



**AGENDA
JOINT MEETING BETWEEN
KAUFMAN ECONOMIC
DEVELOPMENT CORPORATION
AND CITY COUNCIL**

MONDAY, NOVEMBER 22, 2021 - 6:00 PM

CITY HALL COUNCIL CHAMBERS

209 S. WASHINGTON STREET

KAUFMAN, TEXAS 75142

AND VIA VIDEOCONFERENCE/TELECONFERENCE

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
WWW.ZOOM.US/JOIN OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 839 1880 7526
PASSWORD: 708614**

PLEDGE OF ALLEGIANCE

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

Chairman calls the KEDC Meeting to order, states the date and time, state Directors present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council/KEDC 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 or KEDC on any subject but must first complete a Request to Speak Form so that the Mayor or Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council or KEDC as a whole. **When addressing the Council or KEDC, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council or the Chairman and KEDC Directors.**

PRESENTATION

1. GFOAT Budget Award Presentation and Discussion
2. Fire Department Promotion Recognition Presentation and Discussion

EXECUTIVE SESSION

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

- a. Texas Government Code §551.072: Deliberation regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: County Owned Property and TxDOT Property

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

KEDC DISCUSSION/ACTION ITEMS

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

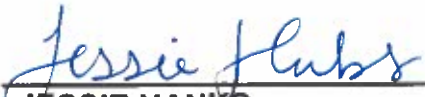
KEDC ADJOURNMENT

COUNCIL DISCUSSION/ACTION ITEMS

5. Consider and take appropriate action, if any, on matters discussed in Executive Session.
6. Consider and take appropriate action on Resolution R-37-21, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Two within the City of Kaufman, Texas; providing a copy of the Petition; providing a copy of the Notice of Public Hearing; and authorizing the issuance of such Notice by the City Secretary of Kaufman, Texas regarding the Public Hearing as required by law. (Prairie Creek Development)

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, NOVEMBER 19, 2021, 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: 839 1880 7526 PASSWORD: 708614**

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.

October 07, 2021

Mary Wennerstrom
Director of Finance
City of Kaufman
209 South Washington
Kaufman, TX 75142

Dear Ms. Wennerstrom:

We are pleased to inform you, based on the examination of your budget by a panel of independent reviewers, that your budget document has been awarded the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) for the current fiscal period. This award is the highest form of recognition in governmental budgeting. Its attainment represents a significant achievement by your organization.

The Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next annual budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption. Information about how to submit an application for the Distinguished Budget Program application is posted on GFOA's website.

Each program participant is provided with confidential comments and suggestions for possible improvements to the budget document. Your comments are enclosed. We urge you to carefully consider the suggestions offered by our reviewers as you prepare your next budget.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award. Enclosed is a Certificate of Recognition for Budget Preparation for:

Mary Wennerstrom, Director of Finance

Continuing participants will receive a brass medallion that will be mailed separately. First-time recipients will receive an award plaque within eight to ten weeks. Enclosed is a camera-ready reproduction of the award for inclusion in your next budget. If you reproduce the camera-ready image in your next budget, it should be accompanied by a statement indicating continued compliance with program criteria. The following standardized text should be used:

Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **City of Kaufman, Texas**, for its Annual Budget for the fiscal year beginning **October 01, 2020**. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

A press release is enclosed.

Upon request, GFOA can provide a video from its Executive Director congratulating your specific entity for winning the Budget Award.

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients can be found on GFOA's website at www.gfoa.org. If we can be of further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,

A handwritten signature in black ink, reading "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services Center

Enclosure

FOR IMMEDIATE RELEASE

October 07, 2021

For more information, contact:

Technical Services Center

Phone: (312) 977-9700

Fax: (312) 977-4806

E-mail: budgetawards@gfoa.org

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **City of Kaufman, Texas**, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Mary Wennerstrom, Director of Finance**.

There are over 1,700 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources and practical research for more than 21,000 members and the communities they serve.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Kaufman
Texas**

For the Fiscal Year Beginning

October 01, 2020

Christopher P. Morill

Executive Director



**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

**Mary Wennerstrom, Director of Finance
City of Kaufman, Texas**



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards

Executive Director

Christopher P. Morill

Date: **October 07, 2021**



Meeting
Date: 11/22/2021

Date: 11/12/2021

Item #: 6.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-37-21, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Two within the City of Kaufman, Texas; providing a copy of the Petition; providing a copy of the Notice of Public Hearing; and authorizing the issuance of such Notice by the City Secretary of Kaufman, Texas regarding the Public Hearing as required by law. (Prairie Creek Development)

BACKGROUND:

On November 10, 2021, staff received a petition for the creation of a Public Improvement District from SRP Development, LLC. (Prairie Creek Phase 3). This item is the set the public hearing regarding the creation of the PID.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-37-21 as presented.

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

RESOLUTION R-37-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, CALLING FOR A PUBLIC HEARING ON THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT BEING LOCATED WITHIN THE CITY OF KAUFMAN (CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. TWO); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the "City Council") of the City of Kaufman, Texas (the "City") has received a petition (the "Petition") requesting creation of a public improvement district (the "PID") under Chapter 372 of the Texas Local Government Code (the "Act"), from the record owners of taxable real property representing more than fifty percent ("50%") of the appraised value of the real property liable for assessment in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as **Exhibit 1**, has been examined, verified, and found to meet the requirements of Sections 372.005(a) and 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in the Exhibit to the Petition, said area for the PID being within the City and identified as "City of Kaufman Public Improvement District No. Two); and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

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

SECTION 1: That a public hearing is hereby **scheduled 6:00 p.m. on December 20, 2021**, in the **City Council Chamber at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142** to receive public comment on the creation of the PID in the area more specifically described in the Petition, **Exhibit 1** hereto (attached as Exhibit A to Exhibit 1), pursuant to the Act; and

SECTION 2: That notice of said hearing, in the substantially final form set forth in **Exhibit 2** attached hereto, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City and in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

SECTION 3: That written notice, in the substantially final form set forth in Exhibit 2 attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the PID, before the 15th day prior to the date set for the hearing; and

SECTION 4: That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

SECTION 5: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

SECTION 6: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Kaufman, Texas this 22nd day of November, 2021.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

EXHIBIT 1

PETITION

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY LIMITS OF KAUFMAN, TEXAS FOR THE PRAIRIE CREEK PUBLIC IMPROVEMENT DISTRICT.

This petition ("Petition") is submitted and filed with the City Secretary of the City of Kaufman, Texas ("City"), by SRP Development, LLC, a Texas limited liability company, (the "Petitioner"), owner of real property located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the city limits, more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B** (the "Property"). In support of this Petition, the Petitioner presents the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs (including but not limited to the funding of any capitalized interest and reserve funds), eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment administration and operation of the District, will not exceed \$3,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment.

Kaufman Public Improvement District PID Petition

Exhibit I

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

Section 6. Management of the District.

The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person(s) signing this Petition request(s) the establishment of the District, is duly authorized, and has the authority to execute and deliver the Petition.

Section 8. Advisory Board.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s).

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The Petitioner requests that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as

provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED, on the 10 day of Nov., 2021.

Petitioner:

SRP Development, LLC, a Texas limited liability company



Crockett Boney

Manager of SRP Development, LLC

EXHIBIT A

Metes and Bounds Description

17.48 ACRES

WHEREAS SRP DEVELOPMENT, LLC, BEING THE OWNER OF 17.480 ACRES OF LAND IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, CITY OF KAUFMAN, KAUFMAN COUNTY, AS DESCRIBED AS FOLLOWS:

TRACT 1

BEING 16.341 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO.21, KAUFMAN COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 16.339 ACRE TRACT DESCRIBED AS TRACT III IN WARRANTY DEED WITH VENDOR'S LIEN TO PARKS HOME CONSTRUCTION LLC AND RECORDED IN INSTRUMENT NUMBER 2018-022333, DEED RECORDS. KAUFMAN COUNTY, TEXAS (D.R.KC. T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6520" SET IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836 (90 RIGHT-OF-WAY) AT THE NORTH CORNER OF THE ABOVE-MENTIONED 16.339 ACRE TRACT;

THENCE SOUTH 45 DEGREES 14 MINUTES 38 SECONDS EAST, WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836. A DISTANCE OF 90.82 FEET TO A 3/8" IRON ROD WITH ORANGE CAP STAMPED "RPLS 5244" FOUND (HEREAFTER CALLED IRON ROD FOUND) AT THE MOST NORTHERLY EAST CORNER OF SAID 16.339 ACRE TRACT AND THE MOST NORTHERLY CORNER OF THE 19.524 ACRE CITY OF KAUFMAN TRACT AS RECORDED IN DOCUMENT NUMBER 2009-00012684 (D.R.K.C.T.);

THENCE ALONG THE SOUTHEAST LINE OF SAID 16.339 ACRE TRACT AND THE COMMON NORTHWEST LINE OF THE ABOVE-MENTIONED 19.524 ACRE TRACT THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 56 MINUTES 46 SECONDS WEST, A DISTANCE OF 132.14 FEET TO AN IRON ROD FOUND;
- 2) SOUTH 15 DEGREES 18 MINUTES 18 SECONDS WEST, A DISTANCE OF 62.89 FEET TO AN IRON ROD FOUND;
- 3) SOUTH 07 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 184.44 FEET TO AN IRON ROD FOUND;
- 4) SOUTH 44 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 70.10 FEET TO AN IRON ROD FOUND;
- 5) SOUTH 46 DEGREES 23 MINUTES 03 SECONDS EAST, A DISTANCE OF 39.23 FEET TO AN IRON ROD FOUND;

- 6) SOUTH 43 DEGREES 41 MINUTES 40 SECONDS WEST, A DISTANCE OF 115.07 FEET TO AN IRON ROD FOUND;
- 7) SOUTH 46 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 85.51 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90 DEGREES 03 MINUTES 59 SECONDS, A RADIUS OF 40.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 56.60 FEET;
- 8) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 62.88 FEET TO AN IRON ROD FOUND;
- 9) SOUTH 44 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 457.07 FEET TO AN IRON ROD FOUND;
- 10) SOUTH 45 DEGREES 05 MINUTES 09 SECONDS EAST, A DISTANCE OF 124.71 FEET TO AN IRON ROD FOUND;
- 11) SOUTH 44 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 214.51 FEET TO AN IRON ROD FOUND;
- 12) SOUTH 46 DEGREES 23 MINUTES 03 SECONDS EAST, A DISTANCE OF 143.96 FEET TO AN IRON ROD FOUND;
- 13) SOUTH 43 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 125.37 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 219 DEGREES 52 MINUTES 01 SECONDS, A RADIUS OF 50.00 FEET AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 25 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 94.01 FEET;
- 14) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 191.87 FEET TO AN IRON ROD FOUND;
- 15) SOUTH 06 DEGREES 19 MINUTES 22 SECONDS EAST, A DISTANCE OF 207.37 FEET TO AN IRON ROD FOUND IN THE NORTHEAST LINE OF KAUFMAN BUSINESS PARK, AN ADDITION TO THE CITY OF KAUFMAN BY PLAT THEREOF RECORDED IN CABINET 2, SLIDE 247, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (P.R.K.C.T.);
- THENCE NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST, ALONG THE NORTHEAST LINE OF KAUFMAN BUSINESS PARK. A DISTANCE OF 980.99 FEET TO A 1 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6520" SET AT THE WEST CORNER OF SAID 16.339 ACRE TRACT;
- THENCE NORTH 44 DEGREES 57 MINUTES 29 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 16.339 ACRE TRACT, A DISTANCE OF 1515.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.341 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING 1.139 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY. ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 1.138 ACRE TRACT DESCRIBED AS TRACT IV IN

WARRANTY DEED WITH VENDOR'S LIEN TO PARKS HOME CONSTRUCTION, LLC AND RECORDED IN INSTRUMENT NUMBER

2018-0021333, DEED RECORDS, KAUFMAN COUNTY, TEXAS (D.R.K.C. T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD WITH ORANGE CAP STAMPED "RPLS 5244" FOUND (HEREAFTER CALLED IRON ROD FOUND) AT THE INTERSECTION OF SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836 (90' RIGHT-OF-WAY) WITH THE NORTHWEST LINE OF MELODY DRIVE (50' RIGHT-OF-WAY), SAME BEING THE EAST CORNER OF THE ABOVE-MENTIONED 1.138 ACRE TRACT;

THENCE SOUTH 44 DEGREES 44 MINUTES 36 SECONDS WEST, WITH THE NORTHWEST LINE OF MELODY DRIVE, A DISTANCE OF 175.00 FEET TO AN IRON ROD FOUND IN THE NORTHEAST LINE OF LOT 33, BLOCK C, PRAIRIE CREEK ESTATES, PHASE 2, AN ADDITION TO THE CITY OF KAUFMAN BY PLAT THEREOF RECORDED IN CABINET 2, SLIDE 721, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (P R.K.C. T);

THENCE NORTH 45 DEGREES 14 MINUTES 38 SECONDS WEST, A DISTANCE OF 19.51 FEET TO AN IRON ROD FOUND AT THE NORTH CORNER OF THE ABOVE-MENTIONED LOT 33;

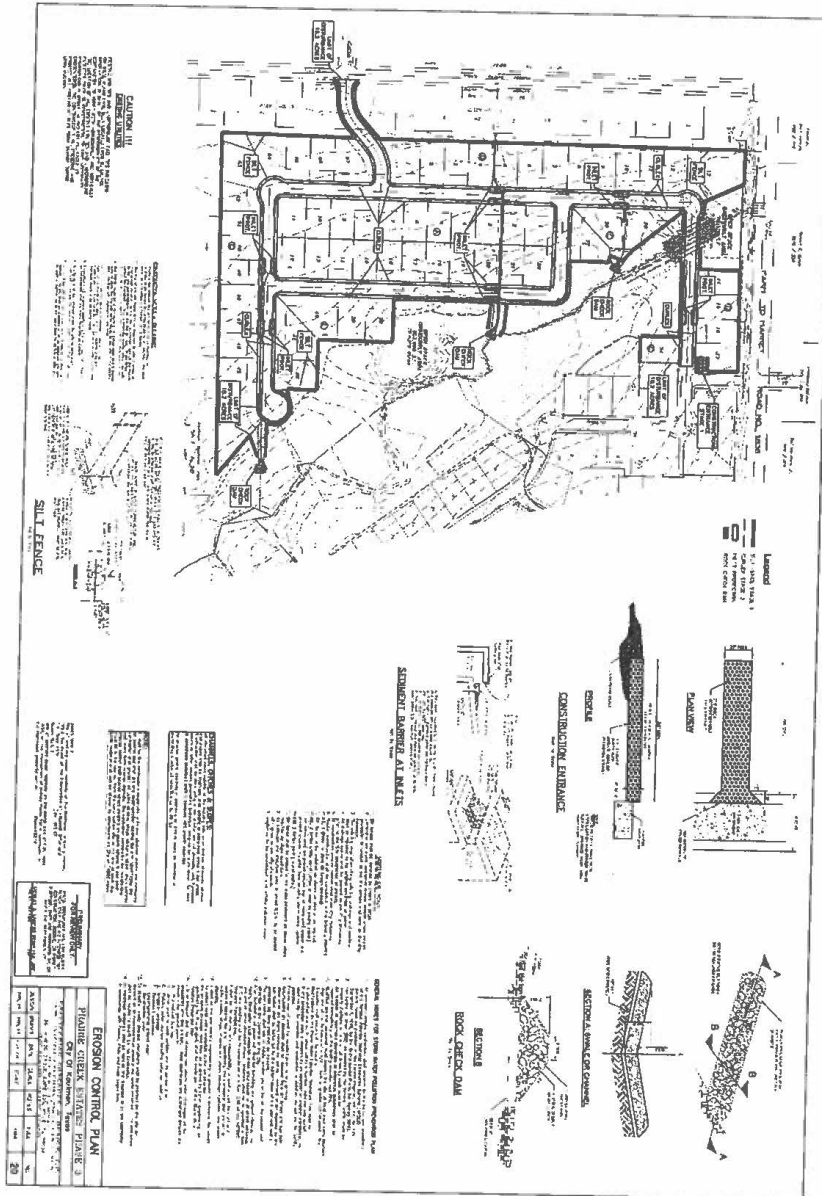
THENCE SOUTH 44 DEGREES 44 MINUTES 36 SECONDS WEST, A DISTANCE OF 114.90 FEET TO AN IRON ROD FOUND IN A NORTHEAST LINE OF THE 19.524 ACRE CITY OF KAUFMAN TRACT AS RECORDED IN DOCUMENT NUMBER 2009-00012684, (D.R.K.C.T.) AT THE WEST CORNER OF SAID LOT 33, SAME BEING THE SOUTH CORNER OF SAID 1.138 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 1.138 ACRE TRACT AND THE ABOVE-MENTIONED 19.524 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 14 MINUTES 38 SECONDS WEST, A DISTANCE OF 75.00 FEET TO AN IRON ROD FOUND;
- 2) NORTH 44 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 164.96 FEET TO AN IRON ROD FOUND;
- 3) NORTH 45 DEGREES 14 MINUTES 38 SECONDS WEST, A DISTANCE OF 195.69 FEET TO AN IRON ROD FOUND;
- 4) NORTH 44 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 124.44 FEET TO AN IRON ROD FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836;

THENCE SOUTH 45 DEGREES 14 MINUTES 38 SECONDS EAST, ALONG THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836 AND THE COMMON NORTHEAST LINE OF SAID 1.138 ACRE TRACT, A DISTANCE OF 290.21 TO THE POINT OF BEGINNING AND CONTAINING 1.139 ACRES OF LAND, MORE OR LESS.

EXHIBIT B Property Depiction



Kaufman Public Improvement District PID Petition

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF KAUFMAN, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CITY (CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. TWO)

NOTICE IS HEREBY GIVEN THAT the City Council (the "City Council") of the City of Baytown, Texas (the "City"), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), will hold a public hearing at **6:00 p.m. on December 20, 2021, in the City Council Chamber at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142** for the purpose of considering the establishment by the City of a public improvement district to be located within the extraterritorial jurisdiction of the City (City Of Kaufman Public Improvement District No. Two).

In accordance with the Act, the City Council has received a petition (the "Petition") from certain property owners within the extraterritorial jurisdiction of the City (the "Petitioners"), that requests the establishment of a public improvement district (the "PID"). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 209 South Washington, Kaufman, Texas 75142. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The general nature of the proposed public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Exhibit 2

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$3,000,000 plus the annual cost of operation and maintenance, if any. The City will pay no costs of the Authorized Improvements or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

BOUNDARIES OF THE PROPOSED PID: Approximately 18 acres of land within the City of Kaufman, Texas. Said property being generally located Southwest of FM 1836 and Melody Drive and identified as the Prairie Creek Development. **A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.**

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF KAUFMAN, TEXAS

Exhibit 2