financial Report for FY 2024-2026 for both the City and the Economic Development Corporation.

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

RFP Audit Services 2024 - SUMMARY

SELECTION OF AUDIT FIRM

The administrative staff of the City of Kaufman will evaluate the merit of the proposals received and recommend to the Kaufman City Council the Audit Firm with the proposal most responsive to the City's needs. The City Council shall select the successful proposer at a public meeting held at Kaufman City Hall beginning at 6 P.M. on Monday, July 22, 2024. The contract award shall be based on, but not necessarily limited to, the following factors:

Proposals will be evaluated using three sets of criteria. Firms meeting the mandatory criteria will have their proposals evaluated and scored for both technical qualifications and price. The following represent the principal selection criteria, which will be considered during the evaluation process.

<u>Evaluation Criteria</u>	<u>Ranking Score</u>	
<i>Name of Firm</i>	<i>Yeldell, Wilson, Wood, & Reeve</i>	<i>N/A</i>
Mandatory Elements: (Check if firm meets three mandatory elements listed below)		
Independent and licensed to practice; Adhered to instructions on RFP; Provided copy of last external quality control review report and firm has a record of quality audit work.	✓	
Ranking Criteria: Technical Quality: (Maximum Points - 50)		
<i>Expertise and Experience (up to 25 points)</i> Past experience and performance on comparable governmental and utility engagements, and the quality of the firm's professional and support personnel to be assigned to the engagement and for technical consultation.	24	
<i>Audit Approach (up to 25 points)</i> Adequacy of proposed staffing plan for various segments of the engagement; Adequacy of sampling techniques; Adequacy of analytical procedures	24	
Ranking Criteria: Responsiveness of the Proposal: (Maximum Points - 20)		
<i>Responsiveness of the Proposal (up to 20 points)</i> Clear statement and understanding of the work to be performed; Acceptance of the terms and conditions of the RFP including all scheduling requirements; Completeness and thoroughness of the technical data and documentation; Process of relaying to the City if audit will exceed estimated highest fee.	20	
Ranking Criteria: Commitment to Professional Growth: (Maximum Points - 10)		
<i>Commitment to Professional Growth (up to 10 points)</i> Knowledge of current issues; Ability to communicate to the City and assist with changes in regulations or the environment.	10	
Ranking Criteria: Price: (Maximum Points - 20)		
<i>Price (up to 20 points)</i> Cost will not be the primary factor in the selection of an audit firm.	10	
Total	87	

Note:

The City of Kaufman may make such investigations as it deems necessary to determine the ability of the proposer to provide satisfactory performance in accordance with specifications. The proposer shall furnish to the City all such information and data for the purpose as the City may request.



Meeting
Date: 7/22/2024

Date: 07/15/2024

Item #: 15.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the award or rejection of a bid and contract for Fiscal Year 2025 health benefits plans and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

For the first time in several years, the city issued an RFP for Health Benefits. The city's broker, Brinson Benefits, coordinated the process and provided a detailed comparison of the quotes received. A total of 5 proposals were reviewed by staff and Brinson representatives. Texas Health Benefits provided the most competitive bid for Medical/Dental and Vision coverage. Brinson and city staff were able to negotiate a higher level of benefits with a decrease in monthly premiums. Our new premium rate anticipates a 4% decrease over our current rates. It should be noted that prior to partnering with Brinson and issuing the RFP, our estimated re-rate from Texas Health Benefits was an 8% increase in premiums. Staff recommends approving the re-rates under Option 2 of the submitted proposal. This will allow employees to receive employee only, full coverage for Medical/Dental and Vision at no cost to the employee within the current budgeted amount for benefits. The city will also provide employees who choose the HSA Plan a \$15 a month contribution to their HSA.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends awarding the bid to Texas Health Benefits.

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



Meeting
Date: 7/22/2024

Date: 07/15/2024

Item #: 16.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the award or rejection of a bid and contract for the paving, drainage, sanitary sewer, and water improvements for Crestview Drive and Royal Drive and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

On July 11, 2024, competitive sealed proposal (CSP) were opened for the above referenced City project. Four bids were received and a bid tabulation report has been prepared and attached for record.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends the award of a bid and contract for paving, drainage, sanitary sewer, and water improvements for Crestview Drive and Royal Drive to Pavecon Public Works, LP.

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

July 17, 2024

Mike Holder, City Manager
City of Kaufman
209 S. Washington St.
Kaufman, Texas 75142

Re: Bid Proposal Evaluation for Paving, Drainage, Sanitary Sewer and Water Improvements for Crestview Drive and Royal Drive

Dear Mike:

On July 11, 2024, competitive sealed proposal (CSP) were opened for the above referenced City project. Four bids were received and a bid tabulation report has been prepared and attached for record. The following are the bid results for the total project bid (base):

Contractor	Total Project Bid	Total Calendar Days
Pavecon Public Works, LP	\$7,795,079.64	490
McMahon Contracting, LP	\$8,763,143.96	425
Jackson Construction LTD	\$10,427,889.00	730
Axis Contracting, Inc.	\$10,608,050.97	510

The project was bid as a CSP (Competitive Sealed Proposal) in which the published selection criteria was used. The selection criteria is as follows:

1. Cost – 50%
2. Bid Time – 20%
3. Qualifications & Experience – 15%
4. Reputation/References – 15%

A panel consisting of representatives from City of Kaufman scored the top 3 respective bidders based on the selection criteria above. Information for Items 3 & 4 of the selection criteria were provided by the bidders for the scoring evaluation. The scores were tabulated and are attached for record.

Based on the scores, Pavecon Public Works, LP submitted the proposal that offers the best value to the City.

If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

tnp

teague nall & perkins



Philip C. Varughese, PE, CFM
Team Leader, Associate Principal

Attachments

cc: Rachel Balthrop Mendoza, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
KAU 23454 File

PAVING, DRAINAGE, SANITARY SEWER AND WATER IMPROVEMENTS FOR CRESTVIEW DRIVE AND ROYAL DRIVE

Rating Category Scoring System

	Bid Amount		Bid Time*		Qualifications & Experience	Reputation & References	
Contractor	Total Project Bid	(50 pts)	Total Time	(20 pts)	(15 pts)	(15 pts)	Total
Pavecon Public Works	\$7,795,079.64	50.0	490	17.3	15.0	15.0	97.35
McMahon Contracting	\$8,763,143.96	44.5	425	20.0	13.3	13.3	91.08
Jackson Construction LTD	\$10,427,889.00	37.4	730	11.6	11.0	11.7	71.72

BID TABULATION REPORT											
TEAGUE NALL AND PERKINS, INC. CONSULTING ENGINEERS TNP JOB NO: KAU 23454 BID DATE: THURSDAY, JULY 11th, 2024 BID TIME: 2:00 PM CST				CLIENT: CITY OF KAUFMAN DESCRIPTION: Paving, Drainage, Sanitary Sewer & Water Improvements for Crestview Drive & Royal Drive							
				BIDDERS				BIDDERS			
				Pavecon Public Works		McMahon Contracting L.P.		Jackson Construction LTD		Axis Contracting Inc.	
ITEM NO.		DESCRIPTION OF ITEMS		QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
UNIT A1 - CRESTVIEW DRIVE PAVING IMPROVEMENTS											
A1-1	Bonds & Insurance (Unit A1 only)			1	LS	\$141,393.17	\$141,393.17	\$78,936.48	\$78,936.48	\$20,000.00	\$20,000.00
A1-2	Right-of-Way Preparation			17,420	SY	\$3.06	\$53,305.20	\$2.05	\$35,711.00	\$4.00	\$69,680.00
A1-3	Remove Existing Pavement & Drives			8,564	SY	\$11.31	\$96,858.84	\$18.94	\$162,202.16	\$16.00	\$137,024.00
A1-4	Remove Existing Concrete Curb & Gutter			3,831	LF	\$6.28	\$24,058.68	\$13.67	\$52,369.77	\$14.00	\$53,634.00
A1-5	Remove Existing Concrete Sidwalk & Flatwork			2,670	SY	\$20.55	\$54,868.50	\$16.71	\$44,615.70	\$30.00	\$80,100.00
A1-6	Remove & Reconstruct Brick Mailbox			9	EA	\$6,277.76	\$56,499.84	\$1,783.50	\$16,051.50	\$2,400.00	\$21,600.00
A1-7	Remove & Reconstruct Existing Sign			4	EA	\$570.71	\$2,282.84	\$2,291.49	\$9,165.96	\$600.00	\$2,400.00
A1-8	Unclassified Street Excavation & Grading			1	LS	\$107,977.54	\$107,977.54	\$119,775.75	\$119,775.75	\$130,000.00	\$130,000.00
A1-9	8" Lime Stabilized Subgrade			8,482	SY	\$10.53	\$89,315.46	\$10.00	\$84,820.00	\$6.00	\$50,892.00
A1-10	8" Lime Stabilized Subgrade - Double Pass			8,482	SY	\$3.21	\$27,227.22	\$10.00	\$84,820.00	\$11.00	\$93,302.00
A1-11	Lime for Stalization (56#SY)			238	TON	\$344.71	\$82,040.98	\$400.00	\$95,200.00	\$480.00	\$114,240.00
A1-12	Lime for Stabilization (56#SY) - Double Pass			238	TON	\$344.71	\$82,040.98	\$400.00	\$95,200.00	\$480.00	\$114,240.00
A1-13	3" Hot Mix Asphalt Concrete (HMAC) - Type 'D'			6,719	SY	\$23.68	\$159,105.92	\$30.38	\$204,123.22	\$43.00	\$288,917.00
A1-14	6" Reinforced Concrete Pavement			171	SY	\$112.59	\$19,252.89	\$116.61	\$19,940.31	\$280.00	\$47,880.00
A1-15	Concrete Curb & Gutter			3,831	LF	\$39.12	\$149,868.72	\$45.49	\$174,272.19	\$67.00	\$256,677.00
A1-16	5" Reinforced Concrete Drive Approach			952	SY	\$92.19	\$87,764.88	\$77.73	\$73,998.96	\$170.00	\$161,840.00
A1-17	4" Reinforced Concrete Driveway			723	SY	\$102.83	\$74,346.09	\$138.04	\$99,802.92	\$160.00	\$115,680.00
A1-18	4" Concrete Sidewalk / Leadwalk			24,028	SF	\$8.29	\$199,192.12	\$8.00	\$192,224.00	\$13.00	\$312,364.00
A1-19	Concrete Sidewalk Retaining Wall			460	SF	\$41.39	\$19,039.40	\$24.60	\$11,316.00	\$100.00	\$46,000.00
A1-20	Erosion Control			1	LS	\$17,755.09	\$17,755.09	\$17,197.86	\$17,197.86	\$32,000.00	\$32,000.00
A1-21	Traffic Control			1	LS	\$23,833.88	\$23,833.88	\$28,888.72	\$28,888.72	\$40,000.00	\$40,000.00
A1-22	Utility Adjustments Type B			1	LS	\$4,424.78	\$4,424.78	\$6,649.38	\$6,649.38	\$26,000.00	\$26,000.00
A1-23	Restoration of Parkways and Yards (No Irrigation)			6,029	SY	\$24.47	\$147,529.63	\$11.49	\$69,273.21	\$20.00	\$120,580.00
	TOTAL BID UNIT A1 - PAVING IMPROVEMENTS					\$1,719,982.65		\$1,776,555.09		\$2,335,050.00	
UNIT A1-1 - CRESTVIEW DRIVE PAVING IMPROVEMENTS (ALTERNATE BID)											
A1-1-1	8" Aggregate Flexbase Subgrade			8,482	SY	\$41.76	\$354,208.32	\$36.07	\$305,945.74	\$53.00	\$449,546.00
A1-1-2	8" Lime Stabilized Subgrade			-8,482	SY	\$10.53	-\$89,315.46	\$10.00	-\$84,820.00	\$6.00	-\$50,892.00
A1-1-3	8" Lime Stabilized Subgrade - Double Pass			-8,482	SY	\$3.21	-\$27,227.22	\$10.00	-\$84,820.00	\$11.00	-\$93,302.00
A1-1-4	Lime for Stabilization (56#/SY)			-238	TON	\$344.71	-\$82,040.98	\$400.00	-\$95,200.00	\$480.00	-\$114,240.00
A1-1-5	Lime for Stabilization (56#/SY) Double Pass			-238	TON	\$344.71	-\$82,040.98	\$400.00	-\$95,200.00	\$480.00	-\$114,240.00
	TOTAL BID UNIT A1-1 - PAVING IMPROVEMENTS (ALTERNATE BID)					\$73,583.68		(\$54,094.26)		\$76,872.00	
UNIT B1 - CRESTVIEW DRIVE STORM DRAIN IMPROVEMENTS											
B1-1	Bonds & Insurance (Unit B1 only)			1	LS	\$20,500.16	\$20,500.16	\$20,673.84	\$20,673.84	\$5,000.00	\$5,000.00
B1-2	30" Class III RCP			720	LF	\$218.87	\$157,586.40	\$229.52	\$165,254.40	\$190.00	\$136,800.00
B1-3	24" Class III RCP			614	LF	\$148.38	\$91,105.32	\$179.43	\$110,170.02	\$140.00	\$85,960.00
B1-4	18" Class III RCP			180	LF	\$103.87	\$18,696.60	\$139.28	\$25,070.40	\$220.00	\$39,600.00
B1-5	10' Standard Curb Inlet			10	EA	\$8,988.62	\$89,886.20	\$10,455.00	\$104,550.00	\$12,000.00	\$120,000.00
B1-6	4'x4' SD Junction Box			1	EA	\$6,819.93	\$6,819.93	\$7,995.00	\$7,995.00	\$12,000.00	\$12,000.00
B1-7	3'x3' SD Junction Box			1	EA	\$4,965.14	\$4,965.14	\$7,380.00	\$7,380.00	\$11,000.00	\$11,000.00
B1-8	Trench Safety for Storm Drain Systems			1,514	EA	\$1.14	\$1,725.96	\$1.54	\$2,331.56	\$1.00	\$1,514.00
B1-9	Temporary Pavement Repair - Flexbase			1,514	LF	\$12.56	\$19,015.84	\$17.16	\$25,980.24	\$40.00	\$60,560.00
B1-10	Permanent Pavement Repair - Asphalt			345	LF	\$34.23	\$11,809.35	\$79.95	\$27,582.75	\$200.00	\$69,000.00
	TOTAL BID UNIT B1 - STORM DRAIN IMPROVEMENTS					\$422,110.90		\$496,988.21		\$541,434.00	

BID TABULATION REPORT											
TEAGUE NALL AND PERKINS, INC. CONSULTING ENGINEERS TNP JOB NO: KAU 23454 BID DATE: THURSDAY, JULY 11th, 2024 BID TIME: 2:00 PM CST				CLIENT: CITY OF KAUFMAN DESCRIPTION: Paving, Drainage, Sanitary Sewer & Water Improvements for Crestview Drive & Royal Drive							
				BIDDERS				BIDDERS			
				Pavecon Public Works		McMahon Contracting L.P.		Jackson Construction LTD		Axis Contracting Inc.	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
UNIT C1 - CRESTVIEW DRIVE WATER IMPROVEMENTS											
C1-1	Bonds & Insurance (Unit C1 only)	1	LS	\$20,500.15	\$20,500.15	\$37,588.80	\$37,588.80	\$6,000.00	\$6,000.00	\$14,696.00	\$14,696.00
C1-2	Cut, Remove and Dispose of Ex. 6" Water Line	2,574	LF	\$18.83	\$48,468.42	\$56.60	\$145,688.40	\$7.00	\$18,018.00	\$66.00	\$169,884.00
C1-3	Remove & Salvage Existing Valves	4	EA	\$1,506.66	\$6,026.64	\$831.17	\$3,324.68	\$150.00	\$600.00	\$1,817.20	\$7,268.80
C1-4	8" PVC (C-900, DR 18) Water Line Pipe	2,545	LF	\$52.50	\$133,612.50	\$100.83	\$256,612.35	\$85.00	\$216,325.00	\$108.90	\$277,150.50
C1-5	8" Gate Valve with Cast Iron Valve Box and Pad	8	EA	\$10,746.39	\$85,971.12	\$3,919.40	\$31,355.20	\$2,900.00	\$23,200.00	\$3,031.60	\$24,252.80
C1-6	Connect to Existing AC Water Line	3	EA	\$3,253.02	\$9,759.06	\$8,636.32	\$25,908.96	\$5,100.00	\$15,300.00	\$2,493.70	\$7,481.10
C1-7	Ductile Iron Fitting w/ Conc. Blocking	1.3	TON	\$15,808.55	\$20,551.12	\$13,012.01	\$16,915.61	\$17,000.00	\$22,100.00	\$16,528.60	\$21,487.18
C1-8	2" Temporary Water Service & Connections	1	LS	\$31,388.83	\$31,388.83	\$20,306.07	\$20,306.07	\$120,000.00	\$120,000.00	\$57,492.60	\$57,492.60
C1-9	1" Class 200 Poly Water Service - Endotrace	55	EA	\$770.45	\$42,374.75	\$1,678.48	\$92,316.40	\$2,000.00	\$110,000.00	\$2,311.10	\$127,110.50
C1-10	Install Single Meter Box and Connect Exist Meter	55	EA	\$78.90	\$4,339.50	\$1,163.11	\$63,971.05	\$550.00	\$30,250.00	\$484.00	\$26,620.00
C1-11	Trench Safety for Water Lines	2,545	LF	\$1.14	\$2,901.30	\$1.45	\$3,690.25	\$1.00	\$2,545.00	\$0.28	\$712.60
C1-12	Temporary Pavement Repair - Flexbase	1,428	LF	\$12.56	\$17,935.68	\$15.36	\$21,934.08	\$35.00	\$49,980.00	\$15.40	\$21,991.20
	TOTAL BID UNIT C1 - WATER IMPROVEMENTS				\$423,829.07		\$719,611.85		\$614,318.00		\$756,147.28
UNIT D1 - CRESTVIEW DRIVE SANITARY SEWER IMPROVEMENTS											
D1-1	Bonds & Insurance (Unit D1 only)	1	LS	\$20,500.15	\$20,500.15	\$41,347.68	\$41,347.68	\$8,000.00	\$8,000.00	\$6,050.00	\$6,050.00
D1-2	Remove & Dispose of Existing Sanitary Sewer Pipe	2,446	LF	\$18.83	\$46,058.18	\$32.81	\$80,253.26	\$2.00	\$4,892.00	\$103.40	\$252,916.40
D1-3	Remove & Dispose 4' Sewer Manhole	1	EA	\$3,195.95	\$3,195.95	\$1,964.78	\$1,964.78	\$3,300.00	\$3,300.00	\$5,515.40	\$5,515.40
D1-4	8" SDR-26 Sewer Pipe (Open Cut)	2,446	LF	\$74.19	\$181,468.74	\$104.58	\$255,802.68	\$156.00	\$381,576.00	\$203.89	\$498,714.94
D1-5	Connect to Existing Sanitary Sewer Line	2	EA	\$3,652.52	\$7,305.04	\$1,519.19	\$3,038.38	\$4,000.00	\$8,000.00	\$3,096.50	\$6,193.00
D1-6	4" Sewer Service	1,662	LF	\$30.82	\$51,222.84	\$51.07	\$84,878.34	\$85.00	\$141,270.00	\$108.90	\$180,991.80
D1-7	4" Sewer Service, Reconnection	55	EA	\$565.00	\$31,075.00	\$664.38	\$36,540.90	\$1,700.00	\$93,500.00	\$1,523.50	\$83,792.50
D1-8	Std. 4' Sewer Manhole	8	EA	\$6,148.79	\$49,190.32	\$12,155.48	\$97,243.84	\$11,000.00	\$88,000.00	\$8,242.30	\$65,938.40
D1-9	Extra Depth Manhole	45	VF	\$389.22	\$17,514.90	\$955.26	\$42,986.70	\$300.00	\$13,500.00	\$306.90	\$13,810.50
D1-10	Manhole Vacuum Testing	8	EA	\$439.44	\$3,515.52	\$600.09	\$4,800.72	\$260.00	\$2,080.00	\$181.50	\$1,452.00
D1-11	Temporary Pavement Repair-Flexbase	3,210	LF	\$12.56	\$40,317.60	\$14.81	\$47,540.10	\$35.00	\$112,350.00	\$15.40	\$49,434.00
D1-12	Post-CCTV Inspection	2,446	LF	\$8.28	\$20,252.88	\$5.49	\$13,428.54	\$6.00	\$14,676.00	\$2.75	\$6,726.50
D1-13	Trench Safety	2,446	LF	\$1.14	\$2,788.44	\$4.05	\$9,906.30	\$1.00	\$2,446.00	\$0.28	\$684.88
	TOTAL BID UNIT D1 - SANITARY SEWER IMPROVEMENTS				\$474,405.56		\$719,732.22		\$873,590.00		\$1,172,220.32

BID TABULATION REPORT											
TEAGUE NALL AND PERKINS, INC. CONSULTING ENGINEERS TNP JOB NO: KAU 23454 BID DATE: THURSDAY, JULY 11th, 2024 BID TIME: 2:00 PM CST				CLIENT: CITY OF KAUFMAN DESCRIPTION: Paving, Drainage, Sanitary Sewer & Water Improvements for Crestview Drive & Royal Drive							
				BIDDERS				BIDDERS			
				Pavecon Public Works		McMahon Contracting L.P.		Jackson Construction LTD		Axis Contracting Inc.	
ITEM NO.		DESCRIPTION OF ITEMS		QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
UNIT A2- ROYAL DRIVE PAVING IMPROVEMENTS											
A2-1	Bonds & Insurance (Unit A2 only)			1	LS	\$141,393.17	\$141,393.17	\$82,695.36	\$82,695.36	\$24,000.00	\$24,000.00
A2-2	Right-of-Way Preparation			14,961	SY	\$3.57	\$53,410.77	\$2.10	\$31,418.10	\$5.00	\$74,805.00
A2-3	Remove Existing Pavement & Driveways			8,765	SY	\$11.32	\$99,219.80	\$18.94	\$166,009.10	\$16.00	\$140,240.00
A2-4	Remove Existing Concrete Curb & Gutter			4,032	LF	\$6.28	\$25,320.96	\$13.67	\$55,117.44	\$14.00	\$56,448.00
A2-5	Remove Existing Concrete Sidwalk & Flatwork			2,010	SY	\$20.55	\$41,305.50	\$16.71	\$33,587.10	\$30.00	\$60,300.00
A2-6	Remove & Reconstruct Brick Mailbox			5	EA	\$6,277.76	\$31,388.80	\$1,783.50	\$8,917.50	\$2,400.00	\$12,000.00
A2-7	Remove & Reconstruct Existing Sign			9	EA	\$570.71	\$5,136.39	\$2,291.49	\$20,623.41	\$600.00	\$5,400.00
A2-8	Unclassified Street Excavation & Grading			1	LS	\$113,627.54	\$113,627.54	\$119,607.49	\$119,607.49	\$200,000.00	\$200,000.00
A2-9	8" Lime Stabilized Subgrade			8,461	SY	\$11.37	\$96,201.57	\$10.00	\$84,610.00	\$6.00	\$50,766.00
A2-10	8" Lime Stabilized Subgrade - Double Pass			8,461	SY	\$3.21	\$27,159.81	\$10.00	\$84,610.00	\$11.00	\$93,071.00
A2-11	Lime for Stabilization (56#/SY)			237.0	TON	\$344.71	\$81,696.27	\$400.00	\$94,800.00	\$480.00	\$113,760.00
A2-12	Lime for Stabilization (56#/SY) - Double Pass			237.0	TON	\$344.71	\$81,696.27	\$400.00	\$94,800.00	\$480.00	\$113,760.00
A2-13	3" Hot Mix Asphalt Concrete (HMAC) - Type 'D'			6,873	SY	\$26.50	\$182,134.50	\$30.38	\$208,801.74	\$43.00	\$295,539.00
A2-14	6" Reinforced Concrete Pavement			398	SY	\$101.04	\$40,213.92	\$116.62	\$46,414.76	\$280.00	\$111,440.00
A2-15	Concrete Curb & Gutter			4,032	LF	\$38.49	\$155,191.68	\$45.49	\$183,415.68	\$67.00	\$270,144.00
A2-16	5" Reinforced Concrete Drive Approach			1,100	SY	\$89.07	\$97,977.00	\$76.96	\$84,656.00	\$170.00	\$187,000.00
A2-17	4" Reinforced Concrete Driveway			393	SY	\$100.19	\$39,374.67	\$137.66	\$54,100.38	\$160.00	\$62,880.00
A2-18	4" Concrete Sidwalk / Leadwalk			18,086	SF	\$8.38	\$151,560.68	\$8.00	\$144,688.00	\$13.00	\$235,118.00
A2-19	Concrete Sidewalk Retaining Wall			279	SF	\$58.93	\$16,441.47	\$24.60	\$6,863.40	\$100.00	\$27,900.00
A2-20	Erosion Control			1	LS	\$17,755.09	\$17,755.09	\$17,197.86	\$17,197.86	\$32,000.00	\$32,000.00
A2-21	Traffic Control			1	LS	\$23,627.23	\$23,627.23	\$28,888.72	\$28,888.72	\$40,000.00	\$40,000.00
A2-22	Utility Adjustments Type B			1	LS	\$4,424.76	\$4,424.76	\$6,649.38	\$6,649.38	\$29,000.00	\$29,000.00
A2-23	Restoration of Parkways and Yards (No Irrigation)			4,187	SY	\$24.96	\$104,507.52	\$12.18	\$50,997.66	\$20.00	\$83,740.00
	TOTAL BID UNIT A2 - PAVING IMPROVEMENTS					\$1,630,765.37		\$1,709,469.08		\$2,319,311.00	
UNIT A2-1- ROYAL DRIVE PAVING IMPROVEMENTS (ALTERNATE BID)											
A2-1-1	8" Aggregate Flexbase Subgrade			8,461	SY	\$42.68	\$361,115.48	\$36.08	\$305,272.88	\$53.00	\$448,433.00
A2-1-2	8" Lime Stabilized Subgrade			-8,461	SY	\$11.37	-\$96,201.57	\$10.00	-\$84,610.00	\$6.00	-\$50,766.00
A2-1-3	8" Lime Stabilized Subgrade - Double Pass			-8,461	SY	\$3.21	-\$27,159.81	\$10.00	-\$84,610.00	\$11.00	-\$93,071.00
A2-1-4	Lime for Stabilization (56#/SY)			-237.0	TON	\$344.71	-\$81,696.27	\$400.00	-\$94,800.00	\$480.00	-\$113,760.00
A2-1-5	Lime for Stabilization (56#/SY) - Double Pass			-237.0	TON	\$344.71	-\$81,696.27	\$400.00	-\$94,800.00	\$480.00	-\$113,760.00
	TOTAL BID UNIT A2-1 - PAVING IMPROVEMENTS (ALT)					\$74,361.56		(\$53,547.12)		\$77,076.00	
UNIT B2 - ROYAL DRIVE STORM DRAIN IMPROVEMENTS											
B2-1	Bonds & Insurance (Unit B2 only)			1	LS	\$20,500.15	\$20,500.15	\$20,673.84	\$20,673.84	\$6,000.00	\$6,000.00
B2-2	Remove Existing 30" RCP			145	LF	\$36.53	\$5,296.85	\$43.54	\$6,313.30	\$45.00	\$6,525.00
B2-3	36" Class III RCP			185	LF	\$310.73	\$57,485.05	\$212.16	\$39,249.60	\$260.00	\$48,100.00
B2-4	30" Class III RCP			150	LF	\$218.85	\$32,827.50	\$229.51	\$34,426.50	\$190.00	\$28,500.00
B2-5	24" Class III RCP			707	LF	\$148.37	\$104,897.59	\$179.43	\$126,857.01	\$150.00	\$106,050.00
B2-6	21" Class III RCP			578	LF	\$119.84	\$69,267.52	\$150.41	\$86,936.98	\$130.00	\$75,140.00
B2-7	18" Class III RCP			175	LF	\$217.71	\$38,099.25	\$139.28	\$24,374.00	\$220.00	\$38,500.00
B2-8	4'x4' SD Junction Box			1	EA	\$6,819.53	\$6,819.53	\$7,995.00	\$7,995.00	\$12,000.00	\$12,000.00
B2-9	3'x3' SD Junction Box			1	EA	\$4,964.84	\$4,964.84	\$7,380.00	\$7,380.00	\$11,000.00	\$11,000.00
B2-10	15' Standard Curb Inlet			1	EA	\$13,467.84	\$13,467.84	\$14,145.00	\$14,145.00	\$13,000.00	\$13,000.00
B2-11	10' Standard Curb Inlet			11	EA	\$8,988.08	\$98,868.88	\$10,455.00	\$115,005.00	\$12,000.00	\$132,000.00
B2-12	Connect to Exist RCP			1	EA	\$3,652.29	\$3,652.29	\$1,953.23	\$1,953.23	\$3,000.00	\$3,000.00
B2-13	Trench Safety for Storm Drain Systems			1,795	LF	\$1.14	\$2,046.30	\$1.54	\$2,764.30	\$1.00	\$1,795.00
B2-14	Temporary Pavement Repair - Flexbase			1,795	LF	\$12.55	\$22,527.25	\$16.43	\$29,491.85	\$40.00	\$71,800.00
B2-15	Permanent Pavement Repair - Asphalt			145	LF	\$54.39	\$7,886.55	\$79.95	\$11,592.75	\$200.00	\$29,000.00
	TOTAL BID UNIT B2 - STORM DRAIN IMPROVEMENTS					\$488,607.39		\$529,158.36		\$582,410.00	

BID TABULATION REPORT											
TEAGUE NALL AND PERKINS, INC. CONSULTING ENGINEERS TNP JOB NO: KAU 23454 BID DATE: THURSDAY, JULY 11th, 2024 BID TIME: 2:00 PM CST				CLIENT: CITY OF KAUFMAN				DESCRIPTION: Paving, Drainage, Sanitary Sewer & Water Improvements for Crestview Drive & Royal Drive			
				BIDDERS				BIDDERS			
				Pavecon Public Works		McMahon Contracting L.P.		Jackson Construction LTD		Axis Contracting Inc.	
ITEM NO.		DESCRIPTION OF ITEMS		QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
UNIT C2 - ROYAL DRIVE WATER IMPROVEMENTS											
C2-1-1	Bonds & Insurance (Unit C2 only)			1	LS	\$20,500.15	\$20,500.15	\$35,709.36	\$35,709.36	\$6,000.00	\$14,696.00
C2-1-2	Cut, Remove and Dispose of Ex. 6" Water Line			2,800	LF	\$18.83	\$52,724.00	\$55.27	\$154,756.00	\$7.00	\$19,600.00
C2-1-3	Remove & Salvage Existing Valve			7	EA	\$1,506.57	\$10,545.99	\$831.17	\$5,818.19	\$150.00	\$1,050.00
C2-1-4	8" PVC (C-900, DR 18) Water Line Pipe			2,691	LF	\$52.50	\$141,277.50	\$99.61	\$268,050.51	\$85.00	\$228,735.00
C2-1-5	8" Gate Valve with Cast Iron Valve Box and Pad			6	EA	\$10,745.74	\$64,474.44	\$4,026.41	\$24,158.46	\$2,900.00	\$17,400.00
C2-1-6	Connect to Existing 8" Water Line			3	EA	\$3,252.83	\$9,758.49	\$9,242.71	\$27,728.13	\$5,100.00	\$15,300.00
C2-1-7	Connect to Existing 6" Water Line			3	EA	\$3,024.56	\$9,073.68	\$8,669.53	\$26,008.59	\$5,100.00	\$15,300.00
C2-1-8	Ductile Iron Fitting w/ Conc. Blocking			1.3	TON	\$15,807.59	\$20,549.87	\$16,158.35	\$21,005.86	\$17,000.00	\$22,100.00
C2-1-9	2" Temporary Water Service & Connections			1	LS	\$22,826.86	\$22,826.86	\$20,306.07	\$20,306.07	\$120,000.00	\$120,000.00
C2-1-10	1" Class 200 Poly Water Service - Endotrace			40	EA	\$770.41	\$30,816.40	\$1,664.78	\$66,591.20	\$2,000.00	\$80,000.00
C2-1-11	Install Single Meter Box and Connect Exist Meter			40	EA	\$79.89	\$3,195.60	\$1,161.71	\$46,468.40	\$550.00	\$22,000.00
C2-1-12	Trench Safety for Water Lines			2,691	LF	\$1.14	\$3,067.74	\$1.37	\$3,686.67	\$1.00	\$2,691.00
C2-1-13	Temporary Pavement Repair-Flexbase			1,148	LF	\$12.55	\$14,407.40	\$15.03	\$17,254.44	\$35.00	\$40,180.00
	TOTAL BID UNIT C2 - WATER IMPROVEMENTS					\$403,218.12		\$717,541.88		\$590,356.00	
UNIT D2 - ROYAL DRIVE SANITARY SEWER IMPROVEMENTS											
D2-1-1	Bonds & Insurance (Unit D2 only)			1	LS	\$20,500.15	\$20,500.15	\$41,347.68	\$41,347.68	\$8,000.00	\$14,696.00
D2-1-2	Remove & Dispose of Existing Sanitary Sewer Pipe			2,728	LF	\$18.83	\$51,368.24	\$33.06	\$90,187.68	\$2.00	\$5,456.00
D2-1-3	Remove & Dispose 4' Sewer Manhole			5	EA	\$3,195.76	\$15,978.80	\$1,964.77	\$9,823.85	\$3,300.00	\$16,500.00
D2-1-4	8" SDR-35 Sewer Pipe (Open Cut)			2,728	LF	\$74.19	\$202,390.32	\$104.78	\$285,839.84	\$156.00	\$425,568.00
D2-1-5	Connect to Existing Sanitary Sewer Line			3	EA	\$3,652.30	\$10,956.90	\$1,439.24	\$4,317.72	\$4,000.00	\$12,000.00
D2-1-6	4" Sewer Service			824	LF	\$30.82	\$25,395.68	\$52.92	\$43,606.08	\$85.00	\$70,040.00
D2-1-7	4" Sewer Service , Reconnection			33	EA	\$564.96	\$18,643.68	\$664.38	\$21,924.54	\$1,700.00	\$56,100.00
D2-1-8	Std. 4' Sewer Manhole			10	EA	\$6,148.41	\$61,484.10	\$12,228.05	\$122,280.50	\$11,000.00	\$110,000.00
D2-1-9	Extra Depth Manhole			52	VF	\$389.20	\$20,238.40	\$958.27	\$49,830.04	\$300.00	\$15,600.00
D2-1-10	Manhole Vacuum Testing			10	EA	\$439.42	\$4,394.20	\$600.09	\$6,000.90	\$260.00	\$2,600.00
D2-1-11	Temporary Pavement Repair-Flexbase			3,170	LF	\$12.55	\$39,783.50	\$14.81	\$46,947.70	\$35.00	\$110,950.00
D2-1-12	Post-CCTV Inspection			2,728	LF	\$8.27	\$22,560.56	\$3.04	\$8,293.12	\$6.00	\$16,368.00
D2-1-13	Trench Safety			2,728	LF	\$1.14	\$3,109.92	\$4.06	\$11,075.68	\$1.00	\$2,728.00
	TOTAL BID UNIT D2 - SANITARY SEWER IMPROVEMENTS					\$496,804.45		\$741,475.33		\$851,910.00	

BID TABULATION REPORT											
TEAGUE NALL AND PERKINS, INC. CONSULTING ENGINEERS TNP JOB NO: KAU 23454 BID DATE: THURSDAY, JULY 11th, 2024 BID TIME: 2:00 PM CST				CLIENT: CITY OF KAUFMAN DESCRIPTION: Paving, Drainage, Sanitary Sewer & Water Improvements for Crestview Drive & Royal Drive							
				BIDDERS				BIDDERS			
				Pavecon Public Works		McMahon Contracting L.P.		Jackson Construction LTD		Axis Contracting Inc.	
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
UNIT B3 - PHILIP ELEMENTARY SCHOOL STORM DRAIN IMPROVEMENTS											
B3-1	Bonds & Insurance (Unit B3 only)	1	LS	\$81,966.50	\$81,966.50	\$24,432.72	\$24,432.72	\$11,000.00	\$11,000.00	\$14,696.00	\$14,696.00
B3-2	Remove Existing Curb Inlets	1	EA	\$2,853.36	\$2,853.36	\$7,445.37	\$7,445.37	\$6,000.00	\$6,000.00	\$3,330.80	\$3,330.80
B3-3	Remove Existing Storm Drain Pipe (60" CMP)	1,035	LF	\$51.36	\$53,157.60	\$51.91	\$53,726.85	\$35.00	\$36,225.00	\$125.40	\$129,789.00
B3-4	3-6'x4' RCB	42	LF	\$3,827.50	\$160,755.00	\$1,950.01	\$81,900.42	\$2,400.00	\$100,800.00	\$1,984.79	\$83,361.18
B3-5	3-6'x4' RCB PW Headwall	1	EA	\$50,561.50	\$50,561.50	\$65,095.03	\$65,095.03	\$30,000.00	\$30,000.00	\$25,097.60	\$25,097.60
B3-6	3-6'x4' RCB Sloped Headwall	1	EA	\$68,339.90	\$68,339.90	\$30,289.16	\$30,289.16	\$20,000.00	\$20,000.00	\$21,451.10	\$21,451.10
B3-7	Type 'C' Sloped Headwall for 60" RCP	1	EA	\$20,372.73	\$20,372.73	\$2,862.12	\$2,862.12	\$3,000.00	\$3,000.00	\$7,636.20	\$7,636.20
B3-8	18" Thick Rock Riprap	407	SY	\$165.49	\$67,354.43	\$236.14	\$96,108.98	\$180.00	\$73,260.00	\$158.40	\$64,468.80
B3-9	6" Concrete Riprap	141	SY	\$270.50	\$38,140.50	\$194.59	\$27,437.19	\$190.00	\$26,790.00	\$147.40	\$20,783.40
B3-10	6" Concrete Channel	3,945	SY	\$109.00	\$430,005.00	\$105.66	\$416,828.70	\$145.00	\$572,025.00	\$161.70	\$637,906.50
B3-11	PR11 Rail	80	LF	\$228.27	\$18,261.60	\$258.19	\$20,655.20	\$230.00	\$18,400.00	\$275.00	\$22,000.00
B3-12	Unclassified Channel Excavation & Grading	6,102	CY	\$31.96	\$195,019.92	\$37.51	\$228,886.02	\$40.00	\$244,080.00	\$77.00	\$469,854.00
B3-13	Trench Safety for Storm Drain Systems	42	LF	\$2.28	\$95.76	\$4.63	\$194.46	\$1.00	\$42.00	\$0.28	\$11.76
B3-14	Temporary Pavement Repair - Flexbase	42	LF	\$12.55	\$527.10	\$104.55	\$4,391.10	\$570.00	\$23,940.00	\$15.40	\$646.80
	TOTAL BID UNIT B3 - STORM DRAIN IMPROVEMENTS				\$1,187,410.90		\$1,060,253.32		\$1,165,562.00		\$1,501,033.14
UNIT E - OWNER'S CONTINGENCY											
E-1	Owner's Contingency	1	LS	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
	TOTAL BID UNIT E - OWNER'S CONTINGENCY				\$400,000.00		\$400,000.00		\$400,000.00		\$400,000.00

BASE BID ITEMS				
UNIT A1 - CRESTVIEW DRIVE PAVING IMPROVEMENTS	\$1,719,982.65	\$1,776,555.09	\$2,335,050.00	\$1,862,592.20
UNIT B1 - CRESTVIEW DRIVE STORM DRAIN IMPROVEMENTS	\$422,110.90	\$496,988.21	\$541,434.00	\$496,417.68
UNIT C1 - CRESTVIEW DRIVE WATER IMPROVEMENTS	\$423,829.07	\$719,611.85	\$614,318.00	\$756,147.28
UNIT D1 - CRESTVIEW DRIVE SANITARY SEWER IMPROVEMENTS	\$474,405.56	\$719,732.22	\$873,590.00	\$1,172,220.32
UNIT A2- ROYAL DRIVE PAVING IMPROVEMENTS	\$1,630,765.37	\$1,709,469.08	\$2,319,311.00	\$1,777,832.55
UNIT B2 - ROYAL DRIVE STORM DRAIN IMPROVEMENTS	\$488,607.39	\$529,158.36	\$582,410.00	\$546,960.85
UNIT C2 - ROYAL DRIVE WATER IMPROVEMENTS	\$403,218.12	\$717,541.88	\$590,356.00	\$749,409.19
UNIT D2 - ROYAL DRIVE SANITARY SEWER IMPROVEMENTS	\$496,804.45	\$741,475.33	\$851,910.00	\$1,171,853.76
UNIT B3 - PHILIP ELEMENTARY SCHOOL STORM DRAIN IMPROVEMENTS	\$1,187,410.90	\$1,060,253.32	\$1,165,562.00	\$1,501,033.14
UNIT E-OWNER'S CONTENGENCY	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
TOTAL AMOUNT BASE BID	\$7,647,134.40	\$8,870,785.34	\$10,273,941.00	\$10,434,466.97
UNIT A1-1 - CRESTVIEW DRIVE PAVING IMPROVEMENTS (ALTERNATE BID)	73,583.68	(54,094.26)	76,872.00	86,696.00
UNIT A2-1- ROYAL DRIVE PAVING IMPROVEMENTS (ALTERNATE BID)	74,361.56	(53,547.12)	77,076.00	86,888.00
TOTAL AMOUNT BASE & ALTERNATE BID	\$7,795,079.64	\$8,763,143.96	\$10,427,889.00	\$10,608,050.97
CALENDAR DAYS				
Substantial Completion	460	405	715	480
Final Acceptance	30	20	15	30



Meeting
Date: 7/22/2024

Date: 07/15/2024

Item #: 17.

Dept.: Administration

Presentation

SUBJECT:

Discussion regarding an update on City Lakes Park.

BACKGROUND:

City Lakes Park will have its 100% plans submitted to TPWD by the end of next week. Our project managers, TNP, will go out for competitive bids on the construction beginning August 1 and open bids on September 5. TNP and Staff will evaluate any received bids the week of September 9 and will make a recommendation to Council for their approval and award of a contract at the September 23 meeting. Construction is tentatively scheduled to begin in late October.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: There are no recommendations or actions required.

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

AUGUST 8

KAUFMAN CIVIC CENTER
607 E FAIR ST IN KAUFMAN
TIME: 9:00AM - 1:30PM



KAUFMAN ECONOMIC SUMMIT

The Kaufman Chamber of Commerce will be hosting an Economic Summit presenting an informational meeting to discuss the considerable growth of our area and city.

- Lunch catered by Eddie Dean
- Coffee by Bee Kings
- Tea by HTeaO

\$30/ Ticket

Scan below for more information or to register



www.kaufmanchamber.com

972-932-3118

TVEC

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Vice President of Economic Development,
Life Sciences
Dallas Regional Chamber



DR. SUKU NAIR
Vice Provost for Research and Chief Innovation Officer
Southern Methodist University



STEWART MCGREGOR
Executive Director
Kaufman Economic Development Corporation



DR. DANIEL ONEY
Research Director
A&M Texas Real Estate Research Center

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
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	Joint Work Session 12/11/23	5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
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
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
Crestview/Royal Reconstruction	Public Works		9/1/2023	Bid in April 24	5
Connector Road	Admin		4/29/2021	County has project under design	2,3,5
Phillip's Drainage	Public Works		9/1/2023	Bid April 24	5
Northeast Utility Project	Admin/PW		9/17/2021	Developer's agreements approved	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
E. 1st North	Public Works		9/1/2023	Discussing Scope of Project	5
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
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Becker-Jiba Water Contract	Admin		1/30/2024	Apr-24	3,5
TxDOT Property	Admin/EDC		1/30/2024	Closing scheduled for April 2024	2,5

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	Development Serv	11/28/2019 02/25/2019	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	Approved 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 Finalized 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
Splash Pad	Parks & Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5



DATE: July 9, 2024

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: June 2024 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,005	3,226	2,993	2,489	2,448	2,647	2,458	2,638	2,488	2,242			26,634
Days of Service	20	22	20	19	20	20	20	22	22	19			204
Avg. Daily Trips	150	147	150	131	122	132	123	120	113	118			131
Elderly & Disabled Trips	2,541	2,731	2,495	2,078	2,013	2,160	2,010	2,207	2,121	1,901			22,257
E&D Percentage	85%	85%	83%	83%	82%	82%	82%	84%	85%	85%			84%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	33	45	38	43	39	48	58	60	61	71			496
Forney	767	880	886	685	664	798	711	767	751	655			7,564
Kaufman	465	407	355	287	304	391	406	451	408	366			3,840
Kemp	12	8	7	17	20	22	14	6	18	14			138
Mabank	22	21	13	16	16	19	18	19	15	17			176
Scurry	35	35	35	22	7	9	10	19	10	7			189
Terrell	1,671	1,830	1,659	1,419	1,398	1,360	1,241	1,316	1,225	1,112			14,231

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	634	641	575	658	749	828	854	955	943	806			7,643
Days of Service	20	22	20	19	20	20	20	22	22	19			204
Avg. Daily Trips	32	29	29	35	37	41	43	43	43	42			37
Median Wait Time (mins)	52.42	29.00	23.70	24.59	22.35	18.47	28.31	24.08	39.40	26.93			28.93

Total Requested Boardings ⓘ	Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	
1115	806	1.14	308	29	27.65 %	2.6 %	976	
Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ	Mean Wait Time ⓘ	Median Wait Time ⓘ
700	1	275	24	6.06	12.81 min	3.59 mi	53.46 min	26.93 min
Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Avg. # Riders per Request ⓘ			
58.56 %	41.44 %	0 %	0 %	0 %	1.15			

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	634	641	575	562	571	611	592	606	579	576			5,947

Monthly Compliance

911 Response Plan (groups)	Responses	Transports	Exceptions	Compliance %
City of Kaufman P1	37	31	5	86%
City of Kaufman P2	82	47	3	96%
City of Kaufman P3	17	11		100%
Total	136	89	8	94%

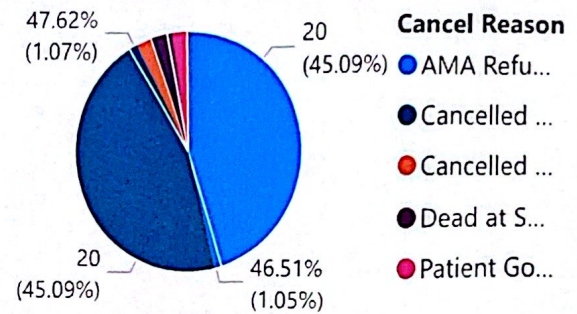


June 2024

Destination

Dropoff Fac	Transports	Cumulative %
Baylor Scott & White - Dallas (DBMC)	4	4.60%
Baylor Scott & White - Sunnyvale (SUNV)	5	9.43%
Children's Medical Ctr (DCMC)	2	2.47%
Dallas Regional Medical Center (MDR1)	3	3.49%
Parkland Hospital (DPKD)	1	3.57%
Texas Health Dallas (DPMC)	4	5.80%
Texas Health Kaufman (KAUF)	68	77.27%
Texas Health Rockwall (RKPH)	1	12.50%
Total	88	100.00%

Non Transports



Average Response Time

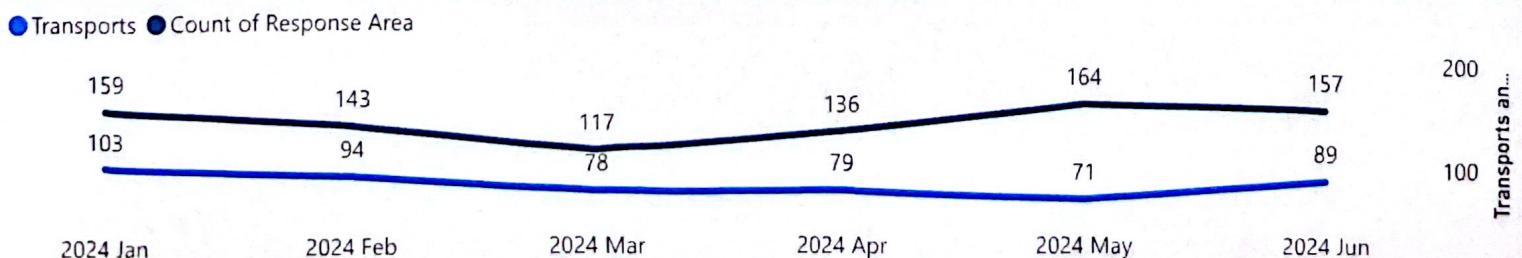
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Average Response Time

Fractile Time

Fractile Group	Responses	Cum Response %
5 to 10 Minutes	53	48.18%
10 to 15 Minutes	49	43.75%
15 to 20 Minutes	6	5.88%
Total	112	100.00%

Ground Ambulance Responses and Transports by Month





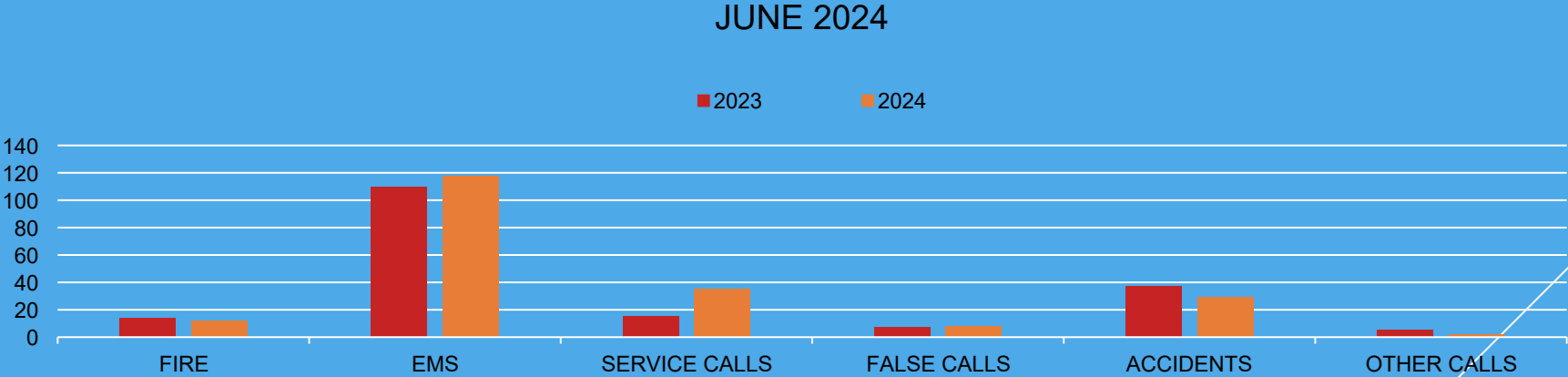
KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT June 2024

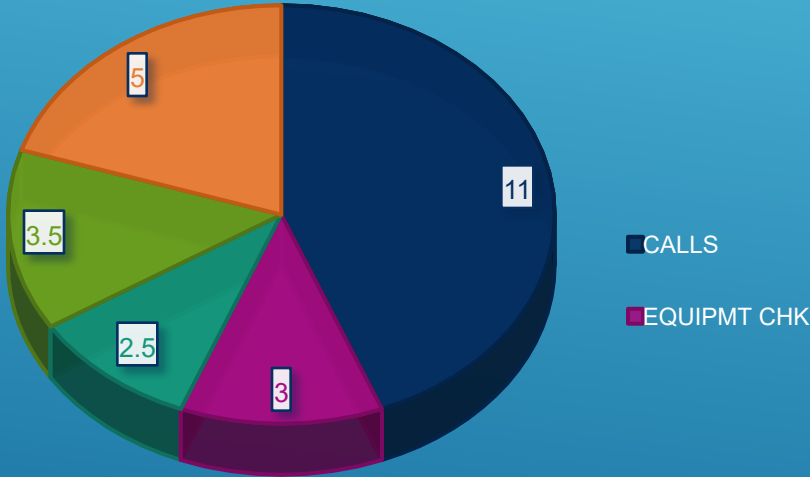
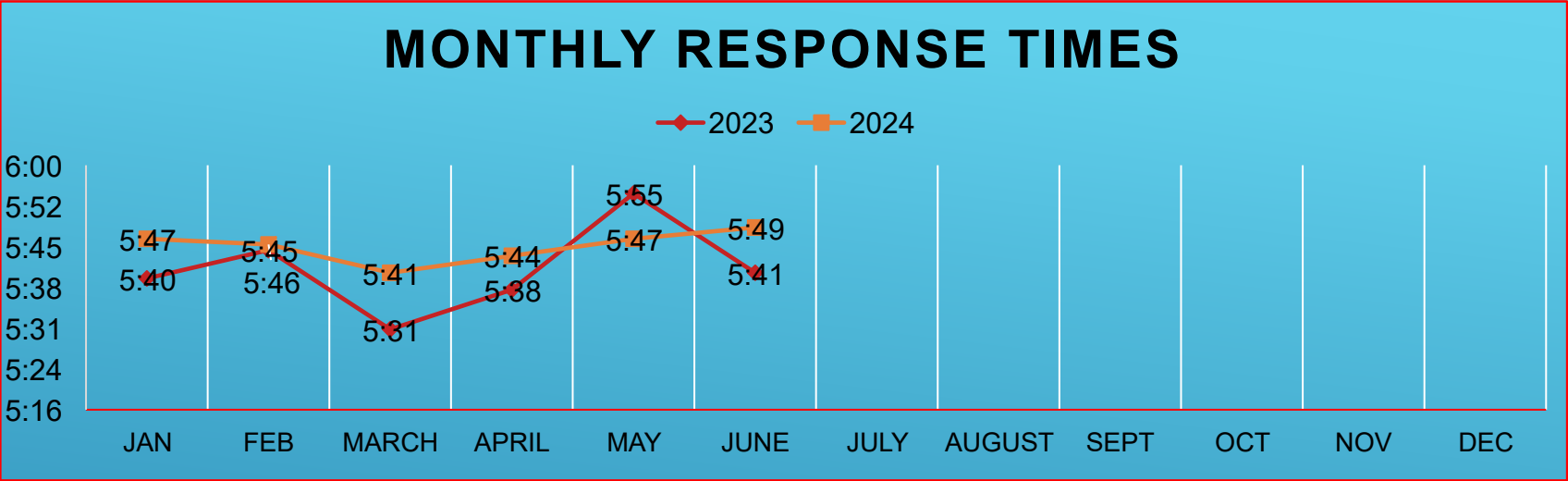


KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JUNE 2024



	2023 JUNE	2024 JUNE	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT. 22 TO JUNE 23	FISCAL YTD OCT. 23 TO JUNE 24	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	14	12	-42%	133	162	22%
RESCUE & EMERGENCY MEDICAL SERVICES	110	118	4%	992	916	-8%
HAZARDOUS CONDITIONS	10	21	293%	124	192	35%
SERVICE /INSP/ GOOD INTENT CALLS	15	35	100%	146	268	46%
FALSE ALARMS & FALSE CALLS	7	8	-25%	77	69	-12%
ACCIDENTS	37	29	39%	300	283	-6%
OTHER INCIDENTS	5	2	-150%	50	42	-19%
TOTAL CALLS	198	254	22%	1822	1932	6%





SHIFT HOURLY UTILIZATION 43 %
NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

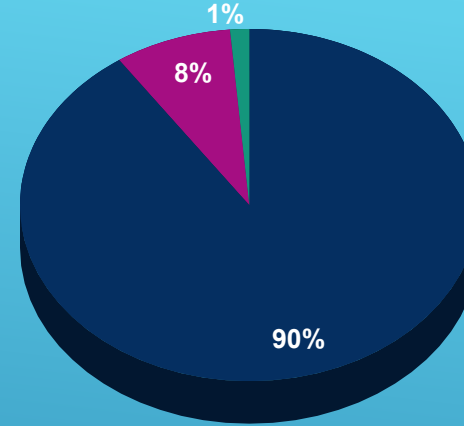
JUNE PREVENTION REVIEW

2 DEVELOPMENT PLANS REVIEWED

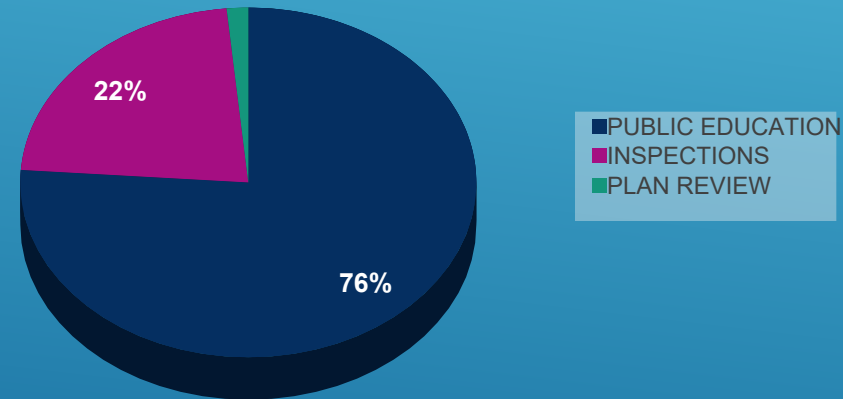
CONDUCTED 40 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 100 KIDS AND
CITIZENS

YEARLY 2023



JUNE 2024



PERSONNEL CONTINUING EDUCATION

FIRE

FIREWORKS SAFETY AND STANDBY PROCEDURES

EMS

MEDICAL ISSUES SCENARIOS INJURIES AND TREATMENT

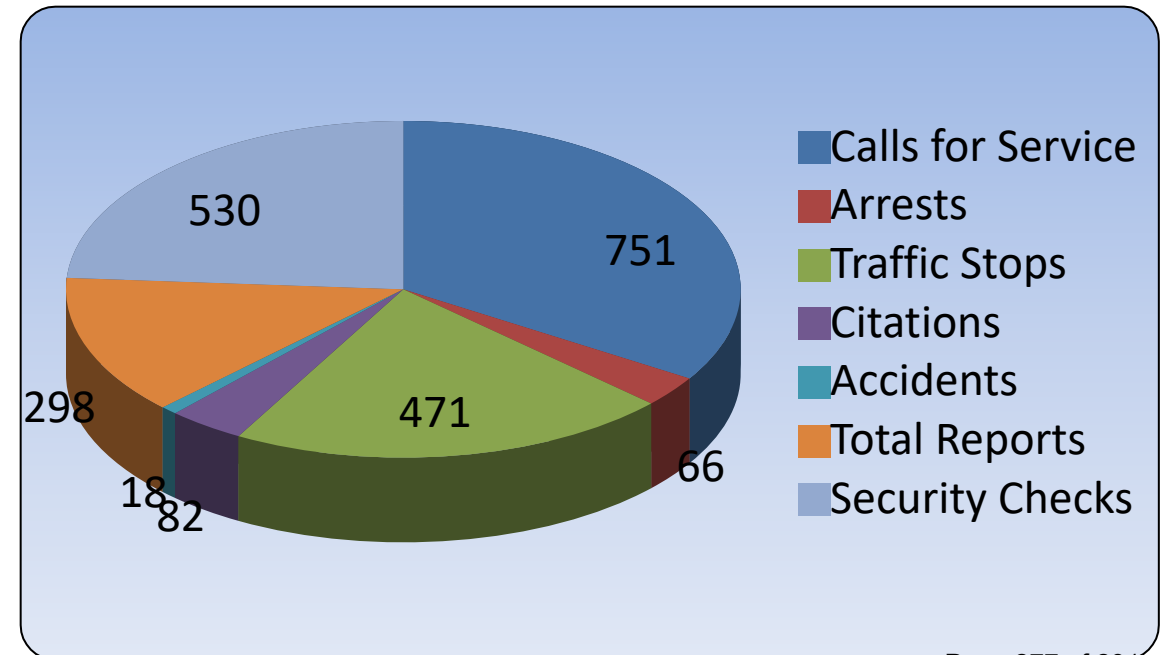
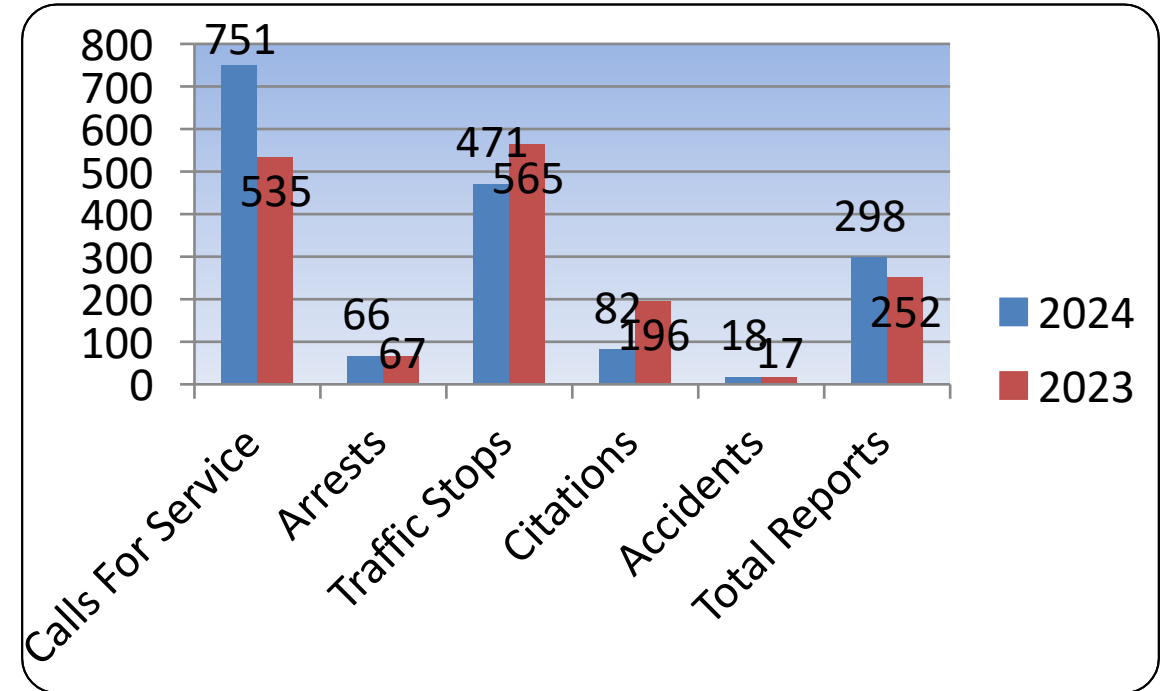


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY JUNE 2024

June 2024, Kaufman Police Department's Patrol Division Activity:

- **751** Calls For Service, Including Accidents
- **18** Traffic Accidents
- Completed **530** Homes, Parks, & Business Checks
- Completed **471** Traffic Stops
- Completed **51** Offense Reports
- Completed **247** Incident Reports
- Completed **298** Reports
- Made **66** Arrests
- Average monthly response time to calls is **5:00** minutes.



Community Engagement June 2024



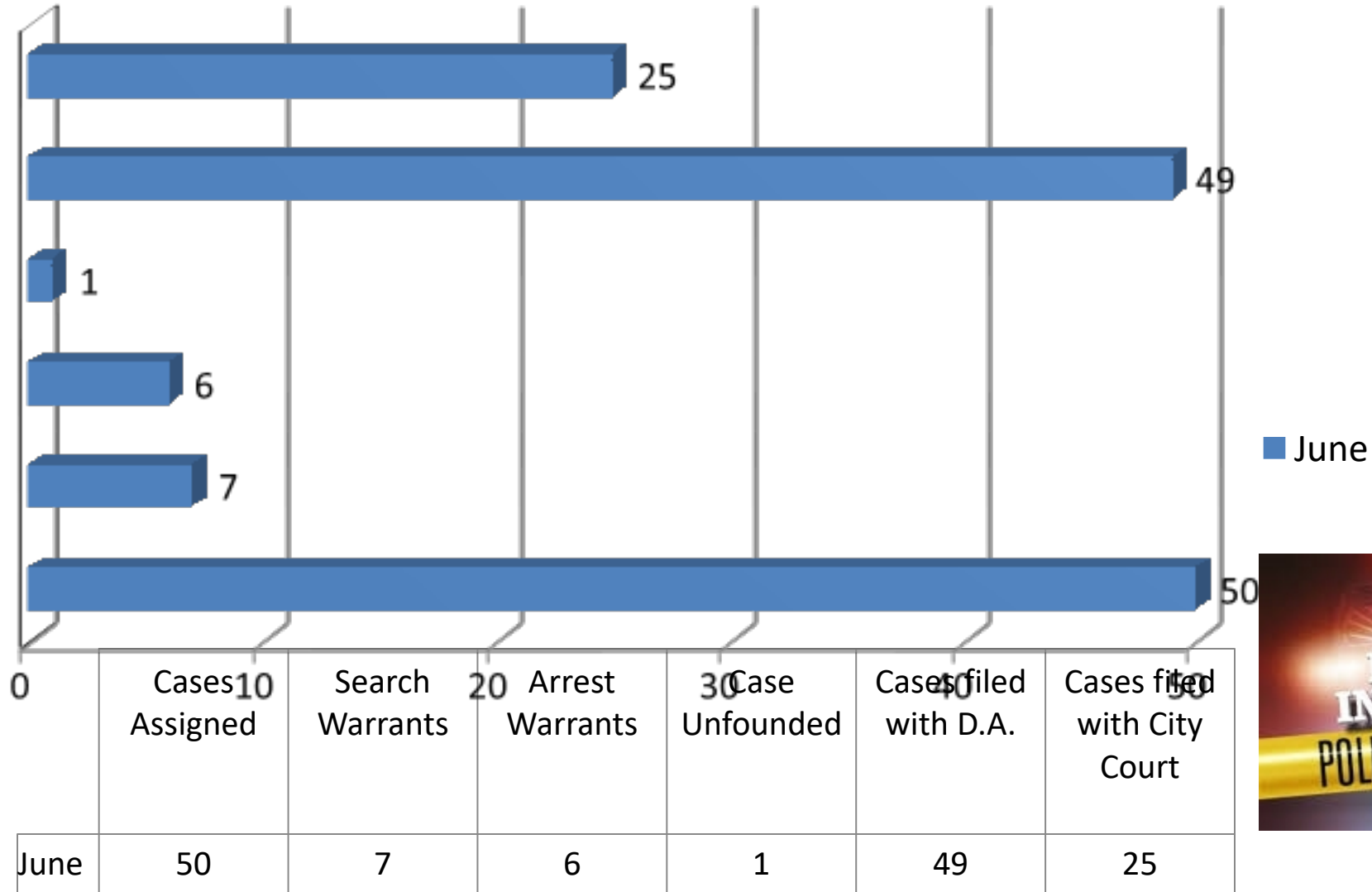
Social Media Posts 17, Facebook Followers 13K.

Events attended by Kaufman Police Department employees:

- All personnel attended Kaufman's Red White & Boom Parade and Event.
- Chief Edwards attended Lions Club meetings.
- Chief Edwards attended the Kaufman County Leadership course.
- Kaufman Police Department hosted interview boards for new hires.
- Girl Scout Troop 6864 and Service Unit 174 toured the Kaufman Police Department and provided cookies!!!

Training:

- Kaufman Police Department Captain Leftwich, Sergeant Stastny and Sergeant Wagner assisted in ALERRT training for officers.
- Captain Leftwich conducted NAPD driving course for officers.
- All personnel received firearms qualifications and training for new duty weapons.

Kaufman Criminal Investigations Division
June 2024



Year to Date Comparison Report

Printed On: 07/09/2024

Page 1 of 3

Beginning Date: 01/01/2024

Ending Date: 06/30/2024

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	41	34	4.59	25	64.00%
Aggravated Assault	7	7	0.78	3	133.33%
Intimidation	1	0	0.11	0	-
Simple Assault	33	27	3.69	22	50.00%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	9	2	1.01	7	28.57%
Counterfeiting/Forgery, Total	3	1	0.34	5	-40.00%
Destruction/Damage/Vandalism of Property, Total	14	4	1.57	19	-26.32%
Drug/Narcotic Offenses, Total	146	143	16.34	156	-6.41%
Drug Equipment Violations	35	35	3.92	47	-25.53%
Drug/Narcotic Violations	111	108	12.42	109	1.83%
Embezzlement, Total	0	0	0.00	7	-100.00%
Extortion/Blackmail, Total	0	0	0.00	0	-
Fraud Offenses, Total	10	9	1.12	5	100.00%
False Pretense/Swindle/Confidence Game	3	3	0.34	0	-
Credit Card/Automatic Teller Machine Fraud	2	2	0.22	1	100.00%
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	5	4	0.56	4	25.00%
Gambling Offenses, Total	0	0	0.00	1	-100.00%
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	1	-100.00%
Sports Tampering	0	0	0.00	0	-



Year to Date Comparison Report

Printed On: 07/09/2024

Page 2 of 3

Beginning Date: 01/01/2024

Ending Date: 06/30/2024

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	1	0	0.11	0	-
Murder and Nonnegligent Manslaughter	1	0	0.11	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	0	-
Larceny/Theft Offenses, Total	73	34	8.17	52	40.38%
Motor Vehicle Theft, Total	10	1	1.12	13	-23.08%
Pornography/Obscene Material, Total	1	1	0.11	1	0.00%
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	0	-
Sex Offenses, Total	4	1	0.45	3	33.33%
Fondling	0	0	0.00	3	-100.00%
Rape	2	1	0.22	0	-
Sexual Assault with an Object	2	0	0.22	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	2	2	0.22	1	100.00%
Weapons Law Violations, Total	12	12	1.34	9	33.33%
Group A Offense, Total	326	244	36.49	304	7.24%



Year to Date Comparison Report

Printed On: 07/09/2024

Page 3 of 3

Beginning Date: 01/01/2024

Ending Date: 06/30/2024

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	46	35	5.15	28	64.29%
Crimes Against Property, Total	121	53	13.54	109	11.01%
Crimes Against Society, Total	159	156	17.80	167	-4.79%
Officers Killed or Assaulted YTD	0			0	-

June 2024, Kaufman Code Compliance Located or Responded To-

- Total Violations – 81
- Cases Opened/First Notice Sent – 43
- Second Notice of Violation Sent – 2
- Cases Sent To Court – 2
- Cases Closed – 39
- Current Active Cases - 64



KAUFMAN POLICE DEPARTMENT
ANIMAL SERVICES REPORT JUNE 2024

June 2024, Kaufman Animal Services Responded To-

- Calls For Service - 37
- Follow-up Calls - 1
- Warnings Issued – 5
- Citations Issued – 2
- Traps Set – 0

Animals Captured

On Calls – 5
On View – 0

Animals Turned Over

To Owner – 1
To Humane Society – 4

Dead Animals Recovered: - 5

Non-Domestic Animals Captured – 0



DUCK... It's Animal Control !



REPEAT AFTER ME:





Development Services June Monthly Report
Permits Issued: 6/01/2024-6/30/2024

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project Fees Paid	Project Valuation	Project Square Feet
Commercial Building Tenant Finish Out	112 N Washington St.	James Dwayne Baumgartner 3D Mechanical Plumbing (General Contractor), Jam	06/11/2024	12425.84	250000	4930
Driveway, Parking Lot or Sidewalk Permit (R)	205 Wykagyl St.	Ness Tijerina (General Contractor)	06/10/2024	80	2000	0
Driveway, Parking Lot or Sidewalk Permit (R)	1104 Phillips Cir.	Jeanette Balderas Balderas Concrete LLC (General Contractor)	06/27/2024	82.4	122500	0
Early Grading - Enclave at Kings Fort	0000 Tabor Pkwy.	Bradley Brueggemann Frontline Construction Management LLC (General Contrac	06/11/2024	82.4	5317164	0
Electrial Permit (R) - Mike Lucas	1000 S Jefferson St.	Randall Gardner (Electrical Contractor)	06/06/2024	82.4	1200	0
Electrical Permit (R)	307 E Oak St.	Aaron Wham A And M Electrical (Electrical Contractor)	06/26/2024	0	500	0
Electrical Permit (R)	500 S Monroe St.		06/12/2024	82.4	1800	0
Electrical Permit (R)	608 S Wilson St.	Israel Tirado A&I Contracting Inc (Electrical Contractor)	06/12/2024	82.4	150	0
Electrical Permit (R)	607 S Wilson St.	George Taylor Lumpys Electric LLC (Electrical Contractor)	06/11/2024	82.4	1400	0
Electrical Permit (R)	304 E Oak St.	Aaron Wham A And M Electrical (Electrical Contractor)	06/20/2024	82.4	500	0
Electrical Permit (R)	116 S Shannon St.	Ricky Ponton Matrix Electric Company Inc. (Electrical Contractor)	06/04/2024	82.4	500	0
Electrical Permit (R)	300 E 6th St.	Ismael Lopez La Fuente Restaurant (Home Owner)	06/04/2024	80	700	0
Electrical Permit (R)	603 S Wilson St.	Randall Gardner (Electrical Contractor)	06/05/2024	82.4	1200	0
Electrical Permit (R)	1905 Leon St.	James Caldwell JC6 Services LLC (Electrical Contractor)	06/04/2024	82.4	3500	0
Electrical Permit (R)	600 Cates Dr.	Robert Smith Accurate Home Services (Electrical Contractor)	06/05/2024	82.4	7647	0
Electrical repairs	402 E Temple	Roderick Lee Roderick Lee Electrical (Electrical Contractor)	06/18/2024	82.4	1700	0
Fence Permit (R)	1591 Anthony St.	Camilo Resendiz CRA Home Construction (General Contractor)	06/12/2024	82.4	2500	0
Fence Permit (R)	3620 Jordan Way	Bryan Mendez BLM Fence LLC (General Contractor)	06/24/2024	82.4	700	0
Fence Permit (R)	501 E Hickory St.		06/21/2024	82.4	2000	0
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (Vent-a-Hood)	112 N Washington St.	Stephen Ashley Sanders Excel Coring and Concrete (Fire Sprinkler Underground)	06/12/2024	367.09	16920	0
Foundation Repair (R)	1504 Highglen Trl.	Caitlin Brown Pinnacle Foundation Repair (Foundation Contractor)	06/05/2024	82.4	17278	0
Irrigation Permit (R)	3636 Jordan Way	Kenneth Cartwright Land Pro Creations (Irrigation Contractor)	06/27/2024	82.4	3000	0
Irrigation Permit (R)	3638 Jordan Way	Kenneth Cartwright Land Pro Creations (Irrigation Contractor)	06/27/2024	82.4	3000	0
Irrigation Permit (R)	3642 Jordan Way	Kenneth Cartwright Land Pro Creations (Irrigation Contractor)	06/27/2024	82.4	2998	0
Mechanical Permit	1714 Ola Rd.	Robert Smith Accurate Home Services (Mechanical Contractor)	06/25/2024	82.4	13093.91	0
Plumbing Permit (R)	105 Circle Dr.	David Kirk Mesquite Plumbing Inc. (Plumbing Contractor)	06/19/2024	82.4	2300	0
Residential Addition, Remodel or Repair	1611 Anthony St.		06/19/2024	319.3	0	0
Residential Addition, Remodel or Repair	207 E 2ND NORTH St.	Jose Zamora Zamora 7 Electric LLC (Electrical Contractor), Raul Alvarado Alvarad	06/18/2024	1145.6	0	0
Residential Addition, Remodel or Repair	909 Crestview Dr.	James Mathis Ardent Partners III Inc (General Contractor), Julio Echeverria EB El	06/12/2024	1026.91	0	0
Residential Addition, Remodel or Repair	1519 STILL MEADOW Dr.		06/18/2024	144	0	0
Residential Addition, Remodel or Repair	1607 S Houston St.	George Taylor Lumpys Electric LLC (Electrical Contractor), Jason Raiburn (Genera	06/18/2024	1271	0	0
Residential New Permit	3617 Jordan Way	James Stinebaugh Premier Plumbers of Texas (Plumbing Contractor), Jory McDar	06/27/2024	5366.27	399000	3073
Residential New Permit	3744 Brookgreen Ln.	James Stinebaugh Premier Plumbers of Texas (Plumbing Contractor), Jory McDar	06/27/2024	5329.67	416000	2951
Residential New Permit	601 Melody Cir.	Enrique Lopez Elf Home Renovation LLC (General Contractor), Hernan Hernande	06/19/2024	8161.07	200000	7559
Roofing (R)	1002 W Grove St.	Steve Carter Carter Builders (General Contractor)	06/19/2024	80	10000	0
Roofing (R)	1500 Rand Rd.	Jason Hendrix Stiller Roofing (Roof Contractor)	06/04/2024	164.8	1	0
Sign Permit	3458 E Hwy 175	Brett James Texas Signs (Sign Contractor)	06/13/2024	148.32	1500	0
Solar Panel Permit (R)	1505 Elizabeth St.	Syed Iqbal Quality Solar (Electrical Contractor)	06/26/2024	539.9	14000	0
Solar Panel Permit (R)	1802 Pecan Valley Dr.	Syed Iqbal Quality Solar (Electrical Contractor)	06/26/2024	539.9	15000	0
Solar Panel Permit (R)	1701 Phillips Cir.	Syed Iqbal Quality Solar (Electrical Contractor)	06/27/2024	545.9	13000	0
Swimming Pool / Spa	4037 Three Forks Rd.	Joshua Langel Splash Pad Pool Builder (Pool Contractors), Michael Cruz Titan Plu	06/10/2024	525.3	114000	0
Swimming Pool / Spa	3622 Jordan Way	CINDY ROSEN AR ELECTRIC (Electrical Contractor), Donovan Naras Aquamarine R	06/27/2024	525.3	1	0
				40,516.57	40516.57	40516.57

July 2024						
◀ June						August ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Planning & Zoning Meeting	3	4 City Hall Closed- Independ. Day	5	6
7	8	9 KEDC	10	11	12	13
14	15	16	17	18 Parks & Rec Meeting	19	20
21	22 Regular City Council Meeting	23 TML Conference Registration Open	24	25	26	27
28	29	30	31			

August 2024						
◀ July						September ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Budget Workshop & Special City Council Meeting	6 Planning & Zoning Meeting	7	8 Economic Summit	9	10
11	12	13 KEDC	14	15 Parks & Rec Meeting	16	17
18	19	20	21	22	23	24
25	26 Regular City Council Meeting	27	28	29	30	31

September 2024						
◀ August					October ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 City Hall Closed- Labor Day	3 Planning & Zoning Meeting	4	5	6	7
8	9	10 KEDC	11	12	13	14
15	16	17	18	19 Parks & Rec Meeting	20	21
22	23 Regular City Council Meeting	24	25	26	27	28
29	30					

October 2024						
◀ September					November ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Meeting	2	3	4	5
6	7	8 KEDC	9 TML Conference	10 TML Conference	11 TML Conference	12 Kaufman Harvest Fest
13	14 City Hall Closed- Columbus Day	15	16	17 Parks & Rec Meeting	18	19
20	21	22	23	24	25	26
27	28 Regular City Council Meeting	29	30	31		

November 2024						
◀ October					December ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11 City Hall Closed- Veteran's Day	12 KEDC	13	14	15	16
17	18	19	20	21 Parks & Rec Meeting	22	23
24	25 Regular City Council Meeting	26	27	28 City Hall Closed- Thanksgiving Day	29 City Hall Closed- Thanksgiving Day	30

December 2024						
◀ November						
January ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Planning & Zoning Meeting	4	5	6	7 Christmas on the Square
8	9	10 KEDC	11	12	13	14
15	16 Regular City Council Meeting	17	18	19 Parks & Rec Meeting	20	21
22	23	24 City Hall Closed- Christmas	25 City Hall Closed- Christmas	26	27	28
29	30	31				