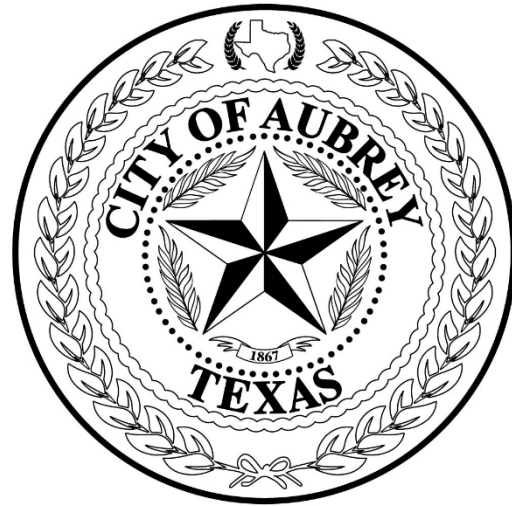


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 27, 2025
6:00 PM



**(Notice of Potential Quorum for Planning & Zoning Commission, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Council Members

Pursuant to Section 551.127, Texas Government Code, one or more Council Members may attend this meeting remotely using videoconferencing technology. A quorum of the board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

1.
 - Fire Department Swearing-in
 - Police Department Swearing-in and promotions
 - Police Department Citizen Achievement Award
 - Annual Easter Egg Hunt and Matthew's Park Grand Opening - April 12th

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

2. Approve minutes of the February 27, 2025 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the absence of council member(s) for the regular meetings identified in the staff report.
6. Approve the 2025 Consumer Price Index adjustment to municipal telecommunications right-of-way access line rates.
7. Approval of the City of Aubrey Authorized Personnel List.
8. Approve Easement Acquisitions for the Rockhill Water Well and Pump Station Improvement Project.
9. Approve a Professional Engineering Services Agreement between the City and Birkhoff, Hendricks, and Carter for the reconstruction design of Frontier Parkway between FM 1385 and approximately Arlo Drive for an amount not to exceed \$237,943.00; and authorize the City Manager to execute necessary documents.
10. Consideration and action on the final acceptance of Highpointe Ranch, Phase 1B, Public Improvements.

New Business: New items requested for consideration.

11. Hold a public hearing, consider and act on Ordinance 895-25 annexing an approximate 3.24 acre tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, generally located at the southwest corner of McNatt Road and Frontier Parkway and any associated right-of-way into the corporate limits of the City; adopting a municipal services agreement; and providing an effective date.

12. Hold a public hearing, consider and act on an ordinance amending Ordinance Number 896-25 Exhibit 14A, "Zoning Ordinance" of Chapter 14, "Zoning" of the Code of Ordinances and the Zoning Map of the City for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a Planned Development District (PD) with base zoning district of GR – General Retail on an approximate 3.243 acres of land located in the J Bridges Jr. Survey, Abstract No. 35, Denton County, Texas, Abstract No. 36. DCAD Parcel ID 1059776. (High Country PD GR, The Lakes FWSD)
13. Consider and take action on a site plan application for 403 S. Main Street, for restaurant use within Aubrey city limits. (*Applicant: SHAP, LLC*)
14. Hold a Public Hearing, to receive comment and consider and take action regarding Ordinance Number 897-25 adopting amendments to the City of Aubrey Land Use Assumptions, Capital Improvements Plan, and Roadway Impact Fees, including the adoption of amendments to Chapter 13, "Utilities", Article 13.09, Water, Wastewater, and Roadway Impact Fees" and Appendix A, "Fee Schedule" of the Code of Ordinances to adopt amended roadway impact fees.
15. Presentation, discussion and action to accept the Fiscal Year 2024 Audit from Whitley Penn.
16. Receive a presentation summarizing the ratings/rankings of the submissions from consultants for City Financial Advisor services in response to the City's request for qualifications, consider and take action to approve the selection of Hilltop Securities as the City's financial advisory firm, and authorize the city manager to negotiate and sign contract documents.
17. Consider and take action on an Ordinance Number 899-25 amending Chapter 6, "Health and Sanitation" of the Code of Ordinances by adopting Article 6.06 "Mobile Food Vendors" in order to authorize and regulate the operation of mobile food vendors in the City; providing a penalty; and providing an effective date
18. Receive a presentation from Raftelis regarding the water and wastewater rate study conducted for the City, consider and take appropriate action regarding a potential water and sewer rate increase.
19. Consider and take appropriate action regarding Ordinance 901-25 repealing the existing Fee Schedule, codified as Appendix A, in the Aubrey Code of Ordinances, and adopting a new Appendix A, "Fee Schedule", Articles A1.000 through A14.000 of the Code, as the City of Aubrey Comprehensive Fee Schedule; and providing an effective date.

Department Updates and Discussion:

20. Administration & Finance:
21. Library:

22. Fire Department: Station Updates
23. Police Department:
 - Power Engage
 - Statistical Update
 - Week That Was
24. Public Works:
 - Wastewater and Water Updates
25. Human Resources:
26. Municipal Development: Sign Grant Update

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

Motion to Recess into Executive Session.

27. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the 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:
 - Highpointe Ranch Development
 - Elm Ridge Fire Services Agreement
 - *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
 - Cencor Development Agreement
 - Project Bravo
 - Fire Service Contracts
 - Hotel Occupancy Tax
 - Renaming of Springhill Road
28. **Section 551.072 Real Property.** 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.
 - Property acquisition for municipal purposes
29. **Section 551.071 (2) and 551.074 Personnel Matters.** Consultation with the 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 Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee or to hear a complaint or charge against an officer or employee:

- City Secretary(Goals)

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

30. Consider and take appropriate action regarding a Development Agreement between the City and Cencor Acquisition Company, Inc, pursuant to Section 212.172 of the Texas Local Government Code for the development of an approximate 3.76 acres of land, generally located at the southwest corner of McNatt Road and Spring Hill Road, within the extraterritorial jurisdiction of the City of Aubrey, Denton County, Texas, for general retail, shopping center, and commercial uses; and authorizing the City Manager to execute necessary documents.
31. Consideration and action on Ordinance 891-25 authorizing the street name change of Springhill Road to South Main Street where South Main converts to Springhill Road and ending at U.S. Route 377; and authorizing both the renaming and the renumbering of certain addresses for properties in the 200,300 and 400 blocks of Springhill Road; and proving an effective date.
32. Consider and take action to approve the 6th Amended and Restated Fire Protection Services Agreement between the City of Aubrey and Elm Ridge Water Control and Improvement District of Denton County; and authorizing the Mayor or designee to execute necessary documents.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2025.

(The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
February 27, 2025
6:00 PM



The meeting was called to order at 6:00 PM.

Present: Jeff Perry, Erin Allen, Chuck Fikes, Chris Rich, Matt Jones

Absent: Randy Jones

Staff Present: City Secretary Jenny Hicks, City Attorney Patricia Adams, City Manager Charles Kreidler, Finance Director Mike English, Police Chief Richard Brooks, Executive Director of Operations Leanne Wilson, Library Manager Brittany McLain, HR Director Shaena Williams, Municipal Development Director Christine Gossett, Development Manager Shanda Guffee, Assistant to the City Manager Bailey Thompson

Council Member Jeff Perry offered the Invocation and led the Pledge of Allegiance.

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

1. - Texas Police Chief's Association - Aubrey Police Department Re-Accreditation Award Presentation (Shaun Short, Chief of Police, Cross Roads Police Department)

Citizen Input: None

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

2. Approve minutes of the January 23, 2025 and February 4, 2025 meetings.
3. Approve Monthly Staff Reports

4. Approve Monthly Financial Report.
5. Approve the absence of council members for the regular meetings identified in the staff report.
6. Accept the Aubrey Police Department's 2024 Racial Profiling Analysis completed by Justice Research Consultants, LLC. This complete report satisfies the Aubrey Police Department's statutory obligations set out in Article 2.132 - 2.134 of the Texas Code of Criminal Procedure.
7. Approve and accept a Permanent Drainage Easement granted to the City from Blue Diamond Industries containing approximately 0.266 acres (11,595 square feet) on a tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton County, Texas, being a portion of the Blue Diamond Addition.
8. Approve a Professional Engineering Services Agreement with Birkhoff, Hendricks, and Carter for a Water and Wastewater Impact Fee update in an amount not to exceed \$44,000; and authorize the City Manager to execute necessary documents.
9. Approve Ordinance Number 890-25 canceling the May 3, 2025 General Election.

Council Member Jeff Perry made a motion to approve the consent items. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

New Business: New items requested for consideration.

10. Hold Public Hearing, receive a presentation, and consider and act on an Ordinance approving a Service and Assessment Plan and Assessment Roll for Authorized Improvements within the Duck Point Improvement District; making a finding of special benefit to property in the District; levying assessments against certain property within the District and fixing a charge and lien against all properties within the District, and the owners thereof; providing for the manner and method of payment and collection of such assessments;; providing a severability clause; and providing an effective date.

Jim Sabonis, with Hilltop Securities, provided information.

The Public Hearing opened at 6:07 p.m. and closed at 6:19p.m.

Council Member Jeff Perry made a motion to approve the Duck Point Assessment Ordinance and all related items detailed in this agenda item. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance 892-25)

11. Consideration and action on an Ordinance approving the issuance of the "Special Assessment Revenue Bonds, Series 2025 (Duck Point Improvement District); approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewithin; making findings with respect to the issuance of such bonds; and providing an effective date.

Council Member Erin Allen made a motion to approve the ordinance authorizing the Issuance and Sale of the Duck Point Special Assessment Revenue Bonds, the Indenture of Trust and all other applicable items included in this agenda item. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed. (Ordinance 893-25)

12. Consideration and action on a Final Plat of Sandbrock Ranch, Phase 15, containing 72 residential lots, 3 common area lots, and 1 right-of-way lot within 16.682 acres out of the William Lumpkin Survey, Abstract No. 730 within the City of Aubrey ETJ, Denton County, Texas. (*Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6*)

Executive Director of Operations Leanne Wilson provided information.

Council Member Erin Allen made a motion to approve the Final Plat. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

13. Consider and act on a Resolution granting a petition for annexation from Property Owner D.R. Horton – Texas, Ltd., for an approximate 3.24 acre tract of land, generally located at the southwest corner of McNatt Road and Frontier Parkway; out of the James Bridge, Jr. Survey, Abstract 36, Denton County, Texas in the City's extraterritorial jurisdiction; setting a date, time, and place for a public hearing on the proposed annexation of certain property by the City of Aubrey, Texas; authorizing and directing the City Secretary to have published notice of such public hearing; and authorizing and directing City Staff to negotiate and enter into a written services agreement.

Executive Director of Operations Leanne Wilson provided information.

Council Member Erin Allen made a motion to approve the Resolution, setting a Public Hearing for March 27, 2025 at 6:00 p.m. at the Aubrey City Council Chambers, located at 226 Countryside Drive, Aubrey, Texas and direct the City Secretary to publish notice of hearing, and authorize the staff to negotiate and enter into a written services agreement. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

14. Receive a Presentation and hold a discussion regarding an Amendment to the City of Aubrey Land Use Assumptions, Capital Improvements Plan and Roadway Impact Fees, including a potential amendment to roadway impact fees.

Kelly Parma with Lee Engineering provided information.

15. Consider and take action to set a public hearing on the Amendment of Impact Fees, applicable to roadways, to be held on March 27, 2025 at 6:00 p.m. at the Aubrey City Council Chambers in order to receive public comment and consider the Amendment of the City of Aubrey Land Use Assumptions, Capital Improvements Plan, and Roadway Impact Fees, including the adoption of amended roadway impact fees.

Council Member Jeff Perry made a motion to set a public hearing on the amendment of Impact Fees, applicable to roadways, for March 27, 2025 at 6:00 p.m. at the Aubrey City Council Chambers, located at 226 Countryside Drive, Aubrey, Texas. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

16. Consider and act on an Interlocal Cooperation Agreement between the City of Aubrey and Denton County, Texas, for the reconstruction of Frontier Parkway in an amount not to exceed \$1,840,000.00; and authorize the Mayor to execute necessary

documents.

Executive Director of Operations Leanne Wilson provided information.

Council Member Jeff Perry made a motion to approve the Interlocal Cooperation Agreement with Denton County. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

17. Second reading: Consideration and action regarding Resolution 995-25 approving a Project of the Aubrey Municipal Development District providing a Targeted Improvement grant for 377 Car Wash located at 930 US Hwy. 377 for \$11,491.39.

MDD Executive Director Christine Gossett provided information.

Council Member Erin Allen made a motion to approve the Resolution as presented. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed. (Resolution 995-25)

18. Consider and action on Ordinance 891-25 authorizing the street name change of Springhill Road to South Main Street where South Main converts to Springhill Road and ending at U.S. Route 377; and authorizing both the renaming and the renumbering of certain addresses for properties in the 200,300 and 400 blocks of Springhill Road; and proving an effective date.

City Manager Charles Kreidler provided information.

Bud and Brenda Baker, 402 Springhill Rd, spoke of concerns due to cost and time of changing address and name of business.

Mike Browning, 200 Holly Ct, MDD board member, spoke regarding the importance of the name change.

Council Member Jeff Perry made a motion to table and determine what cost residents will incur. Council Member Erin Allen seconded. Motion Passed (3:1). Council Member Chuck Fikes opposed.

19. Consideration and action on removing and/or appointing member(s) to the Aubrey Area Library Advisory Board.

Council Member Erin Allen made a motion to remove Justin Hamzeh from the Aubrey Area Library Advisory Board. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

Department Updates and Discussion:

20. Administration & Finance: None
21. Library: None
22. Fire Department:
 - Fire Station Updates

Police Chief Richard Brooks provided the following updates:

- **Station 3 : Carpet is down, floors are complete, cabinetry to be installed next week, then they will finish painting. It looks to be on target to be**

completed in March.

- **Station 2:** Next week, the upstairs concrete floor will be poured, then the addition of rafters and roofing will begin. The retaining wall should also be completed. Inside walls of the downstairs portion have begun.

23. Police Department:

- Municipal Services Bureau Monthly Report Update

Police Chief Richard Brooks provided an update on code compliance and animal services. The new code compliance officer is doing a fantastic job getting policies and procedures and his approach set up, and is setting up the new software program. Progress has been made in the reporting from Animal Services is occurring including new categories, areas, and times.

24. Public Works:

- Wastewater Plant
- Rockhill Well
- Park Projects

Executive Director of Operations Leanne Wilson provided the following updates:

- **Wastewater Treatment Plant** - 2nd month under construction, Graycon completed the moisture conditioning for the operations and maintenance building and started the concrete foundation. Work has started on the pump station.
- **Hill St water well tank repair** going out for bid in the next week
- **428 well** - Will be lowering the pump over spring break
- **Rockhill well** - Clearing easements and expect to mobilize in March
- **Parks** - Main St beautification is continuing with electrical and irrigation.
- **Leslie Park** is almost finished.
- **Matthews Park** - poured concrete today and they will be installing the surfacing and irrigation. A grand opening is planned for May.
- **Highmeadow Park** - Construction begins Monday
- **RFQ** will go out in March for concept design of a sports complex
- **Winn Ridge & Veterans Parks** are at 100% on plans, pending budget.

25. Human Resources: None

26. Municipal Development: None

Future Agenda Requests: None

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

27. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the 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:

- Highpointe Ranch Development
- Silverado Development Agreement
- Project 38 / South Magnolia and Blackjack Road Property Acquisition
- Elm Ridge Fire Services Agreement
- Knuckles Road Development
- Historic Preservation Application
- *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
- Outer Quad Development
- Tax foreclosures
- Financial Advisor RFQ/Contract

28. **Section 551.072 Real Property.** 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.

- Property acquisition for municipal purposes

29. **Section 551.071 (2) and 551.074 Personnel Matters.** Consultation with the 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 Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee or to hear a complaint or charge against an officer or employee:

- City Manager (Goals)
- City Manager (Organizational Structure)

Council Member Jeff Perry made a motion to recess into Executive Session at 7:15 PM. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

City Council reconvened into Open Session at 9:52 PM: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

No action taken.

The meeting was adjourned at 9:52 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 27th day of March, 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

Previous Month ▾

Feb 1, 2025 - Feb 28, 2025 ▾

36%

FIRE
Percentage of Total Incidents

64%

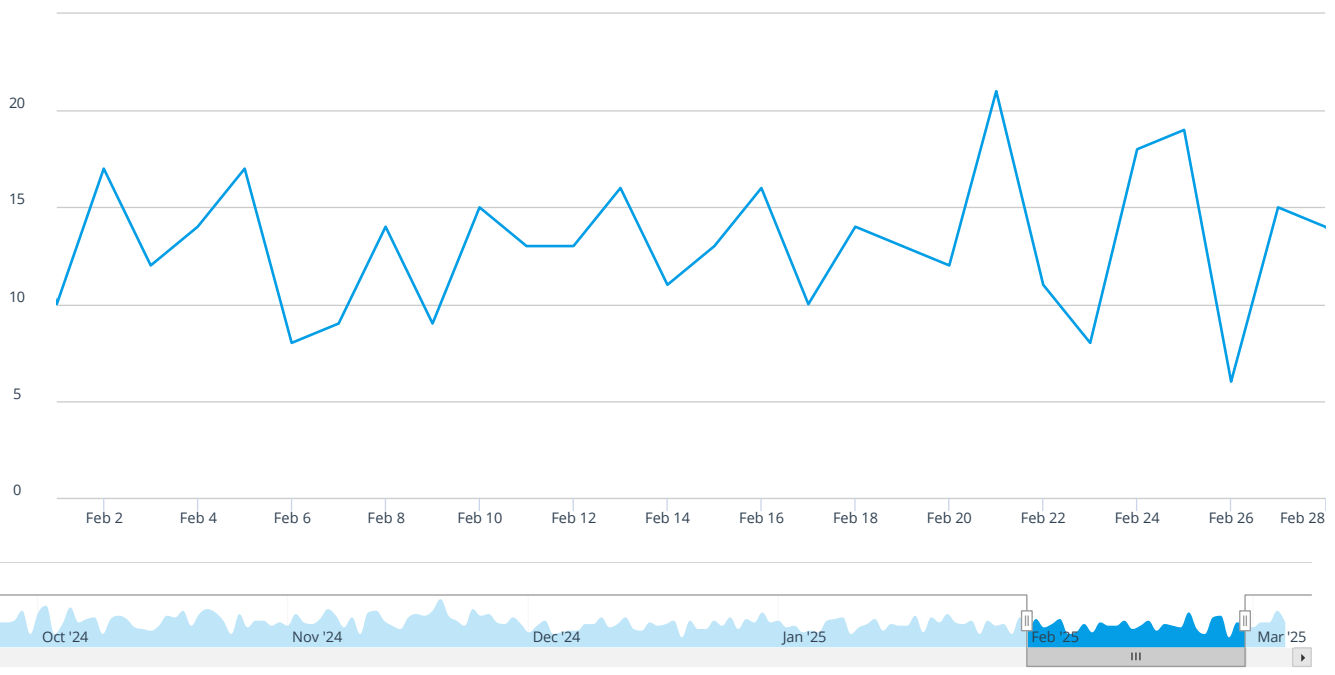
EMS
Percentage of Total Incidents

368

INCIDENTS
In Selected Time Slice

28

DAYS
In Selected Time Slice



Counts

% Rows

% Columns

% All

Week Ending	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	Total
Aubrey Fire Station 1	8	19	30	37	23									117
Aubrey Fire Station 2	10	28	38	27	23									126
Aubrey Fire Station 3	3	17	11	10	11									52
PV Farm	6	19	18	15	15									73
Total	27	83	97	89	72									368

Filter statement

Filters

Alarm Date Range2/1/25 to 2/28/25

Is Lockedtrue

Is Activetrue

February - Fire Incidents

Total Incidents	Civilian Injuries	Civilian Casualties	Fire Service Injuries	Fire Service Casualties
Count of Total Incidents	Civilian Injuries	Civilian Casualties	Fire Service Injuries	Fire Service Casualties
368	0	0	0	0
	Percent of Calls with Civilian Injur... 0%	Percent of Calls with Civilian Casu... 0%	Percent of Calls with Fire Service I... 0%	Percent of Calls with Fire Service ... 0%

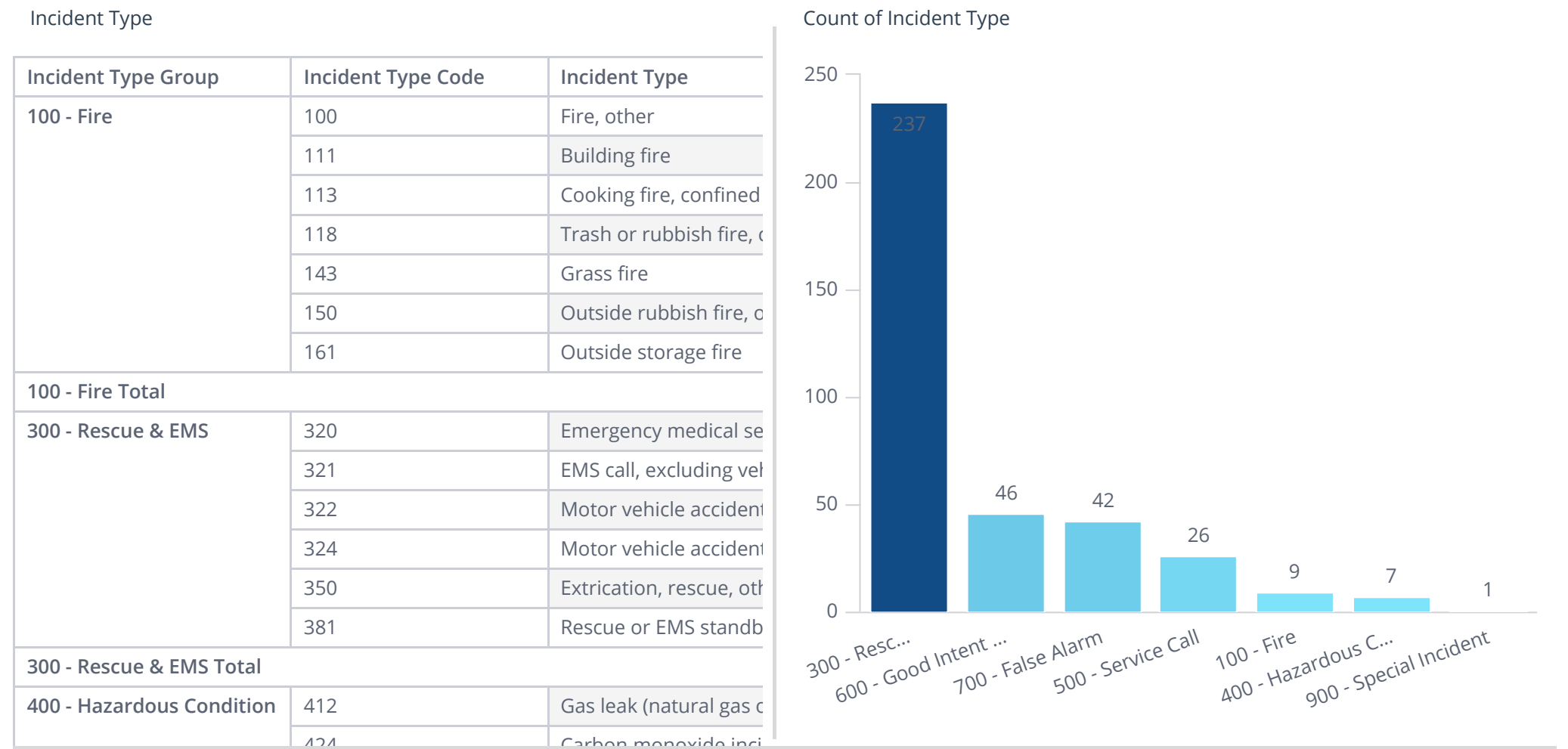
Filter statement

Filters

Alarm Date Range2/1/25 to 2/28/25

Is Lockedtrue

Is Activetrue



Filter statement	
Filters	Alarm Date Range 2/1/25 to 2/28/25 Is Locked true Is Active true
Total Acres Burned	Wildland and Fire Acres Burned
Total Acres Burned: 0	Wildland Acres Burned: 0 Fire Acres Burned: #N/A

Filter statement

Filters

Alarm Date Range2/1/25 to 2/28/25

Is Lockedtrue

Is Activetrue

Mutual Aid

Aid Given Or Received	Incident Type Code	Incident Type	Count of Instances of Aid Given or Received
Automatic aid given	150	Outside rubbish fire, other	1
Mutual aid given	111	Building fire	1
	143	Grass fire	1
	161	Outside storage fire	1
	320	Emergency medical service incident, other	1
	321	EMS call, excluding vehicle accident with injury	4
	571	Cover assignment, standby, moveup	1
	611	Dispatched & canceled en route	6
Mutual aid given Total			15
Mutual aid received	161	Outside storage fire	1
	321	EMS call, excluding vehicle accident with injury	6
Mutual aid received Total			7
None	100	Fire, other	1
	113	Cooking fire, confined to container	2
	118	Trash or rubbish fire, contained	1
	320	Emergency medical service incident, other	4
	321	EMS call, excluding vehicle accident with injury	204
	322	Motor vehicle accident with injuries	9
	324	Motor vehicle accident with no injuries.	7



City of Aubrey - Police Department

February 2025 Statistical Report



Calls for Police Service		% + / -
February 2025	629	12%
February 2024	564	
YTD - 2025	1,340	17%
YTD - 2024	1,141	

Calls for Service - Officer Initiated		% + / -
February 2025	185	20%
February 2024	154	
YTD - 2025	359	27%
YTD - 2024	282	

Calls for Service - Dispatched		% + / -
February 2025	444	8%
February 2024	410	
YTD - 2025	981	14%
YTD - 2024	859	

Calls for Service - Close Patrols		% + / -
February 2025	11,402	53%
February 2024	7,458	
YTD - 2025	22,792	51%
YTD - 2024	15,130	

Calls for Service By Area

Aubrey		% + / -
February 2025	174	26%
February 2024	138	
YTD - 2025	380	30%
YTD - 2024	292	

Providence Village		% + / -
February 2025	229	1%
February 2024	226	
YTD - 2025	464	7%
YTD - 2024	432	

Sandbrock		% + / -
February 2025	43	-9%
February 2024	47	
YTD - 2025	105	22%
YTD - 2024	86	

Silverado		% + / -
February 2025	93	33%
February 2024	70	
YTD - 2025	214	52%
YTD - 2024	141	

Winn Ridge		% + / -
February 2025	71	4%
February 2024	68	
YTD - 2025	139	-7%
YTD - 2024	149	

Outside ETJ		% + / -
February 2025	19	36%
February 2024	14	
YTD - 2025	27	0%
YTD - 2024	27	

Criminal Offenses/Arrests

Criminal Offenses		% + / -
February 2025	70	35%
February 2024	52	
YTD - 2025	142	63%
YTD - 2024	87	

Arrests		% + / -
February 2025	16	-47%
February 2024	30	
YTD - 2025	56	6%
YTD - 2024	53	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% + / -
February 2025	4	-50%
February 2024	8	
YTD - 2025	10	-17%
YTD - 2024	12	

Injury Crashes		% + / -
February 2025	2	100%
February 2024	1	
YTD - 2025	8	167%
YTD - 2024	3	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% + / -
February 2025	5	-29%
February 2024	7	
YTD - 2025	8	-20%
YTD - 2024	10	

Injury Crashes		% + / -
February 2025	3	0%
February 2024	3	
YTD - 2025	5	0%
YTD - 2024	5	

Traffic Stops and Citations

Traffic Stops		% + / -
February 2025	654	-41%
February 2024	1,109	
YTD - 2025	1,408	-20%
YTD - 2024	1,756	

Warnings		% + / -
February 2025	682	-29%
February 2024	966	
YTD - 2025	1,483	-6%
YTD - 2024	1,573	

Total Citations		% + / -
February 2025	382	-16%
February 2024	457	
YTD - 2025	748	-5%
YTD - 2024	791	

Citations - Aubrey		% + / -
February 2025	226	6%
February 2024	214	
YTD - 2025	409	10%
YTD - 2024	372	

Citations - Providence Village		% + / -
February 2025	129	-7%
February 2024	139	
YTD - 2025	270	6%
YTD - 2024	254	

Citations - JP 5		% + / -
February 2025	27	-74%
February 2024	104	
YTD - 2025	69	-58%
YTD - 2024	165	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	34	43	77
Alarm	14	43	57
Disturbance	11	26	37
Animal Complaint	10	17	27
Welfare Concern	9	16	25
Traffic Crash	11	12	23
Vehicle Complaint	6	15	21
Noise Complaint	4	15	19
Forgery	4	15	19
Theft	6	9	15

Neighborhood Safety Initiative		% + / -
February 2025	11,402	53%
February 2024	7,458	
YTD - 2025	22,792	51%
YTD - 2024	15,130	

Providence Village Data

Close Patrols - Providence Village		% + / -
February 2025	3,769	48%
February 2024	2,539	
YTD - 2025	7,673	35%
YTD - 2024	5,695	

Walk Through - Providence Village		% + / -
February 2025	92	10%
February 2024	84	
YTD - 2025	210	13%
YTD - 2024	186	

Total - Providence Village		% + / -
February 2025	3,861	47%
February 2024	2,623	
YTD - 2025	7,883	34%
YTD - 2024	5,881	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		320
Crime	34	11%
Service Calls	268	84%
Order Maintenance	17	5%
Reported Crime	70	11%

Authorized Strength		% + / -
Sworn - Authorized	33	88%
Sworn - Current	29	
Civilian Authorized	3	67%
Civilian - Current	2	

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
February 2025	70	35%
February 2024	52	
YTD - 2024	142	63%
YTD - 2024	87	

Patrol Case Assignment		% + / -
February 2025	16	-30%
February 2024	23	
YTD - 2025	56	47%
YTD - 2024	38	

CID Arrests		% + / -
February 2025	3	-57%
February 2024	7	
YTD - 2025	6	-60%
YTD - 2024	15	

Case Status - Cleared by Arrest		% + / -
February 2025	19	-37%
February 2024	30	
YTD - 2025	59	11%
YTD - 2024	53	

Case Status - Suspended		% + / -
February 2025	21	-38%
February 2024	34	
YTD - 2025	44	-10%
YTD - 2024	49	

Case Status - Cleared by Exception		% + / -
February 2025	1	-50%
February 2024	2	
YTD - 2024	5	25%
YTD - 2024	4	

Case Status - Unfounded		% + / -
February 2025	3	1%
February 2024	2	
YTD - 2025	7	0%
YTD - 2024	7	

Cases - Open		% + / -
Yearly Total	453	

MUNICIPAL SERVICES REPORT FOR FEBRUARY 2025

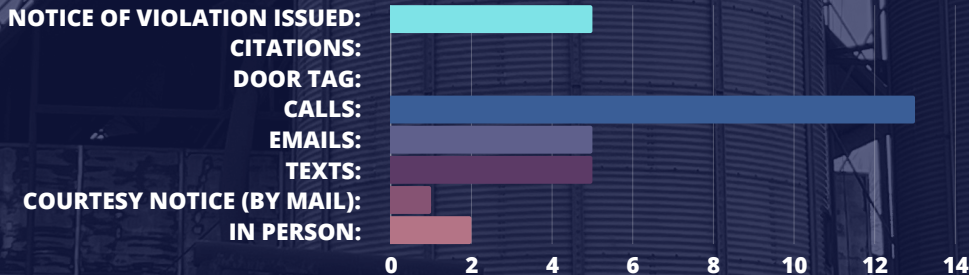
AUBREY VIOLATIONS



WINN RIDGE VIOLATIONS

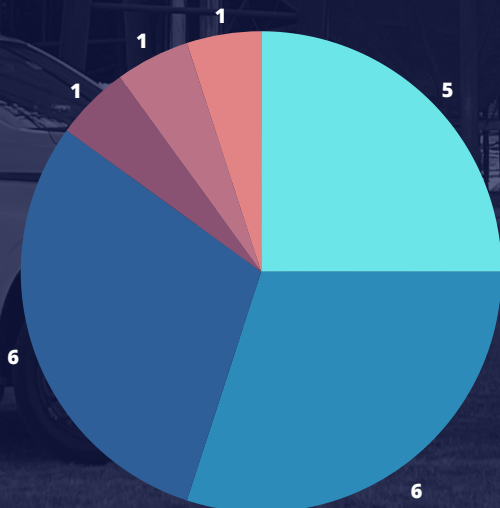


OFFICER COMMUNICATION WITH THE COMMUNITY

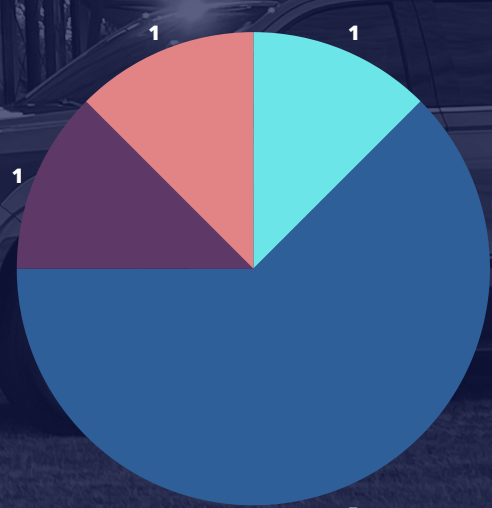


ANIMAL SERVICES IN AUBREY

KEY: Confined Animal, Dead Animal, Loose Dog, Patrol, Sick/Injured Animal, Special Assignment, Surrender Pick Up, Trapping, Welfare Check



ANIMAL SERVICES IN WINN RIDGE



City of Aubrey - Municipal Court Report

February 2025 Report

New Cases Filed	
February - Traffic	127
February - Non Traffic	3

Final Disposition	
February - Traffic	109
February - Non Traffic	3

Warrants	
Issued	38
Cleared	16
Pending	1165

Total Fines Collected	
February - State	\$10,737.00
February - City	\$17,424.00

Fiscal YTD Collected	
YTD - State	\$ 50,753.00
YTD - City	\$ 75,323.00



City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Manager

RE: Departmental Report - Feb. 2025

Monthly Report			February 2025	Fiscal Year to date
People & Activity	New Cards Issued	79		462
	Number of Patrons	2792		14620
	Patrons per Hour (Average)	17		18
	Volunteer Hours / Persons	31.5/5		149/7
	Number of Days Open	20		99
	Number of Hours Open	164		817
Material Usage	Total Items checked out	8905		46946
	Items per Hour (Average)	54		58
	Adult Material Checked Out	1247		6422
	Juvenile Material Checked Out	6070		32582
	Self-Checkout Use	62		93
	Digital Materials Checked Out	1588		7942
	Interlibrary shipped	146		918
	Interlibrary received	131		886
	Reference	215		1328
	Computer Sessions	240		1098
	Computer Usage (hours)	220		976
Programs	Community Center Event Hrs	0		23
	Total Number of Programs	34		167
	Total Program Attendance	422		2537



City of Aubrey - Development Services

February 2025 Activity Report

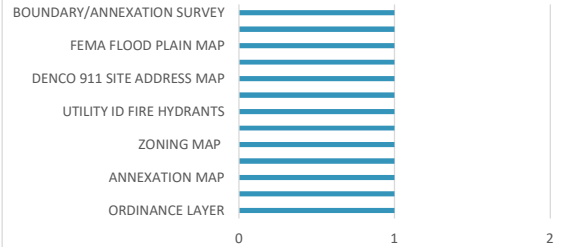
No. Permits Issued

New Single Family	37
Residential Misc	66
Commercial	29
Plat, Re-Plat, Site Plan, or Variance	1
Total	133

Fees Collected

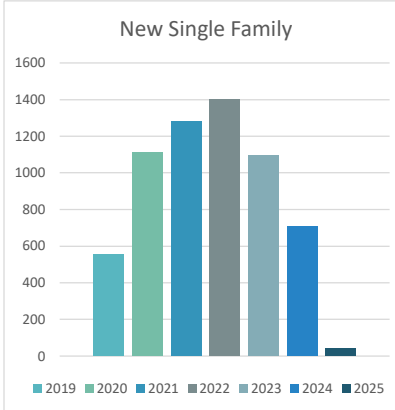
New Single Family	\$ 837,553.70
Residential Misc	\$ 9,510.00
Commercial	\$ 2,950.00
Variance or Zoning	\$ 1,115.70
Total	\$ 851,129.40

GIS MAPPING

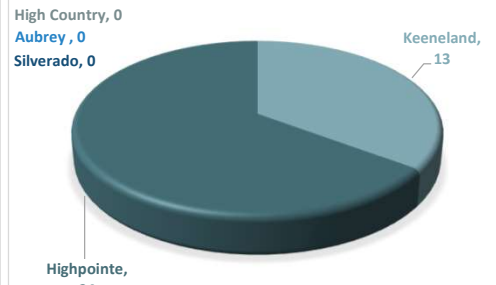


Annual New Single Family

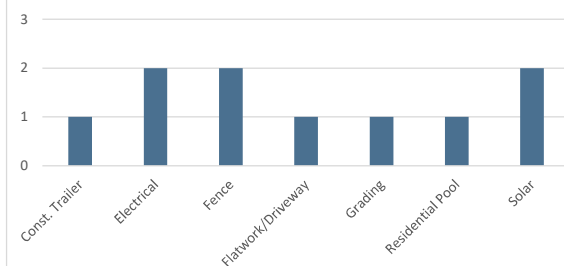
2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024	706
2025 YTD	44
2019 - 2025 Total:	6,193



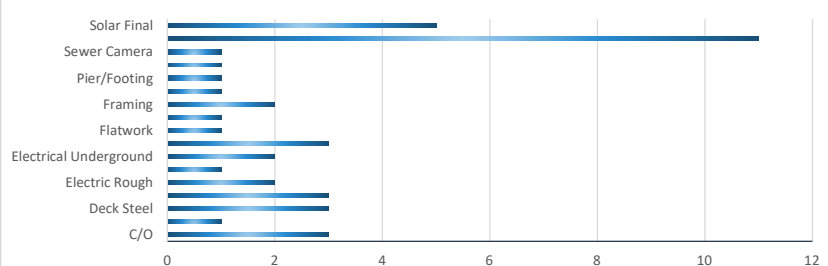
PERMITS BY SUBDIVISION



PLAN REVIEWS



Inspections



Total House Count



Location	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Aubrey Proper	1453	1431	1439	1447	1445	1445
Winn Ridge	1707	1725	1726	1729	1726	1726
Silverado & High Country	3253	3303	3311	3312	3327	3327
Aspen Meadows	312	311	312	310	310	310
Keeneland	0	30	40	43	58	58
Sandbrock	1549	1575	1593	1614	1642	1642
Highpointe	-	-	-	-	-	-

Project Status

Aubrey Proper	City Council approved and accepted a Permanent Drainage Easement granted to the City from Blue Diamond Industries.
Sandbrock Ranch, Phase 15, Final Plat	Consideration and action on a Final Plat of Sandbrock Ranch, Phase 15, containing 72 residential lots, 3 common area lots, and 1 right-of-way lot; Council made a motion to approve the Final Plat with no conditions.
High Country, Ph 10	Consider and act on a Resolution granting a petition for annexation from Property Owner D.R. Horton--Texas, Ltd. for an approximate 3.24 acre tract of land, generally located at the wouthwest corner of McNatt Road and Frontier Parkway; High County, Ph 10 (GR); Council made a motion to approve.



City of Aubrey - Public Works

Feb. 2025 Activity Report

Water Production MG

Feb-25	11,471,500
Jan-25	11,738,100
Dec-24	12,108,100
Daily Average Gal	392,419

Wastewater Treatment MG

Feb-25	8,406,000
Jan-25	8,546,000
Dec-24	7,592,000
Daily Average Gal	272,711

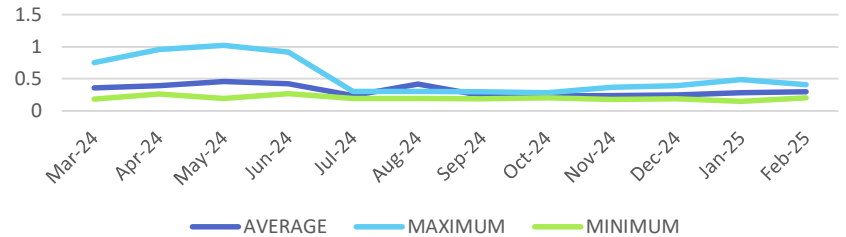
Work Orders

Water & Sewer Maintenance	40
Cut-offs Non Payment	15
Street/Parks	67
Line Locates	88
Billing and Meters	117
Total	327

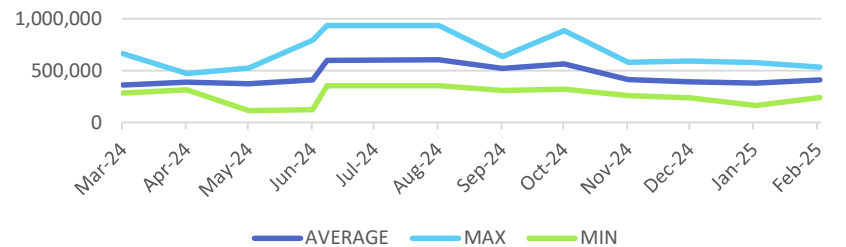
Projects

Public Works Building	Working on landscape and sign
Rockhill Well	Awarded Bid
Highpointe Phase 1A	Started first house
Highpointe Phase 1B	Finishing punch list
Highpointe Phase 1C	Ready to start paving
Aubrey Heights	Started retaining walls
Highpointe Phases 2&3	Started wet utilities
Matthews Park	60% complete. Surfacing, irrigation and sod are all that remains.
Leslie Park	100% complete. Need to finalize final walkthrough
Veterans Park	70% complete. Need to finish bollards, benches, pave stones and light poles.
Trivedi Park	Finishing up the last survey and is being reviewed by THC.
Winn Ridge	100% to be submitted.

WW YEARLY FLOW



WATER YEARLY FLOW



Fees Collected

	Feb.
Water Impact	\$185,680.00
Sewer Impact	\$305,609.00
Roadway Impact	\$90,687.00
Parks Fee	\$166,500.00
Total	\$748,476.00



FEBRUARY 2025 – STAFF REPORT

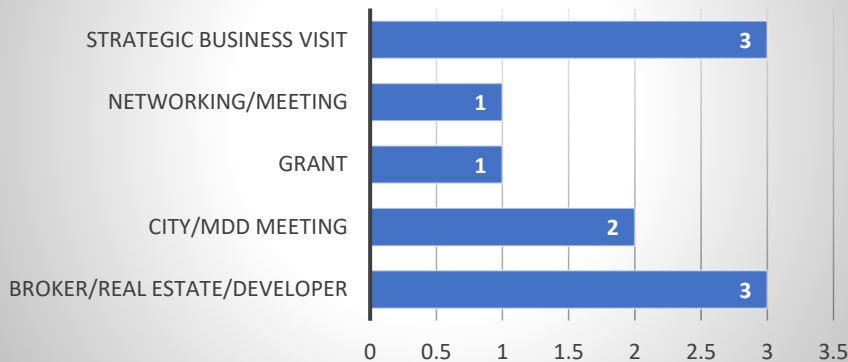
Aubrey Municipal Development District

Christine Gossett – Executive Director



Business Activity and Updates

Monthly Business Visits/Meetings/Trainings



Business Activity and Updates

- No new business openings or closings in the month of February.

Project Updates:

- Video – First draft received at end of February. Final editing in progress.
- Site Selection GIS Map Page: staff conducting updates and additions, as needed, for existing businesses and commercial sites available in Aubrey City Limits and ETJ.
- Grant Applicants: City Council approved Resolution for grant at 930 S. Hwy. 377 for \$11,491.39.

Marketing:

- Website - Updates to pages and business directory as needed.
- Social Media/Facebook - Manage regular posts on activities, area business and local posts. February's highest performing post was about Catered Roots open house on 2/17/25 with 2,212 Views; 850 Reach; 474 Engagement.
- Website Statistics: February '25 - 227 Visitors and 390 Views; January '25 - 188 Visitors and 398 Views; December '24 - 118 Visitors and 211 Views.
- Development/Commercial Real Estate - On-going meetings and calls with developers, brokers, prospects.

Sales & Use-Tax Allocation:

- Payment received in February 2025: \$429,642.03 (Gross collections derived from audit payments - \$323,687.61)
- Payment received month prior: \$97,165.19.

Commercial Property for Sale/Lease/Build-to-Suit:

Combined commercial land for sale/lease 60 +/- acres and combined 14,600 +/- sq ft commercial space available for sale/lease. See Aubrey MDD Real Estate/Sites web page for details:

Real Estate & Maps – Aubrey Municipal Development District





Monthly Cash Activity

(Unaudited)

February 2025

FUND: ALL

DATES: 2/01/2025- 2/28/2025

ACCT: ALL

TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
101-11-000-00	0.00	740,864.99	0.00	8,051.99	624,730.94CR	124,186.04	2,286,249.55
101-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
101-11-000-20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-84	0.00	1,711,669.91	0.00	3,482.57	1,956,550.11CR	241,397.63CR	3,263,110.29
101-11-000-90	0.00	69,659.22	0.00	22,288.61	0.00	91,947.83	6,491,049.19
101-11-027-87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-00	0.00	88,203.38	0.00	258.80	43,720.61CR	44,741.57	117,841.92
201-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
201-11-000-84	0.00	223,208.41	0.00	0.00	383,011.24CR	159,802.83CR	275,487.66
201-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-90	0.00	0.00	0.00	267.97	0.00	267.97	77,902.44
201-11-000-91	0.00	0.00	0.00	2,221.39	0.00	2,221.39	645,761.03
201-11-000-95	0.00	0.00	0.00	0.00	218,603.13CR	218,603.13CR	8,320,113.87
201-11-012-73	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-032-89	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-84	0.00	1,159,241.05	0.00	0.00	793,526.10CR	365,714.95	4,362,534.51CR
202-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-91	0.00	0.00	0.00	2,892.91	0.00	2,892.91	840,968.30
202-11-000-92	0.00	827,134.69CR	0.00	175,050.75	0.00	652,083.94CR	50,503,368.22
202-11-036-37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
205-11-000-84	0.00	344,954.78	0.00	0.00	189,860.44CR	155,094.34	258,871.58CR
205-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-11-000-00	0.00	131,550.42	0.00	3,978.75	1,467,553.82CR	1,332,024.65CR	163,382.25
301-11-000-84	0.00	0.00	0.00	0.00	335.01CR	335.01CR	121,939.48
301-11-000-90	0.00	0.00	0.00	253.41	0.00	253.41	73,667.40
401-11-000-00	0.00	2,028.01	0.00	163.71	0.00	2,191.72	50,432.24
401-11-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-11-000-84	0.00	1,053.97	0.00	0.00	2,170.57CR	1,116.60CR	34,277.77
401-11-058-24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-11-000-00	0.00	229,586.30CR	0.00	692.97	0.00	228,893.33CR	57,993.71
403-11-000-00	0.00	0.00	0.00	1,057.86	979,883.75CR	978,825.89CR	206,796.11
404-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-11-000-50	0.00	64,712.56CR	0.00	5,521.44	0.00	59,191.12CR	1,608,428.82
404-11-000-60	0.00	1,167.00	0.00	12,895.85	0.00	14,062.85	3,749,888.51
404-11-000-70	0.00	0.00	0.00	6,942.73	0.00	6,942.73	2,018,272.72
404-11-000-90	0.00	0.00	0.00	1,162.30	0.00	1,162.30	337,882.04
405-11-000-00	0.00	0.00	0.00	1,258.34	0.00	1,258.34	373,726.55
405-11-000-84	0.00	97,771.00	0.00	0.00	13,517.88CR	84,253.12	846,549.27
406-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-42	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-84	0.00	21,009.02	0.00	0.00	18,319.59CR	2,689.43	540,604.43
407-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-55	0.00	28,748.44	0.00	1,064.84	0.00	29,813.28	321,893.65
501-11-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FUND: ALL

DATES: 2/01/2025- 2/28/2025

ACCT: ALL

TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
501-11-000-58	0.00	0.00	0.00	732.77	233,502.67	234,235.44	243,221.77
501-11-000-59	0.00	275,608.85CR	0.00	6,880.33	0.00	268,728.52CR	1,754,172.19
501-11-000-60	0.00	0.00	0.00	16,406.48	0.00	16,406.48	3,582,055.69CR
501-11-000-61	0.00	425,220.00CR	0.00	9,505.23	0.00	415,714.77CR	2,383,554.75
501-11-000-62	0.00	208,960.34CR	0.00	33,635.60	0.00	175,324.74CR	9,680,871.71
501-11-000-63	0.00	52,240.08CR	0.00	3,936.33	0.00	48,303.75CR	1,120,029.53
501-11-000-84	0.00	876,382.68	0.00	0.00	2,284,278.88CR	1,407,896.20CR	5,051,608.69CR
501-11-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-008-38	0.00	0.00	0.00	570.80	0.00	570.80	165,935.17
501-11-026-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
601-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	726,309.29
701-11-000-00	0.00	428,569.13	0.00	4,887.99	0.00	433,457.12	1,651,447.57
701-11-000-84	0.00	2,572.90	0.00	0.00	51,535.18CR	48,962.28CR	78,433.10CR
701-11-000-90	0.00	0.00	0.00	5,704.19	0.00	5,704.19	1,658,219.14
701-11-088-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-00	0.00	147,629.39	0.00	888.14	119,591.29CR	28,926.24	212,002.94
801-11-000-84	0.00	147,629.39CR	0.00	0.00	158,055.41	10,426.02	55,429.40CR
802-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	247,837.26
802-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	1,606,064.31
802-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	1,189,487.62
802-11-000-05	0.00	0.00	0.00	0.00	0.00	0.00	1,273,663.46
802-11-000-06	0.00	0.00	0.00	0.00	0.00	0.00	310,022.25
802-11-000-07	0.00	0.00	0.00	0.00	0.00	0.00	627,793.00
803-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	991,438.10
901-11-000-00	2,509,678.09CR	5,286,112.19	0.00	3,482.57	2,713,739.05CR	66,177.62	296,960.15
** TOTALS **	2,509,678.09CR	9,131,303.68	0.00	336,137.62	11,469,369.51CR	4,511,606.30CR	96,078,084.66

----- AVERAGE DAILY BALANCES -----

ACCOUNT	AVERAGE BALANCE
101 11-000-00	2,577,545.31
101 11-000-10	200.00
101 11-000-20	0.00
101 11-000-58	0.00
101 11-000-84	3,717,817.47
101 11-000-90	6,463,422.82
101 11-027-87	0.00
200 11-000-84	0.00
201 11-000-00	81,556.76
201 11-000-10	200.00
201 11-000-84	454,178.54
201 11-000-85	0.00
201 11-000-90	77,902.44
201 11-000-91	645,761.03
201 11-000-95	8,351,342.89
201 11-012-73	0.00
201 11-032-89	0.00
202 11-000-84	4,479,913.34CR
202 11-000-85	0.00
202 11-000-91	840,968.30

FUND: ALL

DATES: 2/01/2025- 2/28/2025

ACCT: ALL

TYPE: ALL CASH

----- AVERAGE DAILY BALANCES -----

ACCOUNT	AVERAGE BALANCE
202 11-000-92	50,857,854.52
202 11-036-37	0.00
205 11-000-84	336,709.86CR
205 11-000-85	0.00
301 11-000-00	1,426,537.04
301 11-000-84	305,513.12CR
301 11-000-90	73,667.40
401 11-000-00	48,621.52
401 11-000-70	0.00
401 11-000-84	34,206.45
401 11-058-24	0.00
402 11-000-00	205,584.90
403 11-000-00	346,779.50
404 11-000-00	0.00
404 11-000-50	1,600,943.57
404 11-000-60	3,748,846.55
404 11-000-70	2,018,272.72
404 11-000-90	337,882.04
405 11-000-00	373,726.55
405 11-000-84	776,218.14
406 11-000-00	0.00
406 11-000-41	0.00
406 11-000-42	0.00
406 11-000-43	0.00
406 11-000-84	548,212.26
407 11-000-84	0.00
501 11-000-00	0.00
501 11-000-55	309,572.89
501 11-000-56	0.00
501 11-000-58	218,203.63
501 11-000-59	2,000,251.52
501 11-000-60	3,582,055.69CR
501 11-000-61	2,763,215.46
501 11-000-62	9,770,426.14
501 11-000-63	1,142,418.14
501 11-000-84	4,262,056.05CR
501 11-000-90	0.00
501 11-008-38	165,935.17
501 11-026-00	0.00
601 11-000-00	0.00
601 11-000-84	726,309.29
701 11-000-00	1,452,354.09
701 11-000-84	45,034.48CR
701 11-000-90	1,658,219.14
701 11-088-41	0.00
801 11-000-00	259,441.12
801 11-000-84	81,300.50CR
802 11-000-00	247,837.26
802 11-000-01	1,606,064.31

FUND: ALL

DATES: 2/01/2025- 2/28/2025

ACCT: ALL

TYPE: ALL CASH

----- AVERAGE DAILY BALANCES -----

ACCOUNT	AVERAGE BALANCE
802 11-000-02	1,189,487.62
802 11-000-05	1,273,663.46
802 11-000-06	310,022.25
802 11-000-07	627,793.00
803 11-000-01	991,438.10
901 11-000-00	634,609.92

DATES: 2/01/2025- 2/28/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
General Fund						
101-11-000-00	General Fund Cas	2,162,063.51	1,664,585.12	1,540,399.08CR	2,286,249.55	2,577,545.31
101-11-000-10	Cash on hand - C	200.00	0.00	0.00	200.00	200.00
101-11-000-20	EMS Federal Govt	0.00	0.00	0.00	0.00	0.00
101-11-000-58	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
101-11-000-84	Claim on Cash Ge	3,504,507.92	2,095,517.67	2,336,915.30CR	3,263,110.29	3,717,817.47
101-11-000-90	Investment Accou	6,399,101.36	171,363.27	79,415.44CR	6,491,049.19	6,463,422.82
101-11-027-87	Municipal Saving	0.00	0.00	0.00	0.00	0.00
FUND 101 TOTAL		12,065,872.79	3,931,466.06	3,956,729.82CR	12,040,609.03	12,758,985.60
Utility Fund Pooled						
200-11-000-84	Water/Sewer/Tras	0.00	0.00	0.00	0.00	0.00
FUND 200 TOTAL		0.00	0.00	0.00	0.00	0.00
Water Fund						
201-11-000-00	Water Fund Cash	73,100.35	100,258.80	55,517.23CR	117,841.92	81,556.76
201-11-000-10	Cash Drawer	200.00	0.00	0.00	200.00	200.00
201-11-000-84	Claim on Cash Wa	435,290.49	566,321.29	726,124.12CR	275,487.66	454,178.54
201-11-000-85	Water Claim on O	0.00	0.00	0.00	0.00	0.00
201-11-000-90	Investment Accou	77,634.47	267.97	0.00	77,902.44	77,902.44
201-11-000-91	Water Impact Fee	643,539.64	2,221.39	0.00	645,761.03	645,761.03
201-11-000-95	Cash - CO Keenel	8,538,717.00	0.00	218,603.13CR	8,320,113.87	8,351,342.89
201-11-012-73	Cash in bank - W	0.00	0.00	0.00	0.00	0.00
201-11-032-89	Cash in bank - T	0.00	0.00	0.00	0.00	0.00
FUND 201 TOTAL		9,768,481.95	669,069.45	1,000,244.48CR	9,437,306.92	9,610,941.66
Sewer Fund						
202-11-000-84	Claim on Cash Se	4,728,249.46CR	1,161,169.07	795,454.12CR	4,362,534.51CR	4,479,913.34CR
202-11-000-85	Sewer Claim on O	0.00	0.00	0.00	0.00	0.00
202-11-000-91	Sewer Impact Fee	838,075.39	2,892.91	0.00	840,968.30	840,968.30
202-11-000-92	Utility Funding	51,155,452.16	175,050.75	827,134.69CR	50,503,368.22	50,857,854.52
202-11-036-37	Sewer Reserve ca	0.00	0.00	0.00	0.00	0.00
FUND 202 TOTAL		47,265,278.09	1,339,112.73	1,622,588.81CR	46,981,802.01	47,218,909.48
Solid Waste Fund						
205-11-000-84	Claim on Cash Ga	413,965.92CR	345,965.05	190,870.71CR	258,871.58CR	336,709.86CR
205-11-000-85	Trash Claim on O	0.00	0.00	0.00	0.00	0.00
FUND 205 TOTAL		413,965.92CR	345,965.05	190,870.71CR	258,871.58CR	336,709.86CR

DATES: 2/01/2025- 2/28/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
Debt Service Fund						
301-11-000-00	Debt Service Cas	1,495,406.90	1,690,441.37	3,022,466.02CR	163,382.25	1,426,537.04
301-11-000-84	Claim on Cash De	122,274.49	1,358,418.02	1,358,753.03CR	121,939.48	305,513.12CR
301-11-000-90	Investment Accou	73,413.99	253.41	0.00	73,667.40	73,667.40
FUND 301 TOTAL		1,691,095.38	3,049,112.80	4,381,219.05CR	358,989.13	1,194,691.32
Special Revenue Fund						
401-11-000-00	Special Revenue	48,240.52	2,191.72	0.00	50,432.24	48,621.52
401-11-000-70	Cash in bnk - Ho	0.00	0.00	0.00	0.00	0.00
401-11-000-84	Claim on Cash Sp	35,394.37	2,077.38	3,193.98CR	34,277.77	34,206.45
401-11-058-24	Seizure Fund Cas	0.00	0.00	0.00	0.00	0.00
FUND 401 TOTAL		83,634.89	4,269.10	3,193.98CR	84,710.01	82,827.97
TIRZ Jackson Ridge						
402-11-000-00	TIRZ Cash	286,887.04	500,692.97	729,586.30CR	57,993.71	205,584.90
FUND 402 TOTAL		286,887.04	500,692.97	729,586.30CR	57,993.71	205,584.90
Impact Fees						
403-11-000-00	Impact Fees Cash	1,185,622.00	1,057.86	979,883.75CR	206,796.11	346,779.50
FUND 403 TOTAL		1,185,622.00	1,057.86	979,883.75CR	206,796.11	346,779.50
Development Fees						
404-11-000-00	Development Fees	0.00	0.00	0.00	0.00	0.00
404-11-000-50	Investment Acct-	1,667,619.94	55,021.44	114,212.56CR	1,608,428.82	1,600,943.57
404-11-000-60	Investment acct-	3,735,825.66	14,062.85	0.00	3,749,888.51	3,748,846.55
404-11-000-70	Investment Acct-	2,011,329.99	6,942.73	0.00	2,018,272.72	2,018,272.72
404-11-000-90	Investment Accou	336,719.74	51,829.30	50,667.00CR	337,882.04	337,882.04
FUND 404 TOTAL		7,751,495.33	127,856.32	164,879.56CR	7,714,472.09	7,705,944.88
Grant Fund						
405-11-000-00	Grant Fund Cash	372,468.21	1,258.34	0.00	373,726.55	373,726.55
405-11-000-84	Claim on Cash Gr	762,296.15	97,771.00	13,517.88CR	846,549.27	776,218.14
FUND 405 TOTAL		1,134,764.36	99,029.34	13,517.88CR	1,220,275.82	1,149,944.69

DATES: 2/01/2025- 2/28/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
Holding Acct Dev Agreements						
406-11-000-00	Developer Cash H	0.00	0.00	0.00	0.00	0.00
406-11-000-41	Cash - Union Mai	0.00	0.00	0.00	0.00	0.00
406-11-000-42	Cash - Union Lif	0.00	0.00	0.00	0.00	0.00
406-11-000-43	Cash - Union ETJ	0.00	0.00	0.00	0.00	0.00
406-11-000-84	Claim on Cash Ho	537,915.00	21,009.02	18,319.59CR	540,604.43	548,212.26
	FUND 406 TOTAL	537,915.00	21,009.02	18,319.59CR	540,604.43	548,212.26
Fire Dept SAFR						
407-11-000-84	Claim on Cash SA	0.00	0.00	0.00	0.00	0.00
	FUND 407 TOTAL	0.00	0.00	0.00	0.00	0.00
Capital Projects Fund						
501-11-000-00	Capital Projects	0.00	0.00	0.00	0.00	0.00
501-11-000-55	Vehicle Replacem	292,080.37	29,813.28	0.00	321,893.65	309,572.89
501-11-000-56	Project 38 Fund	0.00	0.00	0.00	0.00	0.00
501-11-000-58	Escrow Cash - AH	8,986.33	243,221.77	8,986.33CR	243,221.77	218,203.63
501-11-000-59	Cash - CO 2022 P	2,022,900.71	6,880.33	275,608.85CR	1,754,172.19	2,000,251.52
501-11-000-60	Cash - CO 2023 K	3,598,462.17CR	16,406.48	0.00	3,582,055.69CR	3,582,055.69CR
501-11-000-61	Cash - CO 2024 S	2,799,269.52	9,505.23	425,220.00CR	2,383,554.75	2,763,215.46
501-11-000-62	ABP LLC Cash Esc	9,856,196.45	33,635.60	208,960.34CR	9,680,871.71	9,770,426.14
501-11-000-63	HPR Lennar Escro	1,168,333.28	3,936.33	52,240.08CR	1,120,029.53	1,142,418.14
501-11-000-84	Claim on Cash Ca	3,643,712.49CR	2,055,373.98	3,463,270.18CR	5,051,608.69CR	4,262,056.05CR
501-11-000-90	Investment Accou	0.00	0.00	0.00	0.00	0.00
501-11-008-38	Cash - Water Bon	165,364.37	570.80	0.00	165,935.17	165,935.17
501-11-026-00	Cash in LOGIC -	0.00	0.00	0.00	0.00	0.00
	FUND 501 TOTAL	9,070,956.37	2,399,343.80	4,434,285.78CR	7,036,014.39	8,525,911.21
NAVO FWSD Fund						
601-11-000-00	FWSD Cash	0.00	0.00	0.00	0.00	0.00
601-11-000-84	Claim on Cash NA	726,309.29	0.00	0.00	726,309.29	726,309.29
	FUND 601 TOTAL	726,309.29	0.00	0.00	726,309.29	726,309.29
MDD						
701-11-000-00	MDD Cash	1,217,990.45	434,530.02	1,072.90CR	1,651,447.57	1,452,354.09
701-11-000-84	Claim on Cash MD	29,470.82CR	2,572.90	51,535.18CR	78,433.10CR	45,034.48CR
701-11-000-90	Investment Accou	1,652,514.95	5,704.19	0.00	1,658,219.14	1,658,219.14
701-11-088-41	EDC cash	0.00	0.00	0.00	0.00	0.00
	FUND 701 TOTAL	2,841,034.58	442,807.11	52,608.08CR	3,231,233.61	3,065,538.75

DATES: 2/01/2025- 2/28/2025

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Employee Benefit Trust						
801-11-000-00	Employee Benefit	183,076.70	148,517.53	119,591.29CR	212,002.94	259,441.12
801-11-000-84	Claim on Cash EB	65,855.42CR	158,055.41	147,629.39CR	55,429.40CR	81,300.50CR
	FUND 801 TOTAL	117,221.28	306,572.94	267,220.68CR	156,573.54	178,140.62
Jackson Ridge PID						
802-11-000-00	Cash Collection	247,837.26	0.00	0.00	247,837.26	247,837.26
802-11-000-01	Cash in Wilmingt	1,606,064.31	0.00	0.00	1,606,064.31	1,606,064.31
802-11-000-02	Cash in Wilmingt	1,189,487.62	0.00	0.00	1,189,487.62	1,189,487.62
802-11-000-05	Cash in Wilmingt	1,273,663.46	0.00	0.00	1,273,663.46	1,273,663.46
802-11-000-06	Cash in Wilmingt	310,022.25	0.00	0.00	310,022.25	310,022.25
802-11-000-07	Cash in Wilmingt	627,793.00	0.00	0.00	627,793.00	627,793.00
	FUND 802 TOTAL	5,254,867.90	0.00	0.00	5,254,867.90	5,254,867.90
Winn Ridge South PID						
803-11-000-01	Cash in Wilmingt	991,438.10	0.00	0.00	991,438.10	991,438.10
	FUND 803 TOTAL	991,438.10	0.00	0.00	991,438.10	991,438.10
Pooled Cash Fund						
901-11-000-00	Pooled Cash	230,782.53	6,861,380.04	6,795,202.42CR	296,960.15	634,609.92
	FUND 901 TOTAL	230,782.53	6,861,380.04	6,795,202.42CR	296,960.15	634,609.92
	REPORT TOTALS	100,589,690.96	20,098,744.59	24,610,350.89CR	96,078,084.66	99,862,928.19
		=====	=====	=====	=====	=====

SELECTION CRITERIA

PRINT CURRENT

FUND: All
ACCOUNT TYPE: ALL CASH
TRANSACTION DATES: 2/01/2025 THRU 2/28/2025
PERIOD 13: EXCLUDE

PRINT OPTIONS

REPORT TYPE: SUMMARY
RECAP ONLY: NO
DESCRIPTIONS: NO

*** END OF REPORT ***



Revenue/Expense by Fund

(Unaudited)

February 2025

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Fines and Fees	134,300	27,108.82	49,642.43	0.00	84,657.57	36.96
Taxes	6,783,000	978,040.54	5,334,990.08	0.00	1,448,009.92	78.65
Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
Donations	4,200	282.57	6,295.16	0.00	(2,095.16)	149.88
Charges for Services	8,824,937	748,085.28	3,179,754.21	0.00	5,645,182.79	36.03
Permits	2,634,780	70,326.90	646,291.27	0.00	1,988,488.73	24.53
Miscellaneous	717,880	81,879.91	299,023.61	0.00	418,856.39	41.65
TOTAL GENERAL REVENUE	19,174,076	1,905,724.02	9,515,996.76	0.00	9,658,079.24	49.63
TOTAL REVENUE	19,174,076	1,905,724.02	9,515,996.76	0.00	9,658,079.24	49.63
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

<u>Administration</u>						
Personnel	795,088	79,250.51	309,143.28	0.00	485,944.72	38.88
Materials & Supplies	17,000	2,260.84	6,257.84	0.00	10,742.16	36.81
Repairs & Maintenance	43,000	1,473.92	54,168.25	4,140.98	(15,309.23)	135.60
Utilities	23,000	2,177.91	9,229.50	0.00	13,770.50	40.13
Contract Services	368,400	40,237.38	178,875.00	0.00	189,525.00	48.55
Fees & Other Services	206,651	27,668.50	156,825.03	51,960.00	(2,134.03)	101.03
Miscellaneous	30,000	925.85	12,735.53	1,600.00	15,664.47	47.79
TOTAL Administration	1,483,139	153,994.91	727,234.43	57,700.98	698,203.59	52.92

<u>Police Department</u>						
Personnel	4,144,303	433,239.18	1,729,623.75	0.00	2,414,679.25	41.73
Materials & Supplies	234,143	14,532.67	76,923.96	0.00	157,219.04	32.85
Repairs & Maintenance	73,000	5,809.23	38,750.40	0.00	34,249.60	53.08
Utilities	35,710	2,911.97	17,072.22	0.00	18,637.78	47.81
Contract Services	68,609	1,080.00	26,058.29	0.00	42,550.71	37.98
Fees & Other Services	238,590	42,569.96	116,522.27	0.00	122,067.73	48.84
Public Safety	231,030	5,093.53	137,937.05	28,367.67	64,725.28	71.98
Miscellaneous	0	0.00	46.49	0.00	(46.49)	0.00
TOTAL Police Department	5,025,385	505,236.54	2,142,934.43	28,367.67	2,854,082.90	43.21

<u>Fire Department</u>						
Personnel	6,615,050	680,198.14	2,665,890.28	14,000.00	3,935,159.72	40.51
Materials & Supplies	313,250	90,935.97	283,183.28	20,874.90	9,191.82	97.07
Repairs & Maintenance	386,728	67,141.62	205,192.58	871.00	180,664.42	53.28
Utilities	57,980	4,772.06	30,318.58	0.00	27,661.42	52.29
Contract Services	50,450	1,590.00	2,865.00	0.00	47,585.00	5.68
Fees & Other Services	125,250	9,528.55	93,378.95	0.00	31,871.05	74.55
Public Safety	67,262	4,579.73	32,033.51	43,539.10	(8,310.61)	112.36
Miscellaneous	80,000	0.00	0.00	0.00	80,000.00	0.00

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service	0	7,952.98	39,764.90	0.00	(39,764.90)	0.00
TOTAL Fire Department	7,695,970	866,699.05	3,352,627.08	79,285.00	4,264,057.92	44.59
AAA						
Streets Department						
Personnel	344,271	29,129.84	113,264.13	0.00	231,006.87	32.90
Materials & Supplies	28,551	12,325.86	25,127.90	702.12	2,720.98	90.47
Repairs & Maintenance	60,000	3,167.96	23,638.01	7,979.27	28,382.72	52.70
Utilities	38,270	3,506.09	20,498.22	0.00	17,771.78	53.56
Contract Services	30,000	0.00	3,108.24	0.00	26,891.76	10.36
Fees & Other Services	4,463	0.00	1,479.22	0.00	2,983.78	33.14
Miscellaneous	0	0.00	0.00	8,418.00	(8,418.00)	0.00
TOTAL Streets Department	505,555	48,129.75	187,115.72	17,099.39	301,339.89	40.39
Development Services						
Personnel	713,356	89,228.80	336,301.57	0.00	377,054.43	47.14
Materials & Supplies	13,600	1,158.32	3,850.58	0.00	9,749.42	28.31
Repairs & Maintenance	1,000	294.38	2,444.89	0.00	(1,444.89)	244.49
Contract Services	1,540,000	40,273.51	383,755.22	0.00	1,156,244.78	24.92
Fees & Other Services	52,160	9,347.24	19,248.24	1,403.00	31,508.76	39.59
Miscellaneous	0	0.00	0.00	6,500.00	(6,500.00)	0.00
TOTAL Development Services	2,320,116	140,302.25	745,600.50	7,903.00	1,566,612.50	32.48
Court						
Personnel	85,724	9,360.29	36,684.31	0.00	49,039.69	42.79
Materials & Supplies	1,000	16.90	626.89	0.00	373.11	62.69
Contract Services	31,900	6,766.74	14,606.74	0.00	17,293.26	45.79
Fees & Other Services	5,685	1,368.85	7,963.62	0.00	(2,278.62)	140.08
TOTAL Court	124,309	17,512.78	59,881.56	0.00	64,427.44	48.17
Parks & Recreation						
Personnel	283,705	32,027.99	131,616.89	0.00	152,088.11	46.39
Materials & Supplies	9,300	2,335.05	5,686.40	702.12	2,911.48	68.69
Repairs & Maintenance	60,000	1,649.71	12,769.87	0.00	47,230.13	21.28
Utilities	4,500	342.75	4,745.04	0.00	(245.04)	105.45
Fees & Other Services	9,120	1,416.83	2,940.35	0.00	6,179.65	32.24
Miscellaneous	173,000	163,745.18	205,530.11	0.00	(32,530.11)	118.80
TOTAL Parks & Recreation	539,625	201,517.51	363,288.66	702.12	175,634.22	67.45
Library						
Personnel	353,073	41,322.88	159,125.73	0.00	193,947.27	45.07
Materials & Supplies	55,060	3,786.57	19,341.14	5,844.80	29,874.06	45.74
Repairs & Maintenance	12,280	1,758.98	5,076.98	0.00	7,203.02	41.34
Utilities	19,548	1,922.26	8,472.56	0.00	11,075.44	43.34
Contract Services	1,800	0.00	300.00	0.00	1,500.00	16.67
Fees & Other Services	35,666	4,668.15	20,743.41	0.00	14,922.59	58.16
Miscellaneous	16,400	755.98	3,260.99	0.00	13,139.01	19.88
TOTAL Library	493,827	54,214.82	216,320.81	5,844.80	271,661.39	44.99

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Providence Village PD						
Personnel	0 (	6,294.61)	0.00	0.00	0.00	0.00
Fees & Other Services	0 (	19,883.19)	0.00	0.00	0.00	0.00
Public Safety	0 (	5,079.36)	0.00	0.00	0.00	0.00
TOTAL Providence Village PD	0 (	31,257.16)	0.00	0.00	0.00	0.00
Fleet						
HR						
Personnel	168,567	15,967.55	61,245.79	0.00	107,321.21	36.33
Materials & Supplies	300	19.50	19.50	0.00	280.50	6.50
Contract Services	14,900	1,360.00	5,212.50	0.00	9,687.50	34.98
Fees & Other Services	13,510	0.00	0.00	0.00	13,510.00	0.00
Miscellaneous	48,000	2,057.20	8,489.73	0.00	39,510.27	17.69
TOTAL HR	245,277	19,404.25	74,967.52	0.00	170,309.48	30.56
TOTAL EXPENSES	18,433,203	1,975,754.70	7,869,970.71	196,902.96	10,366,329.33	43.76
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	740,873 (	70,030.68)	1,646,026.05 (	196,902.96) (	708,250.09)	195.60

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
101-4000-01-4363 Code Enforcement Citati	300	0.00	248.17	0.00	51.83	82.72
101-4000-01-4400 Fines and fees	130,000	26,441.96	48,077.40	0.00	81,922.60	36.98
101-4000-01-4410 Warrant Income	<u>4,000</u>	<u>666.86</u>	<u>1,316.86</u>	<u>0.00</u>	<u>2,683.14</u>	<u>32.92</u>
TOTAL Fines and Fees	134,300	27,108.82	49,642.43	0.00	84,657.57	36.96
 <u>Taxes</u>						
101-4000-02-4100 Property Taxes	2,750,000	288,195.16	3,257,742.93	0.00 (	507,742.93)	118.46
101-4000-02-4130 Sales Taxes	2,500,000	564,886.71	1,378,558.51	0.00	1,121,441.49	55.14
101-4000-02-4140 Franchise Tax-Electric	317,000	0.00	180,889.73	0.00	136,110.27	57.06
101-4000-02-4141 Franchise Tax-Gas	45,000	0.00	3,924.51	0.00	41,075.49	8.72
101-4000-02-4142 Franchise Tax-Telephone	4,000	781.26	1,808.16	0.00	2,191.84	45.20
101-4000-02-4143 Franchise Tax-Cable TV	12,000	1,712.89	3,657.12	0.00	8,342.88	30.48
101-4000-02-4144 Franchise Tax-Water	840,000	122,464.52	389,759.65	0.00	450,240.35	46.40
101-4000-02-4146 Franchise Tax-Garbage	<u>315,000</u>	<u>0.00</u>	<u>118,649.47</u>	<u>0.00</u>	<u>196,350.53</u>	<u>37.67</u>
TOTAL Taxes	6,783,000	978,040.54	5,334,990.08	0.00	1,448,009.92	78.65
 <u>Grants</u>						
101-4000-03-4391 Grants - Police	<u>74,979</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>74,979.00</u>	<u>0.00</u>
TOTAL Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
 <u>Donations</u>						
101-4000-04-4390 Donations-Police	0	0.00	1,000.00	0.00 (	1,000.00)	0.00
101-4000-04-4392 Donations-Fire	0	50.00	1,050.00	0.00 (	1,050.00)	0.00
101-4000-04-4393 Donations-Library	<u>4,200</u>	<u>232.57</u>	<u>4,245.16</u>	<u>0.00</u> (	<u>45.16)</u>	<u>101.08</u>
TOTAL Donations	4,200	282.57	6,295.16	0.00 (	2,095.16)	149.88
 <u>Charges for Services</u>						
101-4000-06-4104 Aspen Meadow Police	100,000	12,022.96	23,178.51	0.00	76,821.49	23.18
101-4000-06-4312 DC FWSD # 8A	0	0.00	26,637.30	0.00 (	26,637.30)	0.00
101-4000-06-4314 DC FWSD # 8B	0	0.00	27,471.34	0.00 (	27,471.34)	0.00
101-4000-06-4316 Providence Village WCID	615,000	47,777.10	239,696.68	0.00	375,303.32	38.98
101-4000-06-4318 DC FWSD # 10 Elm Ridge	0	0.00	104,654.58	0.00 (	104,654.58)	0.00
101-4000-06-4320 DC FWSD # 11A	0	0.00	24,278.39	0.00 (	24,278.39)	0.00
101-4000-06-4321 DC FWSD # 11B	0	0.00	38,316.72	0.00 (	38,316.72)	0.00
101-4000-06-4323 DC FWSD #11C	0	0.00	16,336.62	0.00 (	16,336.62)	0.00
101-4000-06-4370 DC FWSD Total Revenue	777,000	0.00	0.00	0.00	777,000.00	0.00
101-4000-06-4401 Providence Village Poli	1,275,156	110,289.45	439,541.91	0.00	835,614.09	34.47
101-4000-06-4402 Silverado Police	1,030,800	130,159.17	296,522.24	0.00	734,277.76	28.77
101-4000-06-4403 Sandbrock Police	477,000	60,938.98	199,620.17	0.00	277,379.83	41.85
101-4000-06-4404 DISD SRO	242,488	0.00	175,640.05	0.00	66,847.95	72.43
101-4000-06-4420 Accident Reports	500	24.00	294.00	0.00	206.00	58.80
101-4000-06-4480 Library fines & fees	500	275.08	409.01	0.00	90.99	81.80
101-4000-06-4481 Public Services - copie	1,500	445.65	1,445.18	0.00	54.82	96.35
101-4000-06-4482 Denton Co Library Pledg	22,500	0.00	21,400.00	0.00	1,100.00	95.11
101-4000-06-4483 Krugerville Library ILA	5,000	0.00	10,000.00	0.00 (	5,000.00)	200.00
101-4000-06-4484 Cross Roads Library ILA	5,000	0.00	0.00	0.00	5,000.00	0.00
101-4000-06-4485 Providence Village Libr	32,500	0.00	0.00	0.00	32,500.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-4000-06-4486 Silverado Library Fee	15,000	0.00	0.00	0.00	15,000.00	0.00
101-4000-06-4501 Community Building rent	2,000	151.11	1,834.67	0.00	165.33	91.73
101-4000-06-4730 Denton County Pledge Fi	10,000	0.00	0.00	0.00	10,000.00	0.00
101-4000-06-4732 Denton Co Medic	385,000	0.00	0.00	0.00	385,000.00	0.00
101-4000-06-4735 Denton Co Fire Runs	500,000	0.00	154,000.00	0.00	346,000.00	30.80
101-4000-06-4741 Krugerville ILA Fire	165,000	0.00	41,908.75	0.00	123,091.25	25.40
101-4000-06-4742 Silverado Fire	1,325,000	150,331.80	346,411.55	0.00	978,588.45	26.14
101-4000-06-4744 Sandbrock Fire	306,000	52,844.05	135,855.96	0.00	170,144.04	44.40
101-4000-06-4745 Aspen Meadow Fire	110,000	13,869.95	32,514.38	0.00	77,485.62	29.56
101-4000-06-4746 Oak Point ILA EMS	27,143	0.00	27,143.00	0.00	0.00	100.00
101-4000-06-4748 Krugerville ILA EMS	17,850	0.00	0.00	0.00	17,850.00	0.00
101-4000-06-4749 Insurance Billing EMS	1,377,000	168,955.98	794,643.20	0.00	582,356.80	57.71
TOTAL Charges for Services	8,824,937	748,085.28	3,179,754.21	0.00	5,645,182.79	36.03
<u>Permits</u>						
101-4000-07-4200 Building Permits	1,100,000	30,993.00	269,165.85	0.00	830,834.15	24.47
101-4000-07-4210 Plan Review fees	1,300,000	32,158.90	323,715.42	0.00	976,284.58	24.90
101-4000-07-4220 Inspection fees	200,000	4,485.00	35,495.00	0.00	164,505.00	17.75
101-4000-07-4250 Contractor registration	4,000	660.00	3,410.00	0.00	590.00	85.25
101-4000-07-4260 Other Permit fee	14,000	10.00	2,855.00	0.00	11,145.00	20.39
101-4000-07-4290 Health Permits	15,000	1,600.00	10,800.00	0.00	4,200.00	72.00
101-4000-07-4310 Demolition Permits	0	300.00	450.00	0.00 (	450.00)	0.00
101-4000-07-4320 Sign Permit	1,300	0.00	280.00	0.00	1,020.00	21.54
101-4000-07-4330 Solicitation permit	360	120.00	120.00	0.00	240.00	33.33
101-4000-07-4350 Alcohol Permit	120	0.00	0.00	0.00	120.00	0.00
TOTAL Permits	2,634,780	70,326.90	646,291.27	0.00	1,988,488.73	24.53
<u>Miscellaneous</u>						
101-4000-09-4430 All Admin Fees	172,380	13,253.33	66,266.65	0.00	106,113.35	38.44
101-4000-09-4435 City Event Fees	80,000	6,054.97	22,363.50	0.00	57,636.50	27.95
101-4000-09-4500 Interest Income	400,000	33,823.17	166,796.96	0.00	233,203.04	41.70
101-4000-09-4540 Other Income	500	0.00	2,065.60	0.00 (	1,565.60)	413.12
101-4000-09-4550 Gain on sale of assets	15,000	28,748.44	39,848.44	0.00 (	24,848.44)	265.66
101-4000-09-4800 Insurance Proceeds	50,000	0.00	1,682.46	0.00	48,317.54	3.36
TOTAL Miscellaneous	717,880	81,879.91	299,023.61	0.00	418,856.39	41.65
<u>Contingency/FB</u>						
TOTAL REVENUE	19,174,076	1,905,724.02	9,515,996.76	0.00	9,658,079.24	49.63

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5101-01-5101 Salaries	640,500	67,042.21	244,974.87	0.00	395,525.13	38.25
101-5101-01-5105 Overtime	2,000	584.03	3,661.41	0.00 (	1,661.41)	183.07
101-5101-01-5106 Longevity	1,300	0.00	1,269.88	0.00	30.12	97.68
101-5101-01-5107 Retirement - TMRS	68,565	4,794.56	20,294.78	0.00	48,270.22	29.60
101-5101-01-5108 Payroll Tax Expense (me	9,335	628.55	3,564.06	0.00	5,770.94	38.18
101-5101-01-5109 Group Health Insurance	59,388	5,364.50	31,477.65	0.00	27,910.35	53.00
101-5101-01-5110 Workers Comp TML	1,000	0.00	832.54	0.00	167.46	83.25
101-5101-01-5621 Travel & Training	13,000	836.66	3,068.09	0.00	9,931.91	23.60
TOTAL Personnel	795,088	79,250.51	309,143.28	0.00	485,944.72	38.88
<u>Capital</u>						
<u>Materials & Supplies</u>						
101-5101-03-5050 Office Supplies	12,000	1,940.85	5,133.85	0.00	6,866.15	42.78
101-5101-03-5081 Uniforms	3,000	0.00	309.97	0.00	2,690.03	10.33
101-5101-03-5090 Postage	2,000	319.99	814.02	0.00	1,185.98	40.70
TOTAL Materials & Supplies	17,000	2,260.84	6,257.84	0.00	10,742.16	36.81
<u>Repairs & Maintenance</u>						
101-5101-04-5120 Building Maintenance	40,000	1,353.97	53,525.20	4,140.98 (	17,666.18)	144.17
101-5101-04-5121 Equipment Maintenance	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5101-04-5122 Vehicle Maintenance	1,000	119.95	643.05	0.00	356.95	64.31
TOTAL Repairs & Maintenance	43,000	1,473.92	54,168.25	4,140.98 (	15,309.23)	135.60
<u>Utilities</u>						
101-5101-05-5616 Utilities -Electricity	8,000	154.37	882.96	0.00	7,117.04	11.04
101-5101-05-5617 Utilities -Gas	2,500	441.19	1,037.37	0.00	1,462.63	41.49
101-5101-05-5618 Utilities -Telephone	8,500	1,272.93	6,098.17	0.00	2,401.83	71.74
101-5101-05-5619 Utilities -Water/Sewer	4,000	309.42	1,211.00	0.00	2,789.00	30.28
TOTAL Utilities	23,000	2,177.91	9,229.50	0.00	13,770.50	40.13
<u>Contract Services</u>						
101-5101-06-5060 Election Services	11,000	0.00	0.00	0.00	11,000.00	0.00
101-5101-06-5230 Contract Labor	2,000	82.50	192.50	0.00	1,807.50	9.63
101-5101-06-5300 Benefits Administration	26,400	2,404.12	11,084.12	0.00	15,315.88	41.99
101-5101-06-5620 Legal & Professional	325,000	37,406.76	166,779.98	0.00	158,220.02	51.32
101-5101-06-5685 Storage Building	4,000	344.00	818.40	0.00	3,181.60	20.46
TOTAL Contract Services	368,400	40,237.38	178,875.00	0.00	189,525.00	48.55
<u>Fees & Other Services</u>						
101-5101-07-5150 Printing	15,000	2,775.00	4,070.00	0.00	10,930.00	27.13
101-5101-07-5190 Insurance - TML	7,000	0.00	5,302.19	0.00	1,697.81	75.75
101-5101-07-5220 Advertising & Notices	4,800	0.00	2,051.40	0.00	2,748.60	42.74
101-5101-07-5260 Dues and Membership	9,000	65.00	7,351.05	0.00	1,648.95	81.68
101-5101-07-5280 Copier Maintenance cont	10,000	747.00	3,798.20	0.00	6,201.80	37.98
101-5101-07-5310 Tax Assessor/Collector	0	0.00	282.70	0.00 (	282.70)	0.00
101-5101-07-5320 Appraisal District Fees	36,804	0.00	9,693.66	0.00	27,110.34	26.34

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-5101-07-5540 Bond Insurance	1,407	1,407.00	1,407.00	0.00	0.00	100.00
101-5101-07-5665 Technology	117,640	18,479.82	118,679.67	51,960.00 (	52,999.67)	145.05
101-5101-07-5666 Bank Fees	<u>5,000</u>	<u>4,194.68</u>	<u>4,189.16</u>	<u>0.00</u>	<u>810.84</u>	<u>83.78</u>
TOTAL Fees & Other Services	206,651	27,668.50	156,825.03	51,960.00 (	2,134.03)	101.03
<u>Miscellaneous</u>						
101-5101-09-5130 Community Development	20,000	782.25	8,663.62	0.00	11,336.38	43.32
101-5101-09-5131 Meetings	5,000	143.60	2,237.27	0.00	2,762.73	44.75
101-5101-09-5132 Employee Appreciation	0	0.00	594.11	1,600.00 (	2,194.11)	0.00
101-5101-09-5133 Marketing & Promotions	5,000	0.00	289.83	0.00	4,710.17	5.80
101-5101-09-5140 Miscellaneous	<u>0</u>	<u>0.00</u>	<u>950.70</u>	<u>0.00</u> (	<u>950.70)</u>	<u>0.00</u>
TOTAL Miscellaneous	30,000	925.85	12,735.53	1,600.00	15,664.47	47.79
<u>Debt Service</u>						
TOTAL Administration	1,483,139	153,994.91	727,234.43	57,700.98	698,203.59	52.92

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5102-01-5101 Salaries	3,088,499	347,369.77	1,292,301.68	0.00	1,796,197.32	41.84
101-5102-01-5105 Overtime	94,883	13,138.22	63,008.97	0.00	31,874.03	66.41
101-5102-01-5106 Longevity	4,950	0.00	4,489.76	0.00	460.24	90.70
101-5102-01-5107 Retirement - TMRS	339,557	26,527.18	109,535.22	0.00	230,021.78	32.26
101-5102-01-5108 Payroll Tax Expense (me	46,231	3,505.62	19,297.64	0.00	26,933.36	41.74
101-5102-01-5109 Group Health Insurance	427,594	34,784.32	189,785.77	0.00	237,808.23	44.38
101-5102-01-5110 Workers Comp TML	87,700	6,294.61	37,514.93	0.00	50,185.07	42.78
101-5102-01-5621 Travel & Training	54,889	1,619.46	13,689.78	0.00	41,199.22	24.94
TOTAL Personnel	4,144,303	433,239.18	1,729,623.75	0.00	2,414,679.25	41.73
<u>Materials & Supplies</u>						
101-5102-03-5050 Office Supplies	16,968	1,344.40	4,571.07	0.00	12,396.93	26.94
101-5102-03-5051 Printing	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5102-03-5080 Gas & Oil	175,000	11,251.05	52,473.21	0.00	122,526.79	29.98
101-5102-03-5081 Uniforms	27,376	1,911.64	14,324.58	0.00	13,051.42	52.33
101-5102-03-5082 Ballistic Vests	9,299	0.00	5,367.86	0.00	3,931.14	57.73
101-5102-03-5090 Postage	500	25.58	187.24	0.00	312.76	37.45
TOTAL Materials & Supplies	234,143	14,532.67	76,923.96	0.00	157,219.04	32.85
<u>Repairs & Maintenance</u>						
101-5102-04-5120 Building Maintenance	8,000	315.00	3,163.78	0.00	4,836.22	39.55
101-5102-04-5121 Equipment Maintenance	5,000	146.00	564.80	0.00	4,435.20	11.30
101-5102-04-5122 Vehicle Maintenance	60,000	5,348.23	35,021.82	0.00	24,978.18	58.37
TOTAL Repairs & Maintenance	73,000	5,809.23	38,750.40	0.00	34,249.60	53.08
<u>Utilities</u>						
101-5102-05-5616 Utilities -Electricity	3,500	0.00	1,646.84	0.00	1,853.16	47.05
101-5102-05-5618 Utilities -Telephone	30,010	2,812.94	15,020.26	0.00	14,989.74	50.05
101-5102-05-5619 Utilities -Water/Sewer	2,200	99.03	405.12	0.00	1,794.88	18.41
TOTAL Utilities	35,710	2,911.97	17,072.22	0.00	18,637.78	47.81
<u>Contract Services</u>						
101-5102-06-5240 Drug testing/background	2,300	0.00	835.00	0.00	1,465.00	36.30
101-5102-06-5610 Power DMS	29,259	0.00	22,273.08	0.00	6,985.92	76.12
101-5102-06-5620 Legal and Professional	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5102-06-5621 Childrens' Advocacy Cen	7,000	0.00	10.21	0.00	6,989.79	0.15
101-5102-06-5685 Storage Building - Wils	540	0.00	120.00	0.00	420.00	22.22
101-5102-06-5690 Forensic Testing	26,510	1,080.00	2,820.00	0.00	23,690.00	10.64
TOTAL Contract Services	68,609	1,080.00	26,058.29	0.00	42,550.71	37.98
<u>Fees & Other Services</u>						
101-5102-07-5190 Insurance - TML	45,710	19,883.19	45,068.56	0.00	641.44	98.60
101-5102-07-5220 Advertising & Notices	300	0.00	28.56	0.00	271.44	9.52
101-5102-07-5260 Dues and Memberships	2,855	380.00	810.20	0.00	2,044.80	28.38
101-5102-07-5280 Maintenance contracts	116,307	14,805.80	37,947.07	0.00	78,359.93	32.63
101-5102-07-5660 Administration Fee	43,000	3,583.33	17,916.65	0.00	25,083.35	41.67
101-5102-07-5665 Technology	30,418	3,917.64	14,751.23	0.00	15,666.77	48.50
TOTAL Fees & Other Services	238,590	42,569.96	116,522.27	0.00	122,067.73	48.84

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Public Safety</u>						
101-5102-08-5070 Police Supplies	14,196	0.00	2,555.27	0.00	11,640.73	18.00
101-5102-08-5071 Communications Supplies	11,229	5,079.36	20,789.28	0.00 (	9,560.28)	185.14
101-5102-08-5072 Promotional Supplies	15,440	89.17	2,973.53	0.00	12,466.47	19.26
101-5102-08-5625 Ammo/Firearms/Safety Eq	30,000 (	75.00)	24,745.97	6,467.67 (	1,213.64)	104.05
101-5102-08-5626 Taser 7 Lease	7,496	0.00	0.00	0.00	7,496.00	0.00
101-5102-08-5686 Flock Cameras	69,500	0.00	61,400.00	21,900.00 (	13,800.00)	119.86
101-5102-08-5687 Denton Cty Communicatio	<u>83,169</u>	<u>0.00</u>	<u>25,473.00</u>	<u>0.00</u>	<u>57,696.00</u>	<u>30.63</u>
TOTAL Public Safety	231,030	5,093.53	137,937.05	28,367.67	64,725.28	71.98
<u>Miscellaneous</u>						
101-5102-09-5131 Meetings	<u>0</u>	<u>0.00</u>	<u>46.49</u>	<u>0.00 (</u>	<u>46.49)</u>	<u>0.00</u>
TOTAL Miscellaneous	0	0.00	46.49	0.00 (	46.49)	0.00
<u>Debt Service</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL Police Department	5,025,385	505,236.54	2,142,934.43	28,367.67	2,854,082.90	43.21

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5103-01-5101 Salaries	4,617,400	512,997.06	1,815,398.52	0.00	2,802,001.48	39.32
101-5103-01-5105 Overtime	450,000	65,883.03	284,983.18	0.00	165,016.82	63.33
101-5103-01-5106 Longevity	10,900	0.00	9,469.88	0.00	1,430.12	86.88
101-5103-01-5107 Retirement - TMRS	553,619	40,524.56	166,853.05	0.00	386,765.95	30.14
101-5103-01-5108 Payroll Tax Expense (me	75,375	5,356.17	29,315.82	0.00	46,059.18	38.89
101-5103-01-5109 Group Health Insurance	712,656	50,046.15	259,868.69	0.00	452,787.31	36.46
101-5103-01-5110 Workers Comp TML	162,000	0.00	70,647.13	0.00	91,352.87	43.61
101-5103-01-5621 Travel/Training	33,100	5,391.17	29,354.01	14,000.00	(10,254.01)	130.98
TOTAL Personnel	6,615,050	680,198.14	2,665,890.28	14,000.00	3,935,159.72	40.51
<u>Materials & Supplies</u>						
101-5103-03-5080 Gas & Oil	102,250	7,504.98	37,935.75	0.00	64,314.25	37.10
101-5103-03-5081 Uniforms	80,000	67,025.43	90,129.34	5,017.94	(15,147.28)	118.93
101-5103-03-5090 Postage	200	0.00	73.00	0.00	127.00	36.50
101-5103-03-5150 Office Supplies	10,800	636.33	1,710.14	0.00	9,089.86	15.83
101-5103-03-5155 Supplies - Medic	120,000	15,769.23	153,335.05	15,856.96	(49,192.01)	140.99
TOTAL Materials & Supplies	313,250	90,935.97	283,183.28	20,874.90	9,191.82	97.07
<u>Repairs & Maintenance</u>						
101-5103-04-5120 Building Maintenance	65,000	1,824.87	62,231.39	0.00	2,768.61	95.74
101-5103-04-5121 Equipment Maintenance	201,728	62,523.98	71,101.44	625.00	130,001.56	35.56
101-5103-04-5122 Vehicle Maintenance	120,000	2,792.77	71,859.75	246.00	47,894.25	60.09
TOTAL Repairs & Maintenance	386,728	67,141.62	205,192.58	871.00	180,664.42	53.28
<u>Utilities</u>						
101-5103-05-5616 Utilities -Electricity	16,000	924.87	14,299.08	0.00	1,700.92	89.37
101-5103-05-5617 Utilities -Gas	6,900	591.07	1,341.04	0.00	5,558.96	19.44
101-5103-05-5618 Utilities -Telephone	25,980	2,446.66	11,236.35	0.00	14,743.65	43.25
101-5103-05-5619 Utilities -Water/Sewer	7,600	648.47	2,798.15	0.00	4,801.85	36.82
101-5103-05-5620 Direct TV Navo	1,500	160.99	643.96	0.00	856.04	42.93
TOTAL Utilities	57,980	4,772.06	30,318.58	0.00	27,661.42	52.29
<u>Contract Services</u>						
101-5103-06-5620 Legal and Professional	50,000	1,590.00	2,865.00	0.00	47,135.00	5.73
101-5103-06-5658 Fire Extinguishers	450	0.00	0.00	0.00	450.00	0.00
TOTAL Contract Services	50,450	1,590.00	2,865.00	0.00	47,585.00	5.68
<u>Fees & Other Services</u>						
101-5103-07-5190 Insurance - TML	86,250	0.00	68,708.34	0.00	17,541.66	79.66
101-5103-07-5260 Dues and Memberships	10,000	154.00	5,489.01	0.00	4,510.99	54.89
101-5103-07-5280 Copier Maintenance Cont	2,000	140.00	700.00	0.00	1,300.00	35.00
101-5103-07-5665 Technology	27,000	9,234.55	18,481.60	0.00	8,518.40	68.45
TOTAL Fees & Other Services	125,250	9,528.55	93,378.95	0.00	31,871.05	74.55
<u>Public Safety</u>						
101-5103-08-5070 Firefighting Supplies	30,000	4,579.73	13,544.51	43,539.10	(27,083.61)	190.28
101-5103-08-5687 Denton Cty Communicatio	37,262	0.00	18,489.00	0.00	18,773.00	49.62
TOTAL Public Safety	67,262	4,579.73	32,033.51	43,539.10	(8,310.61)	112.36

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Miscellaneous</u>						
101-5103-09-5132 Employee Appreciation	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5103-09-5685 Capital Expenditures	<u>75,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>75,000.00</u>	<u>0.00</u>
TOTAL Miscellaneous	80,000	0.00	0.00	0.00	80,000.00	0.00
<u>Debt Service</u>						
101-5103-98-5693 Capital Lease - '18 Pir	<u>0</u>	<u>7,952.98</u>	<u>39,764.90</u>	<u>0.00</u>	(<u>39,764.90</u>)	<u>0.00</u>
TOTAL Debt Service	0	7,952.98	39,764.90	0.00	(39,764.90)	0.00
TOTAL Fire Department	7,695,970	866,699.05	3,352,627.08	79,285.00	4,264,057.92	44.59

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - AAA

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
<u>Materials & Supplies</u>						
<u>Repairs & Maintenance</u>						
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
<u>Public Safety</u>						
<u>Miscellaneous</u>						

101-General Fund

DEPARTMENT - Streets Department

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5105-01-5101 Salaries	250,592	22,218.24	79,445.95	0.00	171,146.05	31.70
101-5105-01-5105 Overtime	6,000	1,388.85	4,724.25	0.00	1,275.75	78.74
101-5105-01-5106 Longevity	1,000	0.00	1,000.00	0.00	0.00	100.00
101-5105-01-5107 Retirement - TMRS	27,434	1,677.79	6,866.94	0.00	20,567.06	25.03
101-5105-01-5108 Payroll Tax Expense (me	3,735	226.26	1,231.24	0.00	2,503.76	32.96
101-5105-01-5109 Group Health Insurance	47,510	3,218.70	17,102.85	0.00	30,407.15	36.00
101-5105-01-5110 Workers Comp TML	3,000	0.00	1,784.02	0.00	1,215.98	59.47
101-5105-01-5121 Travel & Training	5,000	400.00	1,108.88	0.00	3,891.12	22.18
TOTAL Personnel	344,271	29,129.84	113,264.13	0.00	231,006.87	32.90
<u>Materials & Supplies</u>						
101-5105-03-5050 Office Supplies	2,000	77.97	1,556.36	0.00	443.64	77.82
101-5105-03-5080 Gas & Oil	8,251	622.58	3,427.34	0.00	4,823.66	41.54
101-5105-03-5081 Uniforms	1,500	144.97	1,716.46	0.00 (	216.46)	114.43
101-5105-03-5607 Rock, Sand and Gravel	8,800	11,369.00	15,419.42	0.00 (	6,619.42)	175.22
101-5105-03-5608 Chemicals Purchased	4,000	0.00	0.00	0.00	4,000.00	0.00
101-5105-03-5630 Tools	4,000	111.34	3,008.32	702.12	289.56	92.76
TOTAL Materials & Supplies	28,551	12,325.86	25,127.90	702.12	2,720.98	90.47
<u>Repairs & Maintenance</u>						
101-5105-04-5121 Equipment Maintenance	10,000	1,641.80	5,783.29	0.00	4,216.71	57.83
101-5105-04-5122 Vehicle Maintenance	0	284.70	8,770.32	0.00 (	8,770.32)	0.00
101-5105-04-5609 Street Signs	30,000	1,241.46	4,759.65	7,979.27	17,261.08	42.46
101-5105-04-5629 Street maintenance	20,000	0.00	4,324.75	0.00	15,675.25	21.62
TOTAL Repairs & Maintenance	60,000	3,167.96	23,638.01	7,979.27	28,382.72	52.70
<u>Utilities</u>						
101-5105-05-5616 Utilities - Electricity	38,270	3,506.09	20,498.22	0.00	17,771.78	53.56
TOTAL Utilities	38,270	3,506.09	20,498.22	0.00	17,771.78	53.56
<u>Contract Services</u>						
101-5105-06-5620 Legal and Professional	30,000	0.00	3,108.24	0.00	26,891.76	10.36
TOTAL Contract Services	30,000	0.00	3,108.24	0.00	26,891.76	10.36
<u>Fees & Other Services</u>						
101-5105-07-5190 Insurance - TML	1,563	0.00	1,381.22	0.00	181.78	88.37
101-5105-07-5220 Advertising & Public No	250	0.00	0.00	0.00	250.00	0.00
101-5105-07-5260 Dues and Memberships	650	0.00	98.00	0.00	552.00	15.08
101-5105-07-5665 Technology	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL Fees & Other Services	4,463	0.00	1,479.22	0.00	2,983.78	33.14
<u>Miscellaneous</u>						
101-5105-09-5689 Capital - streets	0	0.00	0.00	8,418.00 (	8,418.00)	0.00
TOTAL Miscellaneous	0	0.00	0.00	8,418.00 (	8,418.00)	0.00
TOTAL Streets Department	505,555	48,129.75	187,115.72	17,099.39	301,339.89	40.39

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - Development Services

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5107-01-5101 Salaries	550,413	71,780.45	249,229.05	0.00	301,183.95	45.28
101-5107-01-5105 Overtime	4,000	419.35	5,150.49	0.00 (	1,150.49)	128.76
101-5107-01-5106 Longevity	750	0.00	719.88	0.00	30.12	95.98
101-5107-01-5107 Retirement - TMRS	59,125	5,466.89	20,729.61	0.00	38,395.39	35.06
101-5107-01-5108 Payroll Tax Expense (me	8,050	713.59	3,550.60	0.00	4,499.40	44.11
101-5107-01-5109 Group Health Insurance	83,143	8,572.64	45,069.56	0.00	38,073.44	54.21
101-5107-01-5110 Workers Comp TML	2,700	0.00	4,703.86	0.00 (	2,003.86)	174.22
101-5107-01-5621 Travel/Training	5,175	2,275.88	7,148.52	0.00 (	1,973.52)	138.14
TOTAL Personnel	713,356	89,228.80	336,301.57	0.00	377,054.43	47.14
<u>Materials & Supplies</u>						
101-5107-03-5050 Office Supplies	7,000	374.89	2,088.84	0.00	4,911.16	29.84
101-5107-03-5080 Gas & Oil	3,000	478.49	1,288.22	0.00	1,711.78	42.94
101-5107-03-5081 Uniforms	600	304.94	444.89	0.00	155.11	74.15
101-5107-03-5090 Postage	1,500	0.00	28.63	0.00	1,471.37	1.91
101-5107-03-5150 Printing	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL Materials & Supplies	13,600	1,158.32	3,850.58	0.00	9,749.42	28.31
<u>Repairs & Maintenance</u>						
101-5107-04-5122 Vehicle Maintenance	1,000	294.38	2,444.89	0.00 (	1,444.89)	244.49
TOTAL Repairs & Maintenance	1,000	294.38	2,444.89	0.00 (	1,444.89)	244.49
<u>Contract Services</u>						
101-5107-06-5620 Legal and Professional	125,000	0.00	23,036.62	0.00	101,963.38	18.43
101-5107-06-5725 Mowing and clean-up	35,000	0.00	16,482.60	0.00	18,517.40	47.09
101-5107-06-5763 Inspectors - Bureau Ver	1,300,000	34,881.90	332,205.53	0.00	967,794.47	25.55
101-5107-06-5764 Planners	80,000	5,391.61	12,030.47	0.00	67,969.53	15.04
TOTAL Contract Services	1,540,000	40,273.51	383,755.22	0.00	1,156,244.78	24.92
<u>Fees & Other Services</u>						
101-5107-07-5190 Insurance - TML	0	0.00	1,148.80	0.00 (	1,148.80)	0.00
101-5107-07-5220 Advertising & Notices	2,000	203.32	278.94	0.00	1,721.06	13.95
101-5107-07-5260 Dues and Memberships	2,160	0.00	827.98	0.00	1,332.02	38.33
101-5107-07-5665 Technology	35,000	8,765.17	15,310.52	1,403.00	18,286.48	47.75
101-5107-07-5762 Filing Fees	13,000	378.75	1,682.00	0.00	11,318.00	12.94
TOTAL Fees & Other Services	52,160	9,347.24	19,248.24	1,403.00	31,508.76	39.59
<u>Miscellaneous</u>						
101-5107-09-5685 Capital Equipment	0	0.00	0.00	6,500.00 (	6,500.00)	0.00
TOTAL Miscellaneous	0	0.00	0.00	6,500.00 (	6,500.00)	0.00
<u>Debt Service</u>						
TOTAL Development Services	2,320,116	140,302.25	745,600.50	7,903.00	1,566,612.50	32.48

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund
DEPARTMENT - Court

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5108-01-5101 Salaries	64,100	7,530.36	27,373.33	0.00	36,726.67	42.70
101-5108-01-5105 Overtime	1,000	139.46	948.41	0.00	51.59	94.84
101-5108-01-5106 Longevity	400	0.00	400.00	0.00	0.00	100.00
101-5108-01-5107 Retirement - TMRS	6,976	547.04	2,293.98	0.00	4,682.02	32.88
101-5108-01-5108 Payroll Tax Expense (me	950	70.53	396.28	0.00	553.72	41.71
101-5108-01-5109 Group Health Insurance	11,878	1,072.90	5,200.95	0.00	6,677.05	43.79
101-5108-01-5110 Workers Comp TML	120	0.00	71.36	0.00	48.64	59.47
101-5108-01-5621 Travel/Training	300	0.00	0.00	0.00	300.00	0.00
TOTAL Personnel	85,724	9,360.29	36,684.31	0.00	49,039.69	42.79
 <u>Materials & Supplies</u>						
101-5108-03-5050 Office Supplies	400	16.90	16.90	0.00	383.10	4.23
101-5108-03-5051 Court Supplies	0	0.00	340.80	0.00	340.80	0.00
101-5108-03-5090 Postage	500	0.00	269.19	0.00	230.81	53.84
101-5108-03-5150 Printing	100	0.00	0.00	0.00	100.00	0.00
TOTAL Materials & Supplies	1,000	16.90	626.89	0.00	373.11	62.69
 <u>Repairs & Maintenance</u>						
 <u>Contract Services</u>						
101-5108-06-5235 Contract Jail Services	2,900	0.00	0.00	0.00	2,900.00	0.00
101-5108-06-5620 Legal & Professional	14,000	5,366.74	7,606.74	0.00	6,393.26	54.33
101-5108-06-5765 Contract Svcs - Judge	15,000	1,400.00	7,000.00	0.00	8,000.00	46.67
TOTAL Contract Services	31,900	6,766.74	14,606.74	0.00	17,293.26	45.79
 <u>Fees & Other Services</u>						
101-5108-07-5190 Insurance - TML	1,300	0.00	1,148.80	0.00	151.20	88.37
101-5108-07-5260 Dues and Memberships	150	0.00	0.00	0.00	150.00	0.00
101-5108-07-5540 Bond Insurance	235	0.00	0.00	0.00	235.00	0.00
101-5108-07-5665 Technology	4,000	1,368.85	6,814.82	0.00	2,814.82	170.37
TOTAL Fees & Other Services	5,685	1,368.85	7,963.62	0.00	2,278.62	140.08
 <u>Debt Service</u>						
TOTAL Court	124,309	17,512.78	59,881.56	0.00	64,427.44	48.17

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - Parks & Recreation

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5110-01-5101 Salaries	201,990	24,557.79	88,227.76	0.00	113,762.24	43.68
101-5110-01-5105 Overtime	4,000	1,168.09	10,025.83	0.00 (	6,025.83)	250.65
101-5110-01-5106 Longevity	250	0.00	100.00	0.00	150.00	40.00
101-5110-01-5107 Retirement - TMRS	21,965	1,774.66	7,855.02	0.00	14,109.98	35.76
101-5110-01-5108 Payroll Tax Expense (me	2,990	241.13	1,419.29	0.00	1,570.71	47.47
101-5110-01-5109 Group Health Insurance	47,510	4,286.32	22,274.76	0.00	25,235.24	46.88
101-5110-01-5110 Workers Comp TML	2,000	0.00	1,314.23	0.00	685.77	65.71
101-5110-01-5121 Travel & Training	3,000	0.00	400.00	0.00	2,600.00	13.33
TOTAL Personnel	283,705	32,027.99	131,616.89	0.00	152,088.11	46.39
<u>Materials & Supplies</u>						
101-5110-03-5050 Office Supplies	4,000	0.00	275.91	0.00	3,724.09	6.90
101-5110-03-5080 Gas & Oil	1,200	37.99	1,449.39	0.00 (	249.39)	120.78
101-5110-03-5081 Uniforms	600	67.49	1,207.90	0.00 (	607.90)	201.32
101-5110-03-5150 Printing	400	0.00	91.97	0.00	308.03	22.99
101-5110-03-5608 Chemicals	600	1,531.04	1,531.04	0.00 (	931.04)	255.17
101-5110-03-5630 Small Tools	2,000	698.53	1,130.19	702.12	167.69	91.62
101-5110-03-5903 Parts and Fittings	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	9,300	2,335.05	5,686.40	702.12	2,911.48	68.69
<u>Repairs & Maintenance</u>						
101-5110-04-5121 Equipment Maintenance	6,000	1,283.63	4,022.95	0.00	1,977.05	67.05
101-5110-04-5122 Vehicle Maintenance	4,000	125.14	924.10	0.00	3,075.90	23.10
101-5110-04-5630 Park Maintenance	50,000	240.94	7,822.82	0.00	42,177.18	15.65
TOTAL Repairs & Maintenance	60,000	1,649.71	12,769.87	0.00	47,230.13	21.28
<u>Utilities</u>						
101-5110-05-5616 Utilities - Electricity	2,500	0.00	2,481.77	0.00	18.23	99.27
101-5110-05-5619 Utilities - Water/Sewer	2,000	342.75	2,263.27	0.00 (	263.27)	113.16
TOTAL Utilities	4,500	342.75	4,745.04	0.00 (	245.04)	105.45
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
101-5110-07-5190 Insurance - TML	1,600	0.00	1,325.54	0.00	274.46	82.85
101-5110-07-5260 Memberships and Dues	1,520	0.00	150.00	0.00	1,370.00	9.87
101-5110-07-5624 Equipment Rental	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5110-07-5665 Technology	4,000	1,416.83	1,464.81	0.00	2,535.19	36.62
TOTAL Fees & Other Services	9,120	1,416.83	2,940.35	0.00	6,179.65	32.24
<u>Miscellaneous</u>						
101-5110-09-5131 City Events	160,000	3,745.18	45,474.11	0.00	114,525.89	28.42
101-5110-09-5132 Tree Lighting Event	0	0.00	56.00	0.00 (	56.00)	0.00
101-5110-09-5631 Capital - equipment	13,000	0.00	0.00	0.00	13,000.00	0.00
101-5110-09-5636 Capitla Outlay Peanut D	0	160,000.00	160,000.00	0.00 (	160,000.00)	0.00
TOTAL Miscellaneous	173,000	163,745.18	205,530.11	0.00 (	32,530.11)	118.80
TOTAL Parks & Recreation	539,625	201,517.51	363,288.66	702.12	175,634.22	67.45

101-General Fund

DEPARTMENT - Library

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5111-01-5101 Salaries	274,000	33,366.57	120,413.67	0.00	153,586.33	43.95
101-5111-01-5105 Overtime	3,000	1,042.29	4,106.57	0.00	1,106.57	136.89
101-5111-01-5106 Longevity	400	0.00	350.00	0.00	50.00	87.50
101-5111-01-5107 Retirement - TMRS	20,911	2,193.27	8,763.77	0.00	12,147.23	41.91
101-5111-01-5108 Payroll Tax Expense (me	3,152	328.65	1,772.23	0.00	1,379.77	56.23
101-5111-01-5109 Group Health Insurance	47,510	4,392.10	23,309.23	0.00	24,200.77	49.06
101-5111-01-5110 Workers Comp TML	600	0.00	356.80	0.00	243.20	59.47
101-5111-01-5621 Travel/Training	3,500	0.00	53.46	0.00	3,446.54	1.53
TOTAL Personnel	353,073	41,322.88	159,125.73	0.00	193,947.27	45.07
<u>Materials & Supplies</u>						
101-5111-03-5050 Office Supplies	5,460	566.75	3,141.41	0.00	2,318.59	57.53
101-5111-03-5052 Library Supplies	4,000	173.55	1,599.39	0.00	2,400.61	39.98
101-5111-03-5090 Postage	1,600	0.00	75.45	0.00	1,524.55	4.72
101-5111-03-5661 Collection Development	44,000	3,046.27	14,524.89	5,844.80	23,630.31	46.29
TOTAL Materials & Supplies	55,060	3,786.57	19,341.14	5,844.80	29,874.06	45.74
<u>Repairs & Maintenance</u>						
101-5111-04-5120 Building Maintenance	9,000	1,758.98	5,076.98	0.00	3,923.02	56.41
101-5111-04-5121 Equipment Maintenance	3,280	0.00	0.00	0.00	3,280.00	0.00
TOTAL Repairs & Maintenance	12,280	1,758.98	5,076.98	0.00	7,203.02	41.34
<u>Utilities</u>						
101-5111-05-5616 Utilities - Electricity	13,000	1,591.43	6,109.15	0.00	6,890.85	46.99
101-5111-05-5618 Utilities - Telephone	4,248	183.09	1,346.23	0.00	2,901.77	31.69
101-5111-05-5619 Utilities - Water/Sewer	2,300	147.74	1,017.18	0.00	1,282.82	44.23
TOTAL Utilities	19,548	1,922.26	8,472.56	0.00	11,075.44	43.34
<u>Contract Services</u>						
101-5111-06-5620 Legal & Professional	300	0.00	0.00	0.00	300.00	0.00
101-5111-06-5658 Fire Extinguishers	1,500	0.00	300.00	0.00	1,200.00	20.00
TOTAL Contract Services	1,800	0.00	300.00	0.00	1,500.00	16.67
<u>Fees & Other Services</u>						
101-5111-07-5150 Printing	500	0.00	0.00	0.00	500.00	0.00
101-5111-07-5190 Insurance - TML	12,650	0.00	9,720.67	0.00	2,929.33	76.84
101-5111-07-5260 Dues and Memberships	4,352	0.00	2,599.00	0.00	1,753.00	59.72
101-5111-07-5280 Copier Maintenance Cont	1,164	218.00	654.00	0.00	510.00	56.19
101-5111-07-5665 Technology	17,000	4,450.15	7,769.74	0.00	9,230.26	45.70
TOTAL Fees & Other Services	35,666	4,668.15	20,743.41	0.00	14,922.59	58.16
<u>Miscellaneous</u>						
101-5111-09-5130 Community Development	13,400	489.35	2,794.50	0.00	10,605.50	20.85
101-5111-09-5667 Senior Programs	3,000	266.63	466.49	0.00	2,533.51	15.55
TOTAL Miscellaneous	16,400	755.98	3,260.99	0.00	13,139.01	19.88
TOTAL Library	493,827	54,214.82	216,320.81	5,844.80	271,661.39	44.99

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - Providence Village PD

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5114-01-5110 Workers Comp TML	0	(6,294.61)	0.00	0.00	0.00	0.00
TOTAL Personnel	0	(6,294.61)	0.00	0.00	0.00	0.00
<u>Materials & Supplies</u>						
<u>Repairs & Maintenance</u>						
<u>Utilities</u>						
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
101-5114-07-5190 Insurance - TML	0	(19,883.19)	0.00	0.00	0.00	0.00
TOTAL Fees & Other Services	0	(19,883.19)	0.00	0.00	0.00	0.00
<u>Public Safety</u>						
101-5114-08-5071 Communications Supplies	0	(5,079.36)	0.00	0.00	0.00	0.00
TOTAL Public Safety	0	(5,079.36)	0.00	0.00	0.00	0.00
<u>Miscellaneous</u>						
<u>Debt Service</u>						
TOTAL Providence Village PD	0	(31,257.16)	0.00	0.00	0.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund
DEPARTMENT - Fleet

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
<u>Materials & Supplies</u>						
<u>Repairs & Maintenance</u>						
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
<u>Miscellaneous</u>						

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

101-General Fund

DEPARTMENT - HR

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5117-01-5101 Salaries	131,000	13,788.45	50,557.65	0.00	80,442.35	38.59
101-5117-01-5106 Longevity	50	0.00	50.00	0.00	0.00	100.00
101-5117-01-5107 Retirement - TMRS	13,957	978.98	3,753.71	0.00	10,203.29	26.89
101-5117-01-5108 Payroll Tax Expense (me	1,900	127.22	619.93	0.00	1,280.07	32.63
101-5117-01-5109 Group Health Insurance	18,290	1,072.90	6,264.50	0.00	12,025.50	34.25
101-5117-01-5110 Workers Comp TML	320	0.00	0.00	0.00	320.00	0.00
101-5117-01-5621 Travel & Training	3,050	0.00	0.00	0.00	3,050.00	0.00
TOTAL Personnel	168,567	15,967.55	61,245.79	0.00	107,321.21	36.33
<u>Materials & Supplies</u>						
101-5117-03-5050 Office Supplies	300	19.50	19.50	0.00	280.50	6.50
TOTAL Materials & Supplies	300	19.50	19.50	0.00	280.50	6.50
<u>Repairs & Maintenance</u>						
<u>Utilities</u>						
<u>Contract Services</u>						
101-5117-06-5240 Drug Testing/background	12,500	1,360.00	5,212.50	0.00	7,287.50	41.70
101-5117-06-5300 Benefits Admininstratio	2,400	0.00	0.00	0.00	2,400.00	0.00
TOTAL Contract Services	14,900	1,360.00	5,212.50	0.00	9,687.50	34.98
<u>Fees & Other Services</u>						
101-5117-07-5220 Advertising & Notices	500	0.00	0.00	0.00	500.00	0.00
101-5117-07-5260 Dues and Memberships	650	0.00	0.00	0.00	650.00	0.00
101-5117-07-5665 Technology	12,360	0.00	0.00	0.00	12,360.00	0.00
TOTAL Fees & Other Services	13,510	0.00	0.00	0.00	13,510.00	0.00
<u>Miscellaneous</u>						
101-5117-09-5131 Meetings	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5117-09-5132 Employee Appreciation	20,000	2,057.20	8,489.73	0.00	11,510.27	42.45
101-5117-09-5133 Marketing & Promotions	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5117-09-5134 Tuition Reimbursement	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL Miscellaneous	48,000	2,057.20	8,489.73	0.00	39,510.27	17.69
<u>Contingency/FB</u>						
TOTAL HR	245,277	19,404.25	74,967.52	0.00	170,309.48	30.56
TOTAL EXPENSES	18,433,203	1,975,754.70	7,869,970.71	196,902.96	10,366,329.33	43.76
REVENUE OVER/ (UNDER) EXPENSES	740,873 (	70,030.68)	1,646,026.05 (	196,902.96) (	708,250.09)	195.60

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

201-Water Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Fines and Fees	780,312	147,146.20	263,939.64	0.00	516,372.36	33.82
Charges for Services	2,350,000	128,918.63	835,354.70	0.00	1,514,645.30	35.55
Miscellaneous	<u>1,623,884</u>	<u>2,587.47</u>	<u>16,831.56</u>	<u>0.00</u>	<u>1,607,052.44</u>	<u>1.04</u>
TOTAL GENERAL REVENUE	<u>4,754,196</u>	<u>278,652.30</u>	<u>1,116,125.90</u>	<u>0.00</u>	<u>3,638,070.10</u>	<u>23.48</u>
TOTAL REVENUE	<u>4,754,196</u>	<u>278,652.30</u>	<u>1,116,125.90</u>	<u>0.00</u>	<u>3,638,070.10</u>	<u>23.48</u>
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Water</u>						
Personnel	488,373	52,911.07	213,594.86	0.00	274,778.14	43.74
Materials & Supplies	236,500	12,438.34	83,272.47	8,877.12	144,350.41	38.96
Repairs & Maintenance	354,500	35,907.50	71,330.03	7,849.35	275,320.62	22.34
Utilities	102,200	3,245.74	61,567.81	0.00	40,632.19	60.24
Contract Services	98,650	0.00	6,812.83	0.00	91,837.17	6.91
Fees & Other Services	75,494	4,846.81	47,845.24	0.00	27,648.76	63.38
Debt Service	2,521,540	508,478.13	508,478.13	0.00	2,013,061.87	20.17
Contingency/FB	<u>698,640</u>	<u>8,220.00</u>	<u>54,300.00</u>	<u>0.00</u>	<u>644,340.00</u>	<u>7.77</u>
TOTAL Water	<u>4,575,897</u>	<u>626,047.59</u>	<u>1,047,201.37</u>	<u>16,726.47</u>	<u>3,511,969.16</u>	<u>23.25</u>
TOTAL EXPENSES	<u>4,575,897</u>	<u>626,047.59</u>	<u>1,047,201.37</u>	<u>16,726.47</u>	<u>3,511,969.16</u>	<u>23.25</u>
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REVENUE OVER/(UNDER) EXPENSES	178,299 (	347,395.29)	68,924.53 (	16,726.47)	126,100.94	29.28

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

201-Water Fund

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
201-4000-01-4012 Late Penalties-Water	30,000	2,109.20	14,059.64	0.00	15,940.36	46.87
201-4000-01-4013 Application fee	7,500	1,040.00	3,680.00	0.00	3,820.00	49.07
201-4000-01-4014 Reconnects	6,000	735.00	1,460.00	0.00	4,540.00	24.33
201-4000-01-4630 Bank Fees collected	0	90.00	300.00	0.00 (	300.00)	0.00
201-4000-01-4710 Water Impact Fees	<u>736,812</u>	<u>143,172.00</u>	<u>244,440.00</u>	<u>0.00</u>	<u>492,372.00</u>	<u>33.18</u>
TOTAL Fines and Fees	780,312	147,146.20	263,939.64	0.00	516,372.36	33.82
 <u>Charges for Services</u>						
201-4000-06-4010 Water Billings	2,000,000	111,728.15	780,610.71	0.00	1,219,389.29	39.03
201-4000-06-4011 Water Conection/Tap Fee	100,000	14,044.70	27,979.70	0.00	72,020.30	27.98
201-4000-06-4015 Bulk Water	0	51.22	837.48	0.00 (	837.48)	0.00
201-4000-06-4019 Billing Adjustments	0	3,094.56	25,926.81	0.00 (	25,926.81)	0.00
201-4000-06-4020 Infrastructure Inspecti	<u>250,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>
TOTAL Charges for Services	2,350,000	128,918.63	835,354.70	0.00	1,514,645.30	35.55
 <u>Miscellaneous</u>						
201-4000-09-4500 Interest Income	60,000	2,748.16	16,312.91	0.00	43,687.09	27.19
201-4000-09-4505 Interest Inc Ph2 Offsit	1,563,884	0.00	0.00	0.00	1,563,884.00	0.00
201-4000-09-4540 Other Income	<u>0</u>	<u>(160.69)</u>	<u>518.65</u>	<u>0.00</u>	<u>(518.65)</u>	<u>0.00</u>
TOTAL Miscellaneous	1,623,884	2,587.47	16,831.56	0.00	1,607,052.44	1.04
 <u>Contingency/FB</u>						
TOTAL REVENUE	4,754,196	278,652.30	1,116,125.90	0.00	3,638,070.10	23.48

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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Personnel

201-5201-01-5101 Salaries	346,333	38,904.42	149,234.09	0.00	197,098.91	43.09
201-5201-01-5105 Overtime	12,000	2,304.02	8,459.13	0.00	3,540.87	70.49
201-5201-01-5106 Longevity	450	0.00	400.00	0.00	50.00	88.89
201-5201-01-5107 TMRS Contribution	38,409	2,984.85	12,716.33	0.00	25,692.67	33.11
201-5201-01-5108 Payroll Tax Expense (me	5,202	386.49	2,195.15	0.00	3,006.85	42.20
201-5201-01-5109 Group Health Insurance	71,266	6,432.12	31,926.66	0.00	39,339.34	44.80
201-5201-01-5110 Workmens Comp TML	9,013	0.00	5,352.05	0.00	3,660.95	59.38
201-5201-01-5621 Travel/Training	5,700	1,899.17	3,311.45	0.00	2,388.55	58.10
TOTAL Personnel	488,373	52,911.07	213,594.86	0.00	274,778.14	43.74

Materials & Supplies

201-5201-03-5050 Office Supplies	6,000	264.04	3,836.32	0.00	2,163.68	63.94
201-5201-03-5080 Gas & Oil	20,000	2,055.79	10,024.27	0.00	9,975.73	50.12
201-5201-03-5081 Uniforms	5,000	0.00	3,546.91	0.00	1,453.09	70.94
201-5201-03-5090 Postage	11,500	1,951.73	6,604.21	0.00	4,895.79	57.43
201-5201-03-5150 Printing	4,500	454.92	2,256.51	0.00	2,243.49	50.14
201-5201-03-5608 Rock, Sand & Gravel	1,500	968.00	2,860.22	0.00 (	1,360.22)	190.68
201-5201-03-5630 Tools	6,000	312.32	897.60	702.12	4,400.28	26.66
201-5201-03-5903 Parts and Fittings	30,000	1,640.30	2,843.69	0.00	27,156.31	9.48
201-5201-03-5904 Chlorine	12,000	567.24	4,348.74	0.00	7,651.26	36.24
201-5201-03-5905 Meters	140,000	4,224.00	46,054.00	8,175.00	85,771.00	38.74
TOTAL Materials & Supplies	236,500	12,438.34	83,272.47	8,877.12	144,350.41	38.96

Repairs & Maintenance

201-5201-04-5120 Building Maintenance	6,500	6,522.97	9,523.49	0.00 (	3,023.49)	146.52
201-5201-04-5121 Equipment Maintenance	40,000	5,754.00	23,250.42	0.00	16,749.58	58.13
201-5201-04-5122 Vehicle Maintenance	8,000	888.49	6,926.11	0.00	1,073.89	86.58
201-5201-04-5902 Water System Maintenan	300,000	22,742.04	31,630.01	7,849.35	260,520.64	13.16
TOTAL Repairs & Maintenance	354,500	35,907.50	71,330.03	7,849.35	275,320.62	22.34

Utilities

201-5201-05-5616 Utilities - Electricity	90,000	1,749.38	50,312.57	0.00	39,687.43	55.90
201-5201-05-5617 Utilities - Gas	4,000	961.29	2,331.81	0.00	1,668.19	58.30
201-5201-05-5618 Utilities - Telephone	7,000	535.07	2,923.43	0.00	4,076.57	41.76
201-5201-05-5619 Utilities - Water/Sewer	1,200	0.00	6,000.00	0.00 (	4,800.00)	500.00
TOTAL Utilities	102,200	3,245.74	61,567.81	0.00	40,632.19	60.24

Contract Services

201-5201-06-5620 Legal & Professional	38,650	0.00	1,607.13	0.00	37,042.87	4.16
201-5201-06-5766 Consultant - engineerin	60,000	0.00	5,205.70	0.00	54,794.30	8.68
TOTAL Contract Services	98,650	0.00	6,812.83	0.00	91,837.17	6.91

Fees & Other Services

201-5201-07-5190 Insurance - TML	9,000	0.00	7,953.27	0.00	1,046.73	88.37
201-5201-07-5220 Advertising & Notices	750	0.00	425.42	0.00	324.58	56.72
201-5201-07-5260 Dues & Memberships	1,000	0.00	4,626.10	0.00 (	3,626.10)	462.61
201-5201-07-5261 Permits-TCEQ	6,087	0.00	3,719.10	0.00	2,367.90	61.10

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
201-5201-07-5262 UTRW membership	3,041	0.00	0.00	0.00	3,041.00	0.00
201-5201-07-5280 Maintenance contract -	0	140.00	420.00	0.00 (	420.00)	0.00
201-5201-07-5624 Equipment Rental	6,000	0.00	0.00	0.00	6,000.00	0.00
201-5201-07-5665 Technology	8,250	4,586.81	4,610.80	0.00	3,639.20	55.89
201-5201-07-5666 Bank fees	366	0.00	9,500.00	0.00 (	9,134.00)	2,595.63
201-5201-07-5901 Lab Fees	20,000	120.00	4,408.00	0.00	15,592.00	22.04
201-5201-07-5906 Groundwater Pumpage Fee	15,000	0.00	9,807.56	0.00	5,192.44	65.38
201-5201-07-5909 AMR Annual Fees	6,000	0.00	2,374.99	0.00	3,625.01	39.58
TOTAL Fees & Other Services	75,494	4,846.81	47,845.24	0.00	27,648.76	63.38
<u>Debt Service</u>						
201-5201-98-5801 2016 Bond Principal	230,000	230,000.00	230,000.00	0.00	0.00	100.00
201-5201-98-5866 2016 Bond Interest	116,700	60,075.00	60,075.00	0.00	56,625.00	51.48
201-5201-98-5867 2023 CO Bond Principal	60,000	60,000.00	60,000.00	0.00	0.00	100.00
201-5201-98-5868 2023 CO Bond Interest	315,906	158,403.13	158,403.13	0.00	157,502.87	50.14
201-5201-98-5870 Ph 2 Offsites CO Intere	1,798,934	0.00	0.00	0.00	1,798,934.00	0.00
TOTAL Debt Service	2,521,540	508,478.13	508,478.13	0.00	2,013,061.87	20.17
<u>Contingency/FB</u>						
201-5201-99-4090 Administrative fee	98,640	8,220.00	41,100.00	0.00	57,540.00	41.67
201-5201-99-5902 Capital - equipment	0	0.00	13,200.00	0.00 (	13,200.00)	0.00
201-5201-99-9900 Depreciation expense	600,000	0.00	0.00	0.00	600,000.00	0.00
TOTAL Contingency/FB	698,640	8,220.00	54,300.00	0.00	644,340.00	7.77
TOTAL Water	4,575,897	626,047.59	1,047,201.37	16,726.47	3,511,969.16	23.25
TOTAL EXPENSES	4,575,897	626,047.59	1,047,201.37	16,726.47	3,511,969.16	23.25
REVENUE OVER/ (UNDER) EXPENSES	178,299 (	347,395.29)	68,924.53 (	16,726.47)	126,100.94	29.28

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

202-Sewer Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Fines and Fees	846,615	235,244.39	334,732.16	0.00	511,882.84	39.54
Charges for Services	1,150,000	76,413.89	435,667.97	0.00	714,332.03	37.88
Miscellaneous	<u>60,000</u>	<u>177,943.66</u>	<u>864,153.84</u>	<u>0.00</u>	(804,153.84)	1,440.26
TOTAL GENERAL REVENUE	<u>2,056,615</u>	<u>489,601.94</u>	<u>1,634,553.97</u>	<u>0.00</u>	<u>422,061.03</u>	<u>79.48</u>
TOTAL REVENUE	<u>2,056,615</u>	<u>489,601.94</u>	<u>1,634,553.97</u>	<u>0.00</u>	<u>422,061.03</u>	<u>79.48</u>
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EXPENSE SUMMARY

Sewer

Personnel	391,990	46,458.56	189,166.46	0.00	202,823.54	48.26
Materials & Supplies	56,400	5,384.76	27,450.02	702.12	28,247.86	49.92
Repairs & Maintenance	192,000	9,723.74	131,100.80	18,629.68	42,269.52	77.98
Utilities	159,500	11,334.90	61,618.22	0.00	97,881.78	38.63
Contract Services	36,000	0.00	1,607.48	0.00	34,392.52	4.47
Fees & Other Services	56,440	12,285.97	74,895.70	0.00	(18,455.70)	132.70
Debt Service	0	688,976.21	1,298,013.92	0.00	(1,298,013.92)	0.00
Contingency/FB	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>53,378.70</u>	(53,378.70)	0.00
TOTAL Sewer	<u>892,330</u>	<u>774,164.14</u>	<u>1,783,852.60</u>	<u>72,710.50</u>	(964,233.10)	208.06
TOTAL EXPENSES	<u>892,330</u>	<u>774,164.14</u>	<u>1,783,852.60</u>	<u>72,710.50</u>	(964,233.10)	208.06
	=====	=====	=====	=====	=====	=====

REVENUE OVER/(UNDER) EXPENSES	1,164,285	(284,562.20)	(149,298.63)	(72,710.50)	1,386,294.13	19.07-
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

202-Sewer Fund

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
202-4000-01-4021 Late Penalties - Sewer	10,000	1,081.39	5,409.16	0.00	4,590.84	54.09
202-4000-01-4710 Sewer Impact Fees	<u>836,615</u>	<u>234,163.00</u>	<u>329,323.00</u>	<u>0.00</u>	<u>507,292.00</u>	<u>39.36</u>
TOTAL Fines and Fees	846,615	235,244.39	334,732.16	0.00	511,882.84	39.54
 <u>Charges for Services</u>						
202-4000-06-4020 Sewer Billings	<u>1,150,000</u>	<u>76,413.89</u>	<u>435,667.97</u>	<u>0.00</u>	<u>714,332.03</u>	<u>37.88</u>
TOTAL Charges for Services	1,150,000	76,413.89	435,667.97	0.00	714,332.03	37.88
 <u>Miscellaneous</u>						
202-4000-09-4500 Interest Income	<u>60,000</u>	<u>177,943.66</u>	<u>864,153.84</u>	<u>0.00</u>	(<u>804,153.84</u>)	<u>1,440.26</u>
TOTAL Miscellaneous	60,000	177,943.66	864,153.84	0.00	(804,153.84)	1,440.26
 <u>Contingency/FB</u>						
TOTAL REVENUE	2,056,615	489,601.94	1,634,553.97	0.00	422,061.03	79.48

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2025

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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Personnel

202-5202-01-5101 Salaries	280,933	32,448.73	121,270.70	0.00	159,662.30	43.17
202-5202-01-5105 Overtime	15,000	5,529.10	20,837.80	0.00	5,837.80)	138.92
202-5202-01-5106 Longevity	1,350	0.00	1,300.00	0.00	50.00	96.30
202-5202-01-5107 Retirement - TMRS	31,860	2,747.86	11,436.56	0.00	20,423.44	35.90
202-5202-01-5108 Payroll Tax Expense (me	4,311	368.37	2,018.54	0.00	2,292.46	46.82
202-5202-01-5109 Group Health Insurance	47,510	5,364.50	27,499.47	0.00	20,010.53	57.88
202-5202-01-5110 Workers Comp TML	6,026	0.00	4,014.64	0.00	2,011.36	66.62
202-5202-01-5621 Travel/training	5,000	0.00	788.75	0.00	4,211.25	15.78
TOTAL Personnel	391,990	46,458.56	189,166.46	0.00	202,823.54	48.26

Materials & Supplies

202-5202-03-5050 Office Supplies	5,000	621.61	2,077.40	0.00	2,922.60	41.55
202-5202-03-5080 Gas & Oil	14,000	2,696.13	7,285.03	0.00	6,714.97	52.04
202-5202-03-5081 Uniforms	3,500	0.00	2,467.70	0.00	1,032.30	70.51
202-5202-03-5090 Postage	300	0.00	44.95	0.00	255.05	14.98
202-5202-03-5150 Printing	600	0.00	0.00	0.00	600.00	0.00
202-5202-03-5607 Rock, Sand & Gravel	4,000	0.00	4,479.69	0.00	479.69)	111.99
202-5202-03-5608 Chemicals Purchased	10,000	705.04)	2,297.81	0.00	7,702.19	22.98
202-5202-03-5630 Tools	5,000	1,637.64	2,179.98	702.12	2,117.90	57.64
202-5202-03-5903 Parts and Fittings	3,000	0.00	0.00	0.00	3,000.00	0.00
202-5202-03-5904 Chlorine	11,000	1,134.42	6,617.46	0.00	4,382.54	60.16
TOTAL Materials & Supplies	56,400	5,384.76	27,450.02	702.12	28,247.86	49.92

Repairs & Maintenance

202-5202-04-5120 Building Maintenance	5,000	0.00	40,880.03	0.00	35,880.03)	817.60
202-5202-04-5121 Equipment Maintenance	35,000	1,725.63	11,517.65	0.00	23,482.35	32.91
202-5202-04-5122 Vehicle Maintenance	7,000	436.51	2,805.82	0.00	4,194.18	40.08
202-5202-04-5902 Sewer System Maintenan	60,000	1,889.46	41,255.53	7,250.00	11,494.47	80.84
202-5202-04-5903 WWTP Maintenance	85,000	5,672.14	34,641.77	11,379.68	38,978.55	54.14
TOTAL Repairs & Maintenance	192,000	9,723.74	131,100.80	18,629.68	42,269.52	77.98

Utilities

202-5202-05-5616 Utilities - Electricity	42,500	383.22	22,180.95	0.00	20,319.05	52.19
202-5202-05-5618 Utilities - Telephone	7,000	659.86	3,856.37	0.00	3,143.63	55.09
202-5202-05-5619 Utilities - Water/Sewer	100,000	10,291.82	35,580.90	0.00	64,419.10	35.58
202-5202-05-5621 Utilities - Sludge Disp	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL Utilities	159,500	11,334.90	61,618.22	0.00	97,881.78	38.63

Contract Services

202-5202-06-5620 Legal & Professional	6,000	0.00	1,607.48	0.00	4,392.52	26.79
202-5202-06-5766 Consultant - engineerin	30,000	0.00	0.00	0.00	30,000.00	0.00
TOTAL Contract Services	36,000	0.00	1,607.48	0.00	34,392.52	4.47

Fees & Other Services

202-5202-07-5190 Insurance - TML	15,000	0.00	13,255.46	0.00	1,744.54	88.37
202-5202-07-5260 Dues & Memberships	740	0.00	0.00	0.00	740.00	0.00
202-5202-07-5261 Permits-TCEQ	4,700	0.00	2,368.05	0.00	2,331.95	50.38

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
202-5202-07-5540 Bond Insurance	0	0.00	38,415.82	0.00 (	38,415.82)	0.00
202-5202-07-5624 Equipment Rental	15,000	0.00	3,420.00	0.00	11,580.00	22.80
202-5202-07-5665 Technology	6,000	8,991.97	8,991.97	0.00 (	2,991.97)	149.87
202-5202-07-5901 Lab Fees	<u>15,000</u>	<u>3,294.00</u>	<u>8,444.40</u>	<u>0.00</u>	<u>6,555.60</u>	<u>56.30</u>
TOTAL Fees & Other Services	56,440	12,285.97	74,895.70	0.00 (	18,455.70)	132.70
<u>Debt Service</u>						
202-5202-98-5845 Interest - 2024A CO	0	689,633.74	689,633.74	0.00 (	689,633.74)	0.00
202-5202-98-5899 Bond Issue Costs	<u>0</u>	<u>(657.53)</u>	<u>608,380.18</u>	<u>0.00</u>	<u>(608,380.18)</u>	<u>0.00</u>
TOTAL Debt Service	0	688,976.21	1,298,013.92	0.00 (	1,298,013.92)	0.00
<u>Contingency/FB</u>						
202-5202-99-5902 Capital - equipment	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>53,378.70</u>	<u>(53,378.70)</u>	<u>0.00</u>
TOTAL Contingency/FB	0	0.00	0.00	53,378.70 (	53,378.70)	0.00
TOTAL Sewer	892,330	774,164.14	1,783,852.60	72,710.50 (	964,233.10)	208.06
TOTAL EXPENSES	892,330	774,164.14	1,783,852.60	72,710.50 (	964,233.10)	208.06
REVENUE OVER/ (UNDER) EXPENSES	1,164,285 (	284,562.20) (	149,298.63) (	72,710.50)	1,386,294.13	19.07-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

205-Solid Waste Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Charges for Services	2,546,000	340,016.70	1,030,874.12	0.00	1,515,125.88	40.49
TOTAL GENERAL REVENUE	2,546,000	340,016.70	1,030,874.12	0.00	1,515,125.88	40.49
TOTAL REVENUE	2,546,000	340,016.70	1,030,874.12	0.00	1,515,125.88	40.49
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EXPENSE SUMMARY

Solid Waste

Fees & Other Services	2,546,000	196,150.65	1,047,910.71	0.00	1,498,089.29	41.16
TOTAL Solid Waste	2,546,000	196,150.65	1,047,910.71	0.00	1,498,089.29	41.16
TOTAL EXPENSES	2,546,000	196,150.65	1,047,910.71	0.00	1,498,089.29	41.16
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	0	143,866.05	(17,036.59)	0.00	17,036.59	0.00
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

205-Solid Waste Fund

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Charges for Services</u>						
205-4000-06-4025 Garbage Billings	<u>2,546,000</u>	<u>340,016.70</u>	<u>1,030,874.12</u>	<u>0.00</u>	<u>1,515,125.88</u>	<u>40.49</u>
TOTAL Charges for Services	2,546,000	340,016.70	1,030,874.12	0.00	1,515,125.88	40.49
<u>Miscellaneous</u>						
<u>Contingency/FB</u>						
TOTAL REVENUE	2,546,000	340,016.70	1,030,874.12	0.00	1,515,125.88	40.49

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

205-Solid Waste Fund

DEPARTMENT - Solid Waste

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Materials & Supplies</u>						
<u>Fees & Other Services</u>						
205-5205-07-5666 Mustang Collection Fees	116,000	17,409.02	42,774.21	0.00	73,225.79	36.87
205-5205-07-5931 Franchise Fees 15%	315,000	0.00	118,649.47	0.00	196,350.53	37.67
205-5205-07-5941 Republic Waste	<u>2,115,000</u>	<u>178,741.63</u>	<u>886,487.03</u>	<u>0.00</u>	<u>1,228,512.97</u>	<u>41.91</u>
TOTAL Fees & Other Services	2,546,000	196,150.65	1,047,910.71	0.00	1,498,089.29	41.16
<u>Contingency/FB</u>						
TOTAL Solid Waste	2,546,000	196,150.65	1,047,910.71	0.00	1,498,089.29	41.16
TOTAL EXPENSES	2,546,000	196,150.65	1,047,910.71	0.00	1,498,089.29	41.16
REVENUE OVER/(UNDER) EXPENSES	0	143,866.05 (	17,036.59)	0.00	17,036.59	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

301-Debt Service Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Taxes	1,465,000	131,550.42	1,509,071.46	0.00 (	44,071.46)	103.01
Miscellaneous	28,500	4,232.16	13,950.44	0.00	14,549.56	48.95
Contingency/FB	<u>433,919</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>433,919.00</u>	<u>0.00</u>
TOTAL GENERAL REVENUE	<u>1,927,419</u>	<u>135,782.58</u>	<u>1,523,021.90</u>	<u>0.00</u>	<u>404,397.10</u>	<u>79.02</u>
TOTAL REVENUE	1,927,419	135,782.58	1,523,021.90	0.00	404,397.10	79.02
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Debt Service</u>						
Fees & Other Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Debt Service	<u>1,923,919</u>	<u>1,467,888.83</u>	<u>1,467,888.83</u>	<u>0.00</u>	<u>456,030.17</u>	<u>76.30</u>
TOTAL Debt Service	<u>1,927,419</u>	<u>1,467,888.83</u>	<u>1,467,888.83</u>	<u>0.00</u>	<u>459,530.17</u>	<u>76.16</u>
TOTAL EXPENSES	1,927,419	1,467,888.83	1,467,888.83	0.00	459,530.17	76.16
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	0 (	1,332,106.25)	55,133.07	0.00 (	55,133.07)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

301-Debt Service Fund

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Taxes</u>						
301-4000-02-4100 Property Taxes	<u>1,465,000</u>	<u>131,550.42</u>	<u>1,509,071.46</u>	<u>0.00</u>	<u>(44,071.46)</u>	<u>103.01</u>
TOTAL Taxes	1,465,000	131,550.42	1,509,071.46	0.00	(44,071.46)	103.01
<u>Miscellaneous</u>						
301-4000-09-4500 Interest Income	<u>28,500</u>	<u>4,232.16</u>	<u>13,950.44</u>	<u>0.00</u>	<u>14,549.56</u>	<u>48.95</u>
TOTAL Miscellaneous	28,500	4,232.16	13,950.44	0.00	14,549.56	48.95
<u>Contingency/FB</u>						
301-4000-99-4091 Transfers in	<u>433,919</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>433,919.00</u>	<u>0.00</u>
TOTAL Contingency/FB	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL REVENUE	1,927,419	135,782.58	1,523,021.90	0.00	404,397.10	79.02

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

301-Debt Service Fund

DEPARTMENT - Debt Service

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fees & Other Services</u>						
301-5301-07-5870 Agent Fees	3,500	0.00	0.00	0.00	3,500.00	0.00
TOTAL Fees & Other Services	3,500	0.00	0.00	0.00	3,500.00	0.00
<u>Debt Service</u>						
301-5301-98-5850 2020 Time Warrant Princ	38,000	38,000.00	38,000.00	0.00	0.00	100.00
301-5301-98-5851 2020 Time Warrant Inter	9,264	4,746.00	4,746.00	0.00	4,518.00	51.23
301-5301-98-5852 2006 CO Principal	45,000	0.00	0.00	0.00	45,000.00	0.00
301-5301-98-5853 2006 CO Interest	5,740	2,870.00	2,870.00	0.00	2,870.00	50.00
301-5301-98-5860 2013 GO Refunding Princ	56,000	0.00	0.00	0.00	56,000.00	0.00
301-5301-98-5861 2013 GO Refunding Inter	2,796	1,322.88	1,322.88	0.00	1,473.12	47.31
301-5301-98-5864 2019 Time Warrant Princ	101,000	101,000.00	101,000.00	0.00	0.00	100.00
301-5301-98-5865 2019 Time Warrant Inter	12,389	6,666.55	6,666.55	0.00	5,722.45	53.81
301-5301-98-5866 2020 GO Refunding Prini	562,000	562,000.00	562,000.00	0.00	0.00	100.00
301-5301-98-5867 2020 GO Refunding Inter	6,880	4,943.40	4,943.40	0.00	1,936.60	71.85
301-5301-98-5868 2022 CO Public Safety P	290,000	290,000.00	290,000.00	0.00	0.00	100.00
301-5301-98-5869 2022 CO Public Safety I	455,850	231,550.00	231,550.00	0.00	224,300.00	50.80
301-5301-98-5871 Interest - CO 2024 FS#2	339,000	224,790.00	224,790.00	0.00	114,210.00	66.31
TOTAL Debt Service	1,923,919	1,467,888.83	1,467,888.83	0.00	456,030.17	76.30
<u>Contingency/FB</u>						
TOTAL Debt Service	1,927,419	1,467,888.83	1,467,888.83	0.00	459,530.17	76.16
TOTAL EXPENSES	1,927,419	1,467,888.83	1,467,888.83	0.00	459,530.17	76.16
REVENUE OVER/(UNDER) EXPENSES	0 (1,332,106.25)		55,133.07	0.00 (	55,133.07)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

401-Special Revenue Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Fines and Fees	16,600	1,023.41	12,076.04	0.00	4,523.96	72.75
Taxes	10,000	1,053.97	2,243.22	0.00	7,756.78	22.43
Grants	4,128	2,028.01	3,005.61	0.00	1,122.39	72.81
Miscellaneous	3,000	163.71	927.91	0.00	2,072.09	30.93
TOTAL GENERAL REVENUE	33,728	4,269.10	18,252.78	0.00	15,475.22	54.12
TOTAL REVENUE	33,728	4,269.10	18,252.78	0.00	15,475.22	54.12
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Officers Training Fund

Personnel	3,000	0.00	0.00	0.00	3,000.00	0.00
Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Fees & Other Services	4,000	3,193.98	3,193.98	1,200.00	(393.98)	109.85
TOTAL Officers Training Fund	10,500	3,193.98	3,193.98	1,200.00	6,106.02	41.85

Seizure

Court Technology

Court Security

TOTAL EXPENSES	10,500	3,193.98	3,193.98	1,200.00	6,106.02	41.85
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	23,228	1,075.12	15,058.80	(1,200.00)	9,369.20	59.66
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

401-Special Revenue Fund

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
401-4000-01-4310 Court Security Fee	4,600	548.83	2,603.29	0.00	1,996.71	56.59
401-4000-01-4421 Child Safety Fees	8,000	25.00	7,340.67	0.00	659.33	91.76
401-4000-01-4710 Court Technology Fee	<u>4,000</u>	<u>449.58</u>	<u>2,132.08</u>	<u>0.00</u>	<u>1,867.92</u>	<u>53.30</u>
TOTAL Fines and Fees	16,600	1,023.41	12,076.04	0.00	4,523.96	72.75
 <u>Taxes</u>						
401-4000-02-4170 Hotel/Motel Tax	<u>10,000</u>	<u>1,053.97</u>	<u>2,243.22</u>	<u>0.00</u>	<u>7,756.78</u>	<u>22.43</u>
TOTAL Taxes	10,000	1,053.97	2,243.22	0.00	7,756.78	22.43
 <u>Grants</u>						
401-4000-03-4020 Seizures	0	0.00	977.60	0.00	(977.60)	0.00
401-4000-03-4701 NCTCOG/State Comp/LEOSE	<u>4,128</u>	<u>2,028.01</u>	<u>2,028.01</u>	<u>0.00</u>	<u>2,099.99</u>	<u>49.13</u>
TOTAL Grants	4,128	2,028.01	3,005.61	0.00	1,122.39	72.81
 <u>Miscellaneous</u>						
401-4000-09-4500 Interest Income	<u>3,000</u>	<u>163.71</u>	<u>927.91</u>	<u>0.00</u>	<u>2,072.09</u>	<u>30.93</u>
TOTAL Miscellaneous	3,000	163.71	927.91	0.00	2,072.09	30.93
 <u>Contingency/FB</u>						
TOTAL REVENUE	33,728	4,269.10	18,252.78	0.00	15,475.22	54.12

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

401-Special Revenue Fund

DEPARTMENT - Officers Training Fund

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
401-5401-01-5621 Travel/training	<u>3,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
TOTAL Personnel	3,000	0.00	0.00	0.00	3,000.00	0.00
<u>Materials & Supplies</u>						
<u>Contract Services</u>						
401-5401-06-5677 Child Safety - Child Ad	<u>3,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,500.00</u>	<u>0.00</u>
TOTAL Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
<u>Fees & Other Services</u>						
401-5401-07-5665 Court Technology	<u>4,000</u>	<u>3,193.98</u>	<u>3,193.98</u>	<u>1,200.00</u>	<u>(393.98)</u>	<u>109.85</u>
TOTAL Fees & Other Services	4,000	3,193.98	3,193.98	1,200.00	(393.98)	109.85
<u>Public Safety</u>						
<u>Contingency/FB</u>						
TOTAL Officers Training Fund	10,500	3,193.98	3,193.98	1,200.00	6,106.02	41.85

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

401-Special Revenue Fund

DEPARTMENT - Seizure

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Materials & Supplies</u>						
<u>Contract Services</u>						
<u>Fees & Other Services</u>						

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

401-Special Revenue Fund

DEPARTMENT - Court Technology

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Debt Service</u>						
<u>Contingency/FB</u>						

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

401-Special Revenue Fund
DEPARTMENT - Court Security

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
<u>Contingency/FB</u>						
TOTAL EXPENSES	10,500	3,193.98	3,193.98	1,200.00	6,106.02	41.85
REVENUE OVER/ (UNDER) EXPENSES	23,228	1,075.12	15,058.80 (	1,200.00)	9,369.20	59.66

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

402-TIRZ Jackson Ridge

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Taxes	900,000	500,000.00	500,000.00	0.00	400,000.00	55.56
Miscellaneous	<u>10,000</u>	<u>692.97</u>	<u>5,319.28</u>	<u>0.00</u>	<u>4,680.72</u>	<u>53.19</u>
TOTAL GENERAL REVENUE	<u>910,000</u>	<u>500,692.97</u>	<u>505,319.28</u>	<u>0.00</u>	<u>404,680.72</u>	<u>55.53</u>
 TOTAL REVENUE	 910,000	 500,692.97	 505,319.28	 0.00	 404,680.72	 55.53
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Seizure Fund</u>						
Fees & Other Services	<u>900,000</u>	<u>729,586.30</u>	<u>729,586.30</u>	<u>0.00</u>	<u>170,413.70</u>	<u>81.07</u>
TOTAL Seizure Fund	<u>900,000</u>	<u>729,586.30</u>	<u>729,586.30</u>	<u>0.00</u>	<u>170,413.70</u>	<u>81.07</u>
 TOTAL EXPENSES	 900,000	 729,586.30	 729,586.30	 0.00	 170,413.70	 81.07
	=====	=====	=====	=====	=====	=====
 REVENUE OVER/ (UNDER) EXPENSES	 10,000 (	 228,893.33) (	 224,267.02)	 0.00	 234,267.02	 2,242.67-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

402-TIRZ Jackson Ridge

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Taxes</u>						
402-4000-02-4100 Property Taxes	900,000	500,000.00	500,000.00	0.00	400,000.00	55.56
TOTAL Taxes	900,000	500,000.00	500,000.00	0.00	400,000.00	55.56
<u>Grants</u>						
<u>Donations</u>						
<u>Miscellaneous</u>						
402-4000-09-4500 Interest Income	10,000	692.97	5,319.28	0.00	4,680.72	53.19
TOTAL Miscellaneous	10,000	692.97	5,319.28	0.00	4,680.72	53.19
<u>Contingency/FB</u>						
TOTAL REVENUE	910,000	500,692.97	505,319.28	0.00	404,680.72	55.53

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

402-TIRZ Jackson Ridge

DEPARTMENT - Seizure Fund

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
402-5402-07-5665 Jackson Ridge PID TIRZ	900,000	729,586.30	729,586.30	0.00	170,413.70	81.07
TOTAL Fees & Other Services	900,000	729,586.30	729,586.30	0.00	170,413.70	81.07
TOTAL Seizure Fund	900,000	729,586.30	729,586.30	0.00	170,413.70	81.07
TOTAL EXPENSES	900,000	729,586.30	729,586.30	0.00	170,413.70	81.07
REVENUE OVER/(UNDER) EXPENSES	10,000 (	228,893.33) (	224,267.02)	0.00	234,267.02	2,242.67-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

403-Impact Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Miscellaneous	<u>14,000</u>	<u>1,057.86</u>	<u>20,177.09</u>	<u>0.00</u>	(<u>6,177.09</u>)	<u>144.12</u>
TOTAL GENERAL REVENUE	<u>14,000</u>	<u>1,057.86</u>	<u>20,177.09</u>	<u>0.00</u>	(<u>6,177.09</u>)	<u>144.12</u>
TOTAL REVENUE	<u>14,000</u>	<u>1,057.86</u>	<u>20,177.09</u>	<u>0.00</u>	(<u>6,177.09</u>)	<u>144.12</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

MCTF

Contract Services	<u>0</u>	<u>0.00</u>	<u>16,810.73</u>	<u>0.00</u>	(<u>16,810.73</u>)	<u>0.00</u>
TOTAL MCTF	<u>0</u>	<u>0.00</u>	<u>16,810.73</u>	<u>0.00</u>	(<u>16,810.73</u>)	<u>0.00</u>
TOTAL EXPENSES	<u>0</u>	<u>0.00</u>	<u>16,810.73</u>	<u>0.00</u>	(<u>16,810.73</u>)	<u>0.00</u>
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	14,000	1,057.86	3,366.36	0.00	10,633.64	24.05
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

403-Impact Fees

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
Miscellaneous						
403-4000-09-4500 Interest Income	14,000	1,057.86	20,177.09	0.00	(6,177.09)	144.12
TOTAL Miscellaneous	14,000	1,057.86	20,177.09	0.00	(6,177.09)	144.12
Contingency/FB						
TOTAL REVENUE	14,000	1,057.86	20,177.09	0.00	(6,177.09)	144.12

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

403-Impact Fees

DEPARTMENT - MCTF

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Contract Services</u>						
403-5403-06-5766 CONSULTING ENGINEERING	0	0.00	5,310.00	0.00 (	5,310.00)	0.00
403-5403-06-5767 Consulting Eng - Street	0	0.00	11,500.73	0.00 (	11,500.73)	0.00
TOTAL Contract Services	0	0.00	16,810.73	0.00 (	16,810.73)	0.00
 <u>Fees & Other Services</u>						
<u>Contingency/FB</u>						
TOTAL MCTF	0	0.00	16,810.73	0.00 (	16,810.73)	0.00
TOTAL EXPENSES	0	0.00	16,810.73	0.00 (	16,810.73)	0.00
REVENUE OVER/ (UNDER) EXPENSES	14,000	1,057.86	3,366.36	0.00	10,633.64	24.05

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

404-Development Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Fines and Fees	464,200	71,079.00	129,903.00	0.00	334,297.00	27.98
Permits	1,176,800	131,667.00	360,560.00	0.00	816,240.00	30.64
Miscellaneous	100,000	26,522.32	155,334.53	0.00	(55,334.53)	155.33
Contingency/FB	<u>1,000,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000,000.00</u>	<u>0.00</u>
TOTAL GENERAL REVENUE	<u>2,741,000</u>	<u>229,268.32</u>	<u>645,797.53</u>	<u>0.00</u>	<u>2,095,202.47</u>	<u>23.56</u>
TOTAL REVENUE	<u>2,741,000</u>	<u>229,268.32</u>	<u>645,797.53</u>	<u>0.00</u>	<u>2,095,202.47</u>	<u>23.56</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

MCSF

Contract Services	<u>1,738,000</u>	<u>108,657.57</u>	<u>813,797.14</u>	<u>170,196.55</u>	<u>754,006.31</u>	<u>56.62</u>
TOTAL MCSF	<u>1,738,000</u>	<u>108,657.57</u>	<u>813,797.14</u>	<u>170,196.55</u>	<u>754,006.31</u>	<u>56.62</u>
TOTAL EXPENSES	<u>1,738,000</u>	<u>108,657.57</u>	<u>813,797.14</u>	<u>170,196.55</u>	<u>754,006.31</u>	<u>56.62</u>
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	1,003,000	120,610.75	(167,999.61)	(170,196.55)	1,341,196.16	33.72-
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

404-Development Fees

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
404-4000-01-4310 Street Impact Fees	464,200	71,079.00	129,903.00	0.00	334,297.00	27.98
TOTAL Fines and Fees	464,200	71,079.00	129,903.00	0.00	334,297.00	27.98
<u>Charges for Services</u>						
<u>Permits</u>						
404-4000-07-4200 Development Fees	10,000	0.00	0.00	0.00	10,000.00	0.00
404-4000-07-4210 Street Fee	75,000	0.00	0.00	0.00	75,000.00	0.00
404-4000-07-4700 Fire Services Fund	400,000	1,167.00	122,060.00	0.00	277,940.00	30.52
404-4000-07-4710 Park Development Fees	691,800	130,500.00	238,500.00	0.00	453,300.00	34.48
TOTAL Permits	1,176,800	131,667.00	360,560.00	0.00	816,240.00	30.64
<u>Miscellaneous</u>						
404-4000-09-4500 Interest Income	100,000	26,522.32	155,334.53	0.00	(55,334.53)	155.33
TOTAL Miscellaneous	100,000	26,522.32	155,334.53	0.00	(55,334.53)	155.33
<u>Contingency/FB</u>						
404-4000-99-4091 Transfers In	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL Contingency/FB	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL REVENUE	2,741,000	229,268.32	645,797.53	0.00	2,095,202.47	23.56

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

404-Development Fees

DEPARTMENT - MCSF

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
<u>Contract Services</u>						
404-5404-06-5912 Capital Expenditure - P	328,000	106,172.91	655,909.30	97,126.55 (	425,035.85)	229.58
404-5404-06-5913 Capital Expenditure - F	1,000,000	2,484.66	157,887.84	73,070.00	769,042.16	23.10
404-5404-06-5914 Capital Expenditure - S	<u>410,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>410,000.00</u>	<u>0.00</u>
TOTAL Contract Services	1,738,000	108,657.57	813,797.14	170,196.55	754,006.31	56.62
<u>Public Safety</u>						
<u>Contingency/FB</u>						
TOTAL MCSF	1,738,000	108,657.57	813,797.14	170,196.55	754,006.31	56.62
TOTAL EXPENSES	1,738,000	108,657.57	813,797.14	170,196.55	754,006.31	56.62
REVENUE OVER/ (UNDER) EXPENSES	1,003,000	120,610.75 (	167,999.61) (	170,196.55)	1,341,196.16	33.72-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

405-Grant Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Miscellaneous	20,000	1,258.34	8,607.46	0.00	11,392.54	43.04
USDOJ PD Vests	104,000	97,771.00	97,771.00	0.00	6,229.00	94.01
Grant Revenue	<u>102,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>102,000.00</u>	<u>0.00</u>
TOTAL GENERAL REVENUE	<u>226,000</u>	<u>99,029.34</u>	<u>106,378.46</u>	<u>0.00</u>	<u>119,621.54</u>	<u>47.07</u>
 TOTAL REVENUE	 226,000	 99,029.34	 106,378.46	 0.00	 119,621.54	 47.07
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Grants

CDBG Water lines	<u>206,000</u>	<u>25,869.00</u>	<u>179,679.96</u>	<u>55,431.67</u>	<u>(29,111.63)</u>	<u>114.13</u>
TOTAL Grants	<u>206,000</u>	<u>25,869.00</u>	<u>179,679.96</u>	<u>55,431.67</u>	<u>(29,111.63)</u>	<u>114.13</u>

TOTAL EXPENSES	<u>206,000</u>	<u>25,869.00</u>	<u>179,679.96</u>	<u>55,431.67</u>	<u>(29,111.63)</u>	<u>114.13</u>
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	20,000	73,160.34	(73,301.50)	(55,431.67)	148,733.17	643.67-
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

405-Grant Fund

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Charges for Services</u>						
<u>Miscellaneous</u>						
405-4000-09-4500 Interest Income	20,000	1,258.34	8,607.46	0.00	11,392.54	43.04
TOTAL Miscellaneous	20,000	1,258.34	8,607.46	0.00	11,392.54	43.04
<u>Tocker Foundation-Library</u>						
<u>USDOJ PD Vests</u>						
405-4000-82-4125 TxDOT Main St Improveme	104,000	97,771.00	97,771.00	0.00	6,229.00	94.01
TOTAL USDOJ PD Vests	104,000	97,771.00	97,771.00	0.00	6,229.00	94.01
<u>CJD Video,Computers</u>						
<u>CDBG Water Lines</u>						
<u>Grant Revenue</u>						
405-4000-85-4123 CLFRF Proceeds	102,000	0.00	0.00	0.00	102,000.00	0.00
TOTAL Grant Revenue	102,000	0.00	0.00	0.00	102,000.00	0.00
<u>Contingency/FB</u>						
TOTAL REVENUE	226,000	99,029.34	106,378.46	0.00	119,621.54	47.07

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

405-Grant Fund

DEPARTMENT - Grants

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Contract Services</u>						
<u>Miscellaneous</u>						
<u>Tocker Foundation Libry</u>						
<u>USDOJ PD Vests</u>						
<u>CJD Video,Computers</u>						
<u>CDBG Water lines</u>						
405-5405-84-5121 TxDot Grant	104,000	0.00	0.00	0.00	104,000.00	0.00
405-5405-84-5122 CDBG water lines	0	0.00	13,798.55	0.00 (	13,798.55)	0.00
405-5405-84-5123 ARPA Pump Station Gener	102,000	25,869.00	165,881.41	55,431.67 (	119,313.08)	216.97
TOTAL CDBG Water lines	206,000	25,869.00	179,679.96	55,431.67 (	29,111.63)	114.13
<u>Contingency/FB</u>						
TOTAL Grants	206,000	25,869.00	179,679.96	55,431.67 (	29,111.63)	114.13
TOTAL EXPENSES	206,000	25,869.00	179,679.96	55,431.67 (	29,111.63)	114.13
REVENUE OVER/ (UNDER) EXPENSES	20,000	73,160.34 (	73,301.50) (	55,431.67)	148,733.17	643.67-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

406-Holding Acct Dev Agreemts

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Charges for Services	880,000	21,009.02	661,360.93	0.00	218,639.07	75.15
TOTAL GENERAL REVENUE	880,000	21,009.02	661,360.93	0.00	218,639.07	75.15
TOTAL REVENUE	880,000	21,009.02	661,360.93	0.00	218,639.07	75.15
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Development Agreements

Contract Services	880,000	29,658.87	739,774.83	0.00	140,225.17	84.07
TOTAL Development Agreements	880,000	29,658.87	739,774.83	0.00	140,225.17	84.07
TOTAL EXPENSES	880,000	29,658.87	739,774.83	0.00	140,225.17	84.07
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REVENUE OVER/ (UNDER) EXPENSES	0 (	8,649.85) (	78,413.90)	0.00	78,413.90	0.00
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

406-Holding Acct Dev Agreemts

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Charges for Services</u>						
406-4000-06-4501 Regatta (Silverado) DA	20,000	0.00	64,604.74	0.00 (	44,604.74)	323.02
406-4000-06-4505 Horizon Deer Creek Dev	0	0.00	20,000.00	0.00 (	20,000.00)	0.00
406-4000-06-4509 Keeneland Developmenet	10,000	0.00	0.00	0.00	10,000.00	0.00
406-4000-06-5407 DA - Aubrey Plant/N/S	100,000	21,009.02	70,000.00	0.00	30,000.00	70.00
406-4000-06-5408 PSA - High Point Ranch	50,000	0.00	100,000.00	0.00 (	50,000.00)	200.00
406-4000-06-5411 DA Pecan Creek	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5413 High Point Ranch Commer	50,000	0.00	18,924.12	0.00	31,075.88	37.85
406-4000-06-5414 HPR - Lennar	200,000	0.00	195,000.00	0.00	5,000.00	97.50
406-4000-06-5415 Duck Point MM Aubrey	100,000	0.00	70,000.00	0.00	30,000.00	70.00
406-4000-06-5416 ARCK Development (Knuck	50,000	0.00	10,000.00	0.00	40,000.00	20.00
406-4000-06-5417 Aubrey Hts PSA	50,000	0.00	20,000.00	0.00	30,000.00	40.00
406-4000-06-5418 Ribbonwood	50,000	0.00	40,332.07	0.00	9,667.93	80.66
406-4000-06-5419 Lennar Loyd Ranch	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5420 Project Alpha US 377	50,000	0.00	10,000.00	0.00	40,000.00	20.00
406-4000-06-5421 Blackjack 4Star	50,000	0.00	0.00	0.00	50,000.00	0.00
406-4000-06-5422 Hidden Lake	0	0.00	5,000.00	0.00 (	5,000.00)	0.00
406-4000-06-5423 HMR Grand Restaurant PS	0	0.00	2,500.00	0.00 (	2,500.00)	0.00
406-4000-06-5424 Pretium - 428 Mixed Use	0	0.00	25,000.00	0.00 (	25,000.00)	0.00
406-4000-06-5425 Cencor Acquisition	<u>0</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00 (</u>	<u>10,000.00)</u>	<u>0.00</u>
TOTAL Charges for Services	880,000	21,009.02	661,360.93	0.00	218,639.07	75.15
<u>Miscellaneous</u>						
TOTAL REVENUE	880,000	21,009.02	661,360.93	0.00	218,639.07	75.15

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

406-Holding Acct Dev Agreemts
DEPARTMENT - Development Agreements

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Contract Services</u>						
406-5406-06-5720 Silverado (Regatta) Dev	20,000	2,964.00	54,240.42	0.00 (	34,240.42)	271.20
406-5406-06-5723 DA - Aubrey Plant/N/S	100,000	17.00	38,431.36	0.00	61,568.64	38.43
406-5406-06-5724 DA - High Pointe Ranch	50,000	292.50	340,680.41	0.00 (	290,680.41)	681.36
406-5406-06-5725 Keenland Addition	10,000	0.00	9,872.58	0.00	127.42	98.73
406-5406-06-5727 DA - Maylar	0	0.00	675.00	0.00 (	675.00)	0.00
406-5406-06-5728 DA - RIBBONWOOD	50,000	572.50	20,746.28	0.00	29,253.72	41.49
406-5406-06-5729 Sweet Cow / Aub Hts	0	0.00	35,425.87	0.00 (	35,425.87)	0.00
406-5406-06-5820 Venable Dev Agreement	0	0.00	2,348.00	0.00 (	2,348.00)	0.00
406-5406-06-5920 Winn Ridge (Jackson) De	0	0.00	698.50	0.00 (	698.50)	0.00
406-5406-06-6450 Sandbrock Dev Agreement	0	1,656.00	11,208.89	0.00 (	11,208.89)	0.00
406-5406-06-6460 Duck Point MM Aubrey	100,000	4,477.50	74,081.13	0.00	25,918.87	74.08
406-5406-06-6461 High Point Ranch Commer	50,000	10,225.00	14,986.62	0.00	35,013.38	29.97
406-5406-06-6462 Pecan Creek Residential	50,000	0.00	5,291.27	0.00	44,708.73	10.58
406-5406-06-6463 HPR - Lennar	200,000	168.75	36,623.30	0.00	163,376.70	18.31
406-5406-06-6465 DA Lennar Loyd Ranch	50,000	6,280.87	44,249.20	0.00	5,750.80	88.50
406-5406-06-6470 DA US 377 Project Alpha	50,000	281.25	12,195.66	0.00	37,804.34	24.39
406-5406-06-6471 Blackjack 4Star PSA	50,000	0.00	1,896.92	0.00	48,103.08	3.79
406-5406-06-6472 ARCK Development (Knuck	50,000	2,638.50	10,867.50	0.00	39,132.50	21.74
406-5406-06-6473 Aubrey Hts PSA Expense	50,000	0.00	7,384.68	0.00	42,615.32	14.77
406-5406-06-6474 Hidden Lake	0	85.00	10,981.40	0.00 (	10,981.40)	0.00
406-5406-06-6475 HMR Grand Restaurant PS	0	0.00	6,889.84	0.00 (	6,889.84)	0.00
TOTAL Contract Services	880,000	29,658.87	739,774.83	0.00	140,225.17	84.07
TOTAL Development Agreements	880,000	29,658.87	739,774.83	0.00	140,225.17	84.07
TOTAL EXPENSES	880,000	29,658.87	739,774.83	0.00	140,225.17	84.07
REVENUE OVER/ (UNDER) EXPENSES	0 (	8,649.85) (	78,413.90)	0.00	78,413.90	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

501-Capital Projects Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Penalties & Interest	227,255	34,427.68	286,081.95	0.00 (	58,826.95)	125.89
Charges for Services	0	954.41	1,121,991.91	0.00 (	1,121,991.91)	0.00
Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
Contingency/FB	<u>22,637,116</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,637,116.00</u>	<u>0.00</u>
TOTAL GENERAL REVENUE	<u>80,214,371</u>	<u>35,382.09</u>	<u>1,408,073.86</u>	<u>0.00</u>	<u>78,806,297.14</u>	<u>1.76</u>
TOTAL REVENUE	80,214,371	35,382.09	1,408,073.86	0.00	78,806,297.14	1.76
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Capital Projects</u>						
Contract Services	200,000	0.00	0.00	2,063.00	197,937.00	1.03
Miscellaneous	79,007,591	942,959.28	8,820,826.80	1,241,379.64	68,945,384.56	12.74
Debt Service	<u>1,006,780</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,006,780.00</u>	<u>0.00</u>
TOTAL Capital Projects	<u>80,214,371</u>	<u>942,959.28</u>	<u>8,820,826.80</u>	<u>1,243,442.64</u>	<u>70,150,101.56</u>	<u>12.55</u>
TOTAL EXPENSES	80,214,371	942,959.28	8,820,826.80	1,243,442.64	70,150,101.56	12.55
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENSES	0 (	907,577.19)	(7,412,752.94)	(1,243,442.64)	8,656,195.58	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

501-Capital Projects Fund

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Penalties & Interest</u>						
501-4000-05-4500 Interest Income	227,255	34,427.68	242,152.90	0.00 (	14,897.90)	106.56
501-4000-05-4501 ABP Interest Income	0	0.00	39,123.40	0.00 (	39,123.40)	0.00
501-4000-05-4502 HPR Lennar Interest Inc	<u>0</u>	<u>0.00</u>	<u>4,805.65</u>	<u>0.00</u> (	<u>4,805.65)</u>	<u>0.00</u>
TOTAL Penalties & Interest	227,255	34,427.68	286,081.95	0.00 (	58,826.95)	125.89
 <u>Charges for Services</u>						
501-4000-06-4500 Developer Contrib ABP L	0	763.53	397,593.53	0.00 (	397,593.53)	0.00
501-4000-06-4510 Developer Cont Lennar H	<u>0</u>	<u>190.88</u>	<u>724,398.38</u>	<u>0.00</u> (	<u>724,398.38)</u>	<u>0.00</u>
TOTAL Charges for Services	0	954.41	1,121,991.91	0.00 (	1,121,991.91)	0.00
 <u>Miscellaneous</u>						
501-4000-09-4900 Bond proceeds	<u>57,350,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>57,350,000.00</u>	<u>0.00</u>
TOTAL Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
 <u>Contingency/FB</u>						
501-4000-99-4091 Transfers In	<u>22,637,116</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,637,116.00</u>	<u>0.00</u>
TOTAL Contingency/FB	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL REVENUE	80,214,371	35,382.09	1,408,073.86	0.00	78,806,297.14	1.76

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

501-Capital Projects Fund

DEPARTMENT - Capital Projects

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Capital</u>						
<u>Contract Services</u>						
501-5501-06-5765 IT Projects	50,000	0.00	0.00	2,063.00	47,937.00	4.13
501-5501-06-5766 Engineering	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contract Services	200,000	0.00	0.00	2,063.00	197,937.00	1.03
<u>Miscellaneous</u>						
501-5501-09-5650 Capital Public Safety 2	3,000,000	322,651.85	2,349,936.97	4,650.00	645,413.03	78.49
501-5501-09-5651 Capital Vehicle Replace	1,800,000	76,287.07	736,616.98	282,244.78	781,138.24	56.60
501-5501-09-5652 Capital Project 38	3,500,000	0.00	0.00	0.00	3,500,000.00	0.00
501-5501-09-5656 2023 PH 1 Offsights	0	0.00	0.00	839,941.00 (	839,941.00)	0.00
501-5501-09-5658 CO 2024 FS#2	5,708,336	425,220.00	1,775,418.36	0.00	3,932,917.64	31.10
501-5501-09-5659 Council Chambers 2023	0	0.00	49,922.50	4,269.58 (	54,192.08)	0.00
501-5501-09-5660 HW 377 Utility Relocate	6,000,000	0.00	43,800.00	0.00	5,956,200.00	0.73
501-5501-09-5689 Street Projects	0	51,873.23	232,770.95	8,532.28 (	241,303.23)	0.00
501-5501-09-5901 Water System Expansion	1,816,707	0.00	623.32	0.00	1,816,083.68	0.03
501-5501-09-5902 Capex Water	43,000	29,060.63	75,023.29	20,100.00 (	52,123.29)	221.22
501-5501-09-5950 Sewer System Expansion	56,929,548	0.00	12,797.46	0.00	56,916,750.54	0.02
501-5501-09-5951 Capex Sewer	210,000	25,920.00	40,608.81	81,642.00	87,749.19	58.21
501-5501-09-5952 2024 Ph 2 Offsites	0	0.00	225,101.54	0.00 (	225,101.54)	0.00
501-5501-09-5953 WWTP Expansion	0	942.50	3,218,461.27	0.00 (	3,218,461.27)	0.00
501-5501-09-5954 UTRWD Delivery Point	0	6,000.00	18,080.91	0.00 (	18,080.91)	0.00
501-5501-09-5955 FM 428 Lift Station	0	0.00	32,203.92	0.00 (	32,203.92)	0.00
501-5501-09-5956 Rock Hill Water Well	0	5,004.00	9,460.52	0.00 (	9,460.52)	0.00
TOTAL Miscellaneous	79,007,591	942,959.28	8,820,826.80	1,241,379.64	68,945,384.56	12.74
<u>Debt Service</u>						
501-5501-98-5899 Bond Issue Costs	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00
TOTAL Debt Service	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00
<u>Contingency/FB</u>						
TOTAL Capital Projects	80,214,371	942,959.28	8,820,826.80	1,243,442.64	70,150,101.56	12.55
TOTAL EXPENSES	80,214,371	942,959.28	8,820,826.80	1,243,442.64	70,150,101.56	12.55
REVENUE OVER/ (UNDER) EXPENSES	0 (	907,577.19) (	7,412,752.94) (	1,243,442.64)	8,656,195.58	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

701-MDD

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

GENERAL REVENUE

Taxes	975,000	429,642.03	811,229.15	0.00	163,770.85	83.20
Miscellaneous	<u>127,020</u>	<u>12,092.18</u>	<u>63,264.56</u>	<u>0.00</u>	<u>63,755.44</u>	<u>49.81</u>
TOTAL GENERAL REVENUE	<u>1,102,020</u>	<u>441,734.21</u>	<u>874,493.71</u>	<u>0.00</u>	<u>227,526.29</u>	<u>79.35</u>
TOTAL REVENUE	<u>1,102,020</u>	<u>441,734.21</u>	<u>874,493.71</u>	<u>0.00</u>	<u>227,526.29</u>	<u>79.35</u>
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EXPENSE SUMMARY

MDD

Personnel	161,609	15,721.21	73,061.59	0.00	88,547.41	45.21
Materials & Supplies	7,000	360.99	659.78	0.00	6,340.22	9.43
Repairs & Maintenance	26,000	676.40	21,860.72	0.00	4,139.28	84.08
Utilities	2,445	45.48	240.40	0.00	2,204.60	9.83
Contract Services	46,500	8,399.95	31,451.50	0.00	15,048.50	67.64
Fees & Other Services	70,305	752.98	50,532.38	0.00	19,772.62	71.88
Miscellaneous	151,500	981.62	4,076.66	0.00	147,423.34	2.69
Contingency/FB	<u>317,400</u>	<u>1,450.00</u>	<u>7,250.00</u>	<u>0.00</u>	<u>310,150.00</u>	<u>2.28</u>
TOTAL MDD	<u>782,759</u>	<u>28,388.63</u>	<u>189,133.03</u>	<u>0.00</u>	<u>593,625.97</u>	<u>24.16</u>
TOTAL EXPENSES	<u>782,759</u>	<u>28,388.63</u>	<u>189,133.03</u>	<u>0.00</u>	<u>593,625.97</u>	<u>24.16</u>
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REVENUE OVER/ (UNDER) EXPENSES	319,261	413,345.58	685,360.68	0.00 (	366,099.68)	214.67
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CITY OF AUBREY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2025

701-MDD

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Taxes</u>						
701-4000-02-4130 Sales Taxes	975,000	429,642.03	811,229.15	0.00	163,770.85	83.20
TOTAL Taxes	975,000	429,642.03	811,229.15	0.00	163,770.85	83.20
<u>Grants</u>						
<u>Miscellaneous</u>						
701-4000-09-4500 Interest Income	109,000	10,592.18	55,744.56	0.00	53,255.44	51.14
701-4000-09-4730 Property Rental Income	18,020	1,500.00	7,520.00	0.00	10,500.00	41.73
TOTAL Miscellaneous	127,020	12,092.18	63,264.56	0.00	63,755.44	49.81
<u>Contingency/FB</u>						
TOTAL REVENUE	1,102,020	441,734.21	874,493.71	0.00	227,526.29	79.35

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

701-MDD

DEPARTMENT - MDD

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
701-5176-01-5101 Salaries	116,900	13,489.05	53,048.31	0.00	63,851.69	45.38
701-5176-01-5106 Longevity	50	0.00	50.00	0.00	0.00	100.00
701-5176-01-5107 TMRS Contribution	12,455	957.72	3,934.75	0.00	8,520.25	31.59
701-5176-01-5108 Payroll Tax Expense (me	1,696	126.54	689.13	0.00	1,006.87	40.63
701-5176-01-5109 Group Health Insurance	11,878	1,072.90	6,700.95	0.00	5,177.05	56.41
701-5176-01-5110 Workmens Comp TML	230	0.00	118.96	0.00	111.04	51.72
701-5176-01-5621 Travel/training	18,400	75.00	8,519.49	0.00	9,880.51	46.30
TOTAL Personnel	161,609	15,721.21	73,061.59	0.00	88,547.41	45.21
<u>Capital</u>						
<u>Materials & Supplies</u>						
701-5176-03-5050 Office Supplies	2,000	9.99	242.78	0.00	1,757.22	12.14
701-5176-03-5060 Promotional Materials	5,000	351.00	417.00	0.00	4,583.00	8.34
TOTAL Materials & Supplies	7,000	360.99	659.78	0.00	6,340.22	9.43
<u>Repairs & Maintenance</u>						
701-5176-04-5120 Building Maintenance	26,000	676.40	21,860.72	0.00	4,139.28	84.08
TOTAL Repairs & Maintenance	26,000	676.40	21,860.72	0.00	4,139.28	84.08
<u>Utilities</u>						
701-5176-05-5616 Utilities - Electricity	1,850	0.00	0.00	0.00	1,850.00	0.00
701-5176-05-5618 Telephone	595	45.48	240.40	0.00	354.60	40.40
TOTAL Utilities	2,445	45.48	240.40	0.00	2,204.60	9.83
<u>Contract Services</u>						
701-5176-06-5620 Legal & Professional	35,000	4,399.95	12,777.75	0.00	22,222.25	36.51
701-5176-06-5764 Special Services	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-06-7862 Maps	8,500	0.00	5,000.00	0.00	3,500.00	58.82
701-5176-06-7863 Strategic Plan	0	4,000.00	13,673.75	0.00	(13,673.75)	0.00
TOTAL Contract Services	46,500	8,399.95	31,451.50	0.00	15,048.50	67.64
<u>Fees & Other Services</u>						
701-5176-07-5150 Printing	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-07-5190 Insurance - TML	930	0.00	751.14	0.00	178.86	80.77
701-5176-07-5260 Dues & Memberships	14,500	0.00	11,500.00	0.00	3,000.00	79.31
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	325.00	0.00	1,075.00	23.21
701-5176-07-5665 Technology/Promotional	23,000	187.98	35,055.24	0.00	(12,055.24)	152.41
701-5176-07-5667 Marketing and Advertisi	27,475	500.00	2,901.00	0.00	24,574.00	10.56
TOTAL Fees & Other Services	70,305	752.98	50,532.38	0.00	19,772.62	71.88
<u>Miscellaneous</u>						
701-5176-09-5131 Meetings Meals	1,500	37.17	276.00	0.00	1,224.00	18.40
701-5176-09-5630 Property Purchase	150,000	944.45	3,800.66	0.00	146,199.34	2.53
TOTAL Miscellaneous	151,500	981.62	4,076.66	0.00	147,423.34	2.69

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

701-MDD

DEPARTMENT - MDD

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	7,250.00	0.00	10,150.00	41.67
701-5176-99-5700 Grant Match	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5750 Economic Incentives	<u>150,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150,000.00</u>	<u>0.00</u>
TOTAL Contingency/FB	317,400	1,450.00	7,250.00	0.00	310,150.00	2.28
TOTAL MDD	782,759	28,388.63	189,133.03	0.00	593,625.97	24.16
TOTAL EXPENSES	782,759	28,388.63	189,133.03	0.00	593,625.97	24.16
REVENUE OVER/ (UNDER) EXPENSES	319,261	413,345.58	685,360.68	0.00 (	366,099.68)	214.67

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

801-Employee Benefit Trust

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
 <u>GENERAL REVENUE</u>						
Miscellaneous	<u>1,577,500</u>	<u>158,773.55</u>	<u>727,791.67</u>	<u>0.00</u>	<u>849,708.33</u>	<u>46.14</u>
TOTAL GENERAL REVENUE	<u>1,577,500</u>	<u>158,773.55</u>	<u>727,791.67</u>	<u>0.00</u>	<u>849,708.33</u>	<u>46.14</u>
 TOTAL REVENUE	 <u>1,577,500</u>	 <u>158,773.55</u>	 <u>727,791.67</u>	 <u>0.00</u>	 <u>849,708.33</u>	 <u>46.14</u>
	=====	=====	=====	=====	=====	=====
 <u>EXPENSE SUMMARY</u>						
 <u>Insurance Premiums</u>						
Personnel	<u>1,396,500</u>	<u>119,421.29</u>	<u>584,428.49</u>	<u>0.00</u>	<u>812,071.51</u>	<u>41.85</u>
TOTAL Insurance Premiums	<u>1,396,500</u>	<u>119,421.29</u>	<u>584,428.49</u>	<u>0.00</u>	<u>812,071.51</u>	<u>41.85</u>
 TOTAL EXPENSES	 <u>1,396,500</u>	 <u>119,421.29</u>	 <u>584,428.49</u>	 <u>0.00</u>	 <u>812,071.51</u>	 <u>41.85</u>
	=====	=====	=====	=====	=====	=====
 REVENUE OVER/ (UNDER) EXPENSES	 181,000	 39,352.26	 143,363.18	 0.00	 37,636.82	 79.21

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

801-Employee Benefit Trust

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Miscellaneous</u>						
801-4000-09-4430 Employer Insurance Prem	1,260,000	125,680.05	589,681.04	0.00	670,318.96	46.80
801-4000-09-4440 Employee Insurance Prem	302,500	30,653.66	128,162.27	0.00	174,337.73	42.37
801-4000-09-4480 Flex Spending Account	10,000	1,551.70	6,147.30	0.00	3,852.70	61.47
801-4000-09-4500 Interest Income	<u>5,000</u>	<u>888.14</u>	<u>3,801.06</u>	<u>0.00</u>	<u>1,198.94</u>	<u>76.02</u>
TOTAL Miscellaneous	1,577,500	158,773.55	727,791.67	0.00	849,708.33	46.14
TOTAL REVENUE	1,577,500	158,773.55	727,791.67	0.00	849,708.33	46.14

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2025

801-Employee Benefit Trust

DEPARTMENT - Insurance Premiums

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
801-5000-01-4090 Administrative Fee	1,500	118.00	472.07	0.00	1,027.93	31.47
801-5000-01-5111 Health Insurance	1,160,000	89,802.45	465,097.52	0.00	694,902.48	40.09
801-5000-01-5112 Dental Insurance	90,000	6,692.81	34,503.54	0.00	55,496.46	38.34
801-5000-01-5113 Vision Insurance	15,000	2,075.56	6,790.07	0.00	8,209.93	45.27
801-5000-01-5115 Life Insurance	75,000	16,716.04	47,730.73	0.00	27,269.27	63.64
801-5000-01-5117 Voluntary Policies	20,000	1,086.52	5,905.30	0.00	14,094.70	29.53
801-5000-01-5118 Flex Spending	15,000	799.31	10,071.36	0.00	4,928.64	67.14
801-5000-01-5119 New Benefits	12,000	2,130.60	9,237.90	0.00	2,762.10	76.98
801-5000-01-5120 Careflight/PHI	8,000	0.00	4,620.00	0.00	3,380.00	57.75
TOTAL Personnel	1,396,500	119,421.29	584,428.49	0.00	812,071.51	41.85
TOTAL Insurance Premiums	1,396,500	119,421.29	584,428.49	0.00	812,071.51	41.85
TOTAL EXPENSES	1,396,500	119,421.29	584,428.49	0.00	812,071.51	41.85
REVENUE OVER/ (UNDER) EXPENSES	181,000	39,352.26	143,363.18	0.00	37,636.82	79.21



Balance Sheet by Fund

(Unaudited)

February 2025

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
101-11-000-00	General Fund Cash	2,286,249.55	
101-11-000-10	Cash on hand - Court drawer	200.00	
101-11-000-84	Claim on Cash General	3,263,110.29	
101-11-000-90	Investment Account	6,491,049.19	
101-11-013-20	Taxes Receivable	28,517.98	
101-11-013-25	Emergicon EMS AR	3,597,015.00	
101-11-013-33	Allowance for Taxes	(7,465.40)	
101-11-013-35	Allowance for EMS AR	(3,253,048.00)	
101-11-013-37	Sales Tax Receivable	427,606.59	
101-11-015-00	Court Fees Receivable	437,291.24	
101-11-015-50	Allowance for Court Fees	(143,517.12)	
101-11-021-00	Prepays	1,455,048.00	
101-11-050-00	Inventory	32,450.64	
101-12-016-10	Land	1,083,000.00	
101-13-000-80	Due from other funds EBT	50,000.00	
101-19-000-00	Net Pension Asset	84,712.00	
		<u>15,832,219.96</u>	
			15,832,219.96
			=====
LIABILITIES			
=====			
101-21-010-00	Accounts Payable Pooled	99,964.37	
101-21-010-01	Accounts Payable-General Fund	12,478.70	
101-21-010-14	Deferred Revenue Taxes	21,052.58	
101-21-010-15	Deferred Revenue Court	293,774.42	
101-21-010-16	Deferred Revenue EMS	343,967.00	
101-21-010-17	Deferred Pension Inflows	146,888.00	
101-21-010-18	Net Pension Liability	100,153.00	
101-21-010-19	Deferred Pension Outflows	(244,985.00)	
101-21-015-40	Child Support Payable	1,015.13	
101-21-015-50	Child Support - RB	283.38	
101-21-015-60	CHILD SUPPORT - BRAZIL	389.07	
101-21-021-01	GF payroll tax liabilities	44,386.23	
101-21-021-08	GF HSA Bank	2,913.35	
101-21-021-09	Deferred comp - 457	3,575.00	
101-21-021-51	Unapplied Credit Liability A/R	300.00	
101-21-023-00	General Fund TMRS due to state	27,092.57	
101-21-023-20	Comm Ctr rental deposits	740.01	
101-21-023-30	Parks rental deposits	(150.00)	
101-21-023-40	Collection fees payable-MVBA	1,162.09	
101-21-023-41	Credit Card Fees Payable	(5,010.11)	
101-21-023-50	Court Cash Bonds	443.30	
101-21-023-70	OMNI fee - court	(294.73)	
		<u>850,138.36</u>	
			850,138.36

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
101-31-033-00	Fund Balance General Fund	13,253,399.55
101-31-033-80	Net Pension Obligation	<u>82,656.00</u>
	TOTAL BEGINNING EQUITY	13,336,055.55
	TOTAL REVENUE	9,515,996.76
	TOTAL EXPENSES	<u>7,869,970.71</u>
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	1,646,026.05
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>14,982,081.60</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.	15,832,219.96
=====		

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
201-11-000-00	Water Fund Cash	117,841.92
201-11-000-10	Cash Drawer	200.00
201-11-000-84	Claim on Cash Water	275,487.66
201-11-000-90	Investment Account	77,902.44
201-11-000-91	Water Impact Fees	645,761.03
201-11-000-95	Cash - CO Keeneland Ph1 Offsit	8,320,113.87
201-11-013-00	Accounts receivable - UB	196,647.92
201-11-013-21	Accounts Receivable - Unbilled	84,488.59
201-11-013-22	Allowance for Uncollect Water	(29,816.43)
201-11-027-00	Discount on Bonds	145,094.40
201-11-050-00	Inventory	458,669.38
201-12-016-10	Land	83,058.00
201-12-016-30	Water System	15,358,123.34
201-12-016-50	Machinery and Equipment	749,604.98
201-12-016-60	Vehicles	474,306.42
201-12-016-67	Office Equipment	43,133.09
201-12-016-80	Buildings and improvements	112,282.54
201-12-016-90	Construction in Progress	2,624,652.40
201-12-017-00	Accumulated Depreciation	(6,510,560.34)
201-13-000-00	Due from other funds	368,290.00
201-19-000-00	Net Pension Asset	(17,100.00)
		<u>23,578,181.21</u>
TOTAL ASSETS		23,578,181.21
		=====
LIABILITIES		
=====		
201-21-010-00	Accounts Payable Pooled	25,978.09
201-21-010-05	Unapplied Credits	4,187.73
201-21-010-17	Deferred Pension Inflows	8,300.00
201-21-010-18	Net Pension Liability	6,000.00
201-21-010-19	Deferred Pension Outflows	(53,700.00)
201-21-015-40	Child Support Payable	237.21
201-21-020-17	Deferred OPEB Inflows	4,700.00
201-21-020-19	Deferred OPEB Outflows	(2,000.00)
201-21-021-01	Payroll tax liabilities-water	1,071.84
201-21-021-08	HSA bank	15.00
201-21-021-09	Deferred comp - 457	100.00
201-21-021-10	Accrued Vacation Payable- wate	9,717.46
201-21-021-20	Accrued Interest Payable	55,381.75
201-21-023-00	Water TMRS Due to state	41.71
201-21-023-41	Credit Card Fees Payable	27,172.60
201-21-027-00	Bond Premium	174,032.00
201-21-029-10	Bonds Payable - Series 2016	4,005,000.00
201-21-029-75	Bonds Payable - Series 2023	8,110,000.00
201-21-029-80	Customer Deposits	182,142.64
201-21-029-81	Customer Refunds Payable	711.59
201-23-901-00	Due to Payroll Fund	(3,102.78)
TOTAL LIABILITIES		<u>12,555,986.84</u>

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
201-31-033-02	Fund balance - Water/Sewer	10,474,017.37
201-31-033-10	Developer Contributions	470,033.47
201-31-033-80	Net Pension Benefit Obligation	<u>9,219.00</u>
	TOTAL BEGINNING EQUITY	10,953,269.84
	TOTAL REVENUE	1,116,125.90
	TOTAL EXPENSES	<u>1,047,201.37</u>
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	68,924.53
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>11,022,194.37</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.	23,578,181.21
=====		

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

202-Sewer Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
202-11-000-84	Claim on Cash Sewer	(4,362,534.51)	
202-11-000-91	Sewer Impact Fees	840,968.30	
202-11-000-92	Utility Funding Series 2024A	50,503,368.22	
202-11-013-01	Accounts Receivable - UB	99,654.69	
202-11-013-21	Accounts Receivable - Unbilled	42,562.70	
202-11-013-22	Allowance for Doubtful Account	(15,109.98)	
202-11-050-00	Inventory	60,254.36	
202-12-016-40	Sewer System	11,387,377.80	
202-12-016-90	Construction in Progress	<u>1,714,500.68</u>	
			<u>60,271,042.26</u>
TOTAL ASSETS			60,271,042.26
=====			
LIABILITIES			
=====			
202-21-010-00	Accounts Payable Pooled	17,032.46	
202-21-021-01	Payroll tax liabilities sewer	1,367.54	
202-21-021-08	HSA Bank	25.00	
202-21-021-09	Deferred comp - 457	220.00	
202-21-021-10	Accrued Vacation Payable	15,915.08	
202-21-023-00	Sewer TMRS Due to state	852.35	
202-21-027-00	Bond Premium	2,564,850.30	
202-21-028-80	Bonds Payable - Series 2013	71,920.00	
202-21-029-20	Bonds Payable - Series 2024A	50,095,000.00	
202-23-000-00	Due to other funds	114,820.00	
202-23-901-00	Due to Payroll Fund	(<u>13,116.03</u>)	
TOTAL LIABILITIES			<u>52,868,886.70</u>
EQUITY			
=====			
202-31-033-00	Fund Balance	6,241,806.55	
202-31-033-10	Developer Contributions	570,596.91	
202-31-033-50	Restricted for Sewer Impact	<u>739,050.73</u>	
TOTAL BEGINNING EQUITY			7,551,454.19
TOTAL REVENUE		1,634,553.97	
TOTAL EXPENSES		<u>1,783,852.60</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(149,298.63)	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>7,402,155.56</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			60,271,042.26
=====			

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

205-Solid Waste Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
205-11-000-84	Claim on Cash Garbage	(258,871.58)	
205-11-013-00	Accounts Receivable - UB	69,179.63	
205-11-013-10	Accounts receivable	95,428.23	
205-11-013-21	Accounts Receivable - Unbilled	31,429.77	
205-11-013-22	Allowance for Doubtful Account	(10,489.25)	
		(73,323.20)	
TOTAL ASSETS		(73,323.20)	=====
LIABILITIES			
=====			
205-21-010-00	Accounts Payable Pooled	178,741.63	
205-21-021-90	Sales Tax Payable	21,676.63	
205-23-000-00	Due to other funds	16,219.00	
TOTAL LIABILITIES		216,637.26	
EQUITY			
=====			
205-31-033-00	Fund Balance	(272,923.87)	
TOTAL BEGINNING EQUITY		(272,923.87)	
TOTAL REVENUE		1,030,874.12	
TOTAL EXPENSES		1,047,910.71	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(17,036.59)	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		(289,960.46)	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		(73,323.20)	=====

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

301-Debt Service Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
301-11-000-00	Debt Service Cash	163,382.25	
301-11-000-84	Claim on Cash Debt Service	121,939.48	
301-11-000-90	Investment Account	73,667.40	
301-11-013-00	Property Taxes Receivable	15,983.61	
301-11-013-10	Allowance for Uncollect Taxes	(5,106.75)	
301-13-000-00	Due from other funds	<u>114,820.00</u>	
			<u>484,685.99</u>
TOTAL ASSETS			484,685.99
=====			
LIABILITIES			
=====			
301-21-029-90	Deferred Taxes-I&S	<u>10,876.86</u>	
TOTAL LIABILITIES			<u>10,876.86</u>
EQUITY			
=====			
301-31-033-01	Fund Balance - Restricted	<u>418,676.06</u>	
TOTAL BEGINNING EQUITY		418,676.06	
TOTAL REVENUE		1,523,021.90	
TOTAL EXPENSES		<u>1,467,888.83</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		55,133.07	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>473,809.13</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			484,685.99
=====			

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

401-Special Revenue Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
401-11-000-00	Special Revenue Cash	50,432.24	
401-11-000-84	Claim on Cash Special Revenue	<u>34,277.77</u>	
			<u>84,710.01</u>
TOTAL ASSETS			84,710.01
			=====
LIABILITIES			
=====			
EQUITY			
=====			
401-31-033-02	Fund Balance - Child Safety	4,021.19	
401-31-033-04	Fund Balance - Court Security	6,920.50	
401-31-033-05	Fund Balance - PD Officers Tra	54,940.59	
401-31-033-06	Fund Balance - Seizure Funds	3,228.17	
401-31-033-07	FUND BALANCE HOT	<u>540.76</u>	
TOTAL BEGINNING EQUITY		69,651.21	
TOTAL REVENUE		18,252.78	
TOTAL EXPENSES		<u>3,193.98</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		15,058.80	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>84,710.01</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			84,710.01
			=====

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

402-TIRZ Jackson Ridge

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
402-11-000-00	TIRZ Cash	57,993.71	
402-11-000-84	Claim on Cash TIRZ	<u>518,732.58</u>	
			<u>576,726.29</u>
TOTAL ASSETS			576,726.29
			=====
LIABILITIES			
=====			
EQUITY			
=====			
402-31-033-06	Fund balance - TIRZ Fund	<u>800,993.31</u>	
TOTAL BEGINNING EQUITY		800,993.31	
TOTAL REVENUE		505,319.28	
TOTAL EXPENSES		<u>729,586.30</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(224,267.02)	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>576,726.29</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			576,726.29
			=====

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

403-Impact Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
403-11-000-00	Impact Fees Cash	206,796.11	
403-11-000-84	Claim on Cash Impact Fees	<u>171,904.76</u>	
			<u>378,700.87</u>
	TOTAL ASSETS		378,700.87
			=====
LIABILITIES			
=====			
EQUITY			
=====			
403-31-033-20	Restricted FB- Street Impact	<u>375,334.51</u>	
	TOTAL BEGINNING EQUITY	375,334.51	
	TOTAL REVENUE	20,177.09	
	TOTAL EXPENSES	<u>16,810.73</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	3,366.36	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>378,700.87</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		378,700.87
			=====

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

404-Development Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
404-11-000-50	Investment Acct-Park Fees	1,608,428.82	
404-11-000-60	Investment acct-Fire Station	3,749,888.51	
404-11-000-70	Investment Acct-Street Fees	2,018,272.72	
404-11-000-84	Claim on Cash Development Fees	3,281,051.36	
404-11-000-90	Investment Account	<u>337,882.04</u>	
			<u>10,995,523.45</u>
TOTAL ASSETS			10,995,523.45
			=====
LIABILITIES			
=====			
EQUITY			
=====			
404-31-033-00	Fund Balance	<u>11,163,523.06</u>	
TOTAL BEGINNING EQUITY		11,163,523.06	
TOTAL REVENUE		645,797.53	
TOTAL EXPENSES		<u>813,797.14</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES	(167,999.61)		
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>10,995,523.45</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			10,995,523.45
			=====

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

405-Grant Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
405-11-000-00	Grant Fund Cash	373,726.55	
405-11-000-84	Claim on Cash Grants	846,549.27	
405-11-013-15	AR Due From State	<u>74,767.93</u>	
			<u>1,295,043.75</u>
	TOTAL ASSETS		1,295,043.75
=====			
LIABILITIES			
=====			
405-21-010-00	Account Payable Pooled	25,869.00	
405-21-021-60	Unearned Revenue - Grants	<u>354,759.56</u>	
	TOTAL LIABILITIES		<u>380,628.56</u>
EQUITY			
=====			
405-31-033-04	Fund Balance - Grant Fund	<u>987,716.69</u>	
	TOTAL BEGINNING EQUITY		987,716.69
	TOTAL REVENUE	106,378.46	
	TOTAL EXPENSES	<u>179,679.96</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	(73,301.50)	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>914,415.19</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		1,295,043.75
=====			

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

406-Holding Acct Dev Agreemts

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
406-11-000-84	Claim on Cash Holding	<u>540,604.43</u>	
			<u>540,604.43</u>
	TOTAL ASSETS		540,604.43
			=====
LIABILITIES			
=====			
406-21-010-00	Accounts Payable Pooled	23,570.00	
406-23-000-00	Due to Other Funds	<u>368,290.00</u>	
	TOTAL LIABILITIES		<u>391,860.00</u>
EQUITY			
=====			
406-31-033-00	Fund Balance	<u>227,158.33</u>	
	TOTAL BEGINNING EQUITY	227,158.33	
	TOTAL REVENUE	661,360.93	
	TOTAL EXPENSES	<u>739,774.83</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	(78,413.90)	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>148,744.43</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		540,604.43
			=====

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

501-Capital Projects Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
501-11-000-55	Vehicle Replacement Fund	321,893.65	
501-11-000-58	Escrow Cash - AHE	243,221.77	
501-11-000-59	Cash - CO 2022 Public Safety	1,754,172.19	
501-11-000-60	Cash - CO 2023 Keeneland Phl	(3,582,055.69)	
501-11-000-61	Cash - CO 2024 Station 2	2,383,554.75	
501-11-000-62	ABP LLC Cash Escrow	9,680,871.71	
501-11-000-63	HPR Lennar Escrow	1,120,029.53	
501-11-000-84	Claim on Cash Capital Projects	(5,051,608.69)	
501-11-008-38	Cash - Water Bond S16	<u>165,935.17</u>	
			<u>7,036,014.39</u>
TOTAL ASSETS			7,036,014.39
=====			
LIABILITIES			
=====			
501-21-010-00	Accounts Payable Pooled	61,930.50	
501-21-010-02	Accounts payable	179,563.00	
501-21-010-11	Accounts Payable - Capital Pro	41,819.00	
501-21-021-60	Unearned Revenue - ABP	(240,422.24)	
501-21-021-61	Unearned Revenue - HPR Lennar	(83,416.34)	
501-21-021-65	Unearned Revenue - AHE	243,221.77	
501-23-999-00	Impact Fees - Streets	<u>33,317.26</u>	
TOTAL LIABILITIES			<u>236,012.95</u>
EQUITY			
=====			
501-31-033-03	Restricted FB - Contruction	<u>14,212,754.38</u>	
TOTAL BEGINNING EQUITY		14,212,754.38	
TOTAL REVENUE		1,408,073.86	
TOTAL EXPENSES		<u>8,820,826.80</u>	
TOTAL REVENUE OVER/(UNDER) EXPENSES		(7,412,752.94)	
TOTAL EQUITY & REV. OVER/(UNDER) EXP.			<u>6,800,001.44</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			7,036,014.39
=====			

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
701-11-000-00	MDD Cash	1,651,447.57	
701-11-000-84	Claim on Cash MDD	(78,433.10)	
701-11-000-90	Investment Account	1,658,219.14	
701-11-013-37	Sales Tax Receivable	187,664.42	
701-12-015-00	Land	696,835.95	
701-12-015-10	Buildings and improvements	340,267.04	
701-12-017-00	Accumulated Depreciation	(56,103.00)	
		<u>4,399,898.02</u>	
TOTAL ASSETS			4,399,898.02
			=====
LIABILITIES			
=====			
701-21-010-00	Accounts Payable Pooled	45.48	
701-21-021-01	Payroll tax liabilities	483.83	
701-21-021-08	MDD HSA Bank	100.00	
701-21-021-09	Deferred Comp - 457	375.00	
701-21-021-10	Accrued Vacation	1,458.00	
701-21-023-00	MDD Fund TMRS due to state	<u>314.74</u>	
TOTAL LIABILITIES			<u>2,777.05</u>
EQUITY			
=====			
701-31-040-10	Fund Balance - MDD	<u>3,711,760.29</u>	
TOTAL BEGINNING EQUITY			3,711,760.29
TOTAL REVENUE		874,493.71	
TOTAL EXPENSES		<u>189,133.03</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES			685,360.68
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>4,397,120.97</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			4,399,898.02
			=====

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

801-Employee Benefit Trust

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
801-11-000-00	Employee Benefit Trust Cash	212,002.94	
801-11-000-84	Claim on Cash EBT	(55,429.40)	
			<u>156,573.54</u>
	TOTAL ASSETS		156,573.54
			=====
LIABILITIES			
=====			
801-21-010-13	Accounts Payable	60.00	
801-23-000-00	Due to other funds	<u>50,000.00</u>	
	TOTAL LIABILITIES		<u>50,060.00</u>
EQUITY			
=====			
801-31-033-00	Fund Balance	(36,849.64)	
	TOTAL BEGINNING EQUITY	(36,849.64)	
	TOTAL REVENUE	727,791.67	
	TOTAL EXPENSES	<u>584,428.49</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	143,363.18	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>106,513.54</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		156,573.54
			=====



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Approve the absence of council member(s) for the regular meetings identified in the staff report.

Staff Contact

Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

Summary

This item will, if approved, excuse the absence of Council Member Randy Jones from the February 27, 2025 regular meeting.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to excuse the absence of the council member for the date listed in the staff report.



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Approve the 2025 Consumer Price Index adjustment to municipal telecommunications right-of-way access line rates.

Staff Contact

Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary

Annually, the Public Utility Commission of Texas notifies the City of its access line increase due to inflation as measured by the CPI. For 2025, the increase is 1.4785%. As in prior years, we do not have to respond to accept the increase. We only need to respond if we refuse the increase. In past years, the city staff has recommended accepting the PUC proposed rate and the City Council has elected to accept the proposed rate. Listed below is the proposed increase for 2025 and the historical years 2020 - 2024. Staff recommends approval of the default rate increase as proposed by the Public Utility Commission for 2025.

2025 Proposed increase

- Res \$0.64 to \$0.65
- Non Res \$1.34 to \$1.36
- Point to Point \$1.96 to 1.99

2024 Increased

- Res \$0.62 to \$0.64
- Non Res \$1.31 to \$1.34
- Point to Point \$1.91 to 1.96

2023 – increased

- Res \$0.59 to \$0.62
- Non Res \$1.25 to \$1.31
- Point to Point \$1.83 to 1.91

2022 – increased

- Res \$0.57 to \$0.59
- Non Res \$1.21 to \$1.25
- Point to Point \$1.78 to 1.83

2021 – decreased

- Res \$0.57 to \$0.55
- Non Res \$1.21 to \$1.19
- Point to Point \$1.78 to 1.75

2020 – increased

- Res \$0.55 to \$0.56
 - Non Res \$1.19 to \$1.20
 - Point to Point \$1.75 to 1.77
-

Financial Summary

Rates show in text above.

Staff Recommended Action

Approve

Staff Recommended Motion

N/A



Public Utility Commission of Texas

1701 N. Congress Ave., PO Box 13326, Austin, TX 78711-3326

2025 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES

February 28, 2025

PURPOSE

This letter is to notify you that your city's 2025 maximum access line rates have increased by 1.4785% due to inflation, as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

DEFAULT RATES FOR 2025: INCREASE

Based on the choices made by your city in April 2024, your city's 2025 rate will either be adjusted for inflation, or will remain the same as your 2024 rate. According to our records, when similar CPI adjustments were made in April 2024, your city chose the MAXIMUM allowable CPI-adjusted rates. Therefore, your 2025 rates will reflect an increase of 1.4785% from your 2024 rates. You have the option to decline this increase in rates by taking the action explained below.

ACTION BY CITY: TO REFUSE THE INCREASE

(1) You do not have to respond to accept the increased access line rates. (2) Respond ONLY if you want to DECLINE the increase in access line rates. (3) To decline, notify the PUC using page 2 of this letter no later than April 30, 2025. (4) The PUC does not require City council authorization; however, if your city charter requires it, please do so immediately. (5) Verify your contact information and highlight any changes. (6) Make a copy of this document.

WHAT HAPPENS IF A CITY DOES NOT RESPOND BY APRIL 30, 2025?

If a city does not respond by April 30, 2025, the rates for your city will increase from 2024 levels to the newly established 2025 levels. The next opportunity to adjust your rates will be September 1, 2025.

WHAT HAPPENS NEXT?

The PUC will notify telephone companies of your desired rates and your city will be compensated accordingly no later than July 1, 2025.

FUTURE REVISIONS TO CPI

The access line rates will be revised annually in March depending on whether the CPI changes for the previous year. If the CPI changes for the year 2025, you will receive a similar letter in March 2026.

See over...

City of Aubrey

SECTION 1: Your 2024 city preferred rates are as follows:

Residential: \$0.64 Non-Residential: \$1.34 Point-to-Point: \$1.96

SECTION 2: Your default rates for 2025 are as follows. Note: These are higher than the 2024 rates (above) due to the CPI inflation adjustment.

Residential: \$0.65 Non-Residential: \$1.36 Point-to-Point: \$1.99

To decline your default increase in rates, notify the PUC by completing the section below. You can mail or fax this page to the PUC. To accept rates in SECTION 2, no action is required.

I _____, Title _____, am an authorized representative for the City/Town/Village of _____. The City declines to accept the default rates indicated in SECTION 2 above. Instead, we choose the following rates: Residential _____; Non-Residential _____; Point-to-Point _____.

Date: _____ Signature: _____

Other Comments:

HOW TO RESPOND

Mail: Stephen Mendoza
Public Utility Commission
P.O. Box 13326
Austin, Texas 78711-3326

INQUIRIES

Inquiries only. NOT for sending your response.
HB1777@puc.texas.gov
Phone No: 512-936-7394

Or FAX to Stephen Mendoza at: 512-936-7428;
EMAIL to stephen.mendoza@puc.texas.gov

CITY CONTACT INFORMATION

Please notify us if the contact information we have on file for your city has changed. Thank you.

Phone No. 1: (940) 440-9343

Phone No. 2: _____

Fax No: (940) 365-1215

Email: jmeyers@aubreytx.gov

Address

JANET MEYERS MAYOR
or current city official responsible for right-of-way issues
CITY OF AUBREY
107 SOUTH MAIN
AUBREY TX 76227



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Approval of the City of Aubrey Authorized Personnel List.

Staff Contact

Shaena Williams, Human Resources
swilliams@aubreytx.gov
940-440-9343

Summary

This item is the Authorized Personnel list that has been updated to include the new Public Works Administrative Coordinator.

Financial Summary

Due to the Assistant Public Works Director vacancy, the costs associated with this new position will be absorbed without any increase to the current budget.

Staff Recommended Action

Approve

Staff Recommended Motion

Position	Reference				Current	Approved		
Administration	2020	2021	2022	2023	2024	2025		
City Administrator/Manager	1	1	1	1	1	1		
Finance Director		1	1	1	1	1		
Budget Analyst	0	0	0	0	1	1		
City Secretary	1	1	1	1	1	1		
Assistant to the City Manager	0	0	0	0	1	1		
Total	2	5	6	6	5	5		
Human Resources	2020	2021	2022	2023	2024	2025		
HR Director	0	1	1	1	1	1		
HR Generalist	0	0	0	0	0	1		
Total	0	1	1	1	1	2		
Court	2020	2021	2022	2023	2024	2025		
Court Clerk	1	1	1	1	1	1		
Total	1	1	1	1	1	1		
MDD	2020	2021	2022	2023	2024	2025		
Director	0	0	1	1	1	1		
Total	0	0	1	1	1	1		
Police	2020	2021	2022	2023	2024	2025		
Chief of Police	1	1	1	1	1	1		
Assistant Chief of Police	0	0	0	0	1	1		
Lieutenant of Police	2	2	3	3	2	2		
Sergeant of Police	3	4	4	4	5	5		
Police Officer	9	11	12	15	18	20		
Detective	1	1	1	2	3	3		
School Resource Officer	0	0	0	1	2	2		
Investigator	0	0	0	0	0	1		
Sworn	16	19	21	26	32	35		
Code Enforcement	0	0	0	1	1	1		
Victim Advocate	0	0	0	0	0	1		
Administrative Coordinator	1	1	1	1	1	1		
Civilian	1	1	1	1	2	3		
Total	17	20	22	27	34	38		

Fire	2020	2021	2022	2023	2024	2025		
Fire Chief	0.5	0.5	0.5	1	1	1		
Assistant Chief	0.5	0.5	1	1	1	1		
Battalion Chief	1.5	1.5	1.5	3	3	3		
EMS Captain	0	0	0	1	1	1		
Captain	6	6	6	6	6	9		
Driver/Engineer	0	0	0	12	10	16		
Firefighter	21	24	33	18	20	32		
Admin Coordinator	0	0	0	1	1	1		
Emergency Management	0	0	0	0	0	1		
Fire Marshal	0	0	0	0	1	1		
Total	29.5	32.5	42	43	44	66		
Library	2020	2021	2022	2023	2024	2025		
Director	1	1	0	0				
Manager	1	1	1	1	1	1		
Public Service	1	1	1	1	1	1		
Collections Manager (PT)	0	1	1	1	1	1		
Librarian III	0	0	1	1	1	1		
Librarian I	0	0	0	1	1	1		
Librarian I (PT)	1	1	0		2	2		
Total	4	5	4	5	7	7		
Fleet & Buildings	2020	2021	2022	2023	2024	2025		
Maintenance Technician	0	0	0	0	0	0		
Fleet Coordinator	0	0	0	0	1	1		
Total	0	0	0	0	1	1		
Parks	2020	2021	2022	2023	2024	2025		
Parks Coordinator	0	0	0	1	0	0		
Parks Superintendent	0	0	0	0	1	1		
Maintenance Technician	2.5	2.5	2.5	2	2	2		
Event & Program Coordinator		1	1	1	1	1		
Total	2.5	3.5	3.5	4	4	4		

Water	2020	2021	2022	2023	2024	2025		
Superintendent	0	0	0	1	1	1		
Operator I	3	3	3	1	1	1		
Maintenance Technician	2	2	2	0	1	1		
Meter Supervisor	0	0	0	1	1	1		
Utilities Manager	0	0	0	1	1	1		
Billing Clerk	1	1	1	1	1	1		
Total	6	6	6	5	6	6		
Sewer	2020	2021	2022	2023	2024	2025		
Director PW	1	1	1	1	0	0		
Assistant DPW	1	1	1	0	1	1		
Superintendent	0	0	0	1	1	1		
Operator I	2	2	2	1	1	1		
Instrument Technician	0	0	0	0	1	1		
Maintenance Technician	1	1	1	1	2	2		
Public Works Admin Coordinator	0	0	0	0	0	1		
Total	5	5	5	4	6	7		
Streets	2020	2021	2022	2023	2024	2025		
PW Manager	0	0	0	1	1	1		
PW Superintendent	0	0	0	1	1	1		
Maintenance Technician	0	0	0	1	1	1		
Streets Foreman	0	0	0	1	1	1		
Total	0	0	0	4	4	4		

Development	2020	2021	2022	2023	2024	2025		
Executive Director of Operations	0	0	0	0	1	1		
Permit Technician	1	1	1	1	1	1		
Permits & CIP Manager	0	0	0	1	1	1		
Chief Building Official	0	0	0	0	1	1		
Development Services Manager	0	0	0	0	0	1		
Building Inspector	0	0	0	1	1	1		
GIS Technician	0	0	0	0	1	1		
Total	1	1	1	3	6	7		
Solid Waste	2020	2021	2022	2023	2024	2025		
	0	0	0	0	0	0		
Total	0	0	0	0	0	0		
Overall Totals	69	80	92.5	104	120	149		
Amended by Council on 3/27/25 - to add one Public Works Administrative Coordinator								



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Approve Easement Acquisitions for the Rockhill Water Well and Pump Station Improvement Project.

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

The Rockhill Water Well and Pump Station Project requires sanitary control easements and temporary construction easements for the construction of the well. Below are the details negotiated with landowners, and they have indicated a willingness to sign easement documents in return for payment.

Parcel No.	Address	Owner	Amount
1	921 Rockhill Road	921 Rockhill Properties LLC (Vubbara)	\$7,500.00
2	513 Rockhill Road	Sudhir Vemu	\$17,987.00
3	985 Rockhill Road	Kenneth & Carolyn Wilson Living Trust	ROW/Easement swap, improve tower roadway and place street signs (Carolyn Drive)

Legal Descriptions:

Permanent Sanitary Control Easement being a portion of a 150-foot radius, Sanitary Control Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 7.00 acre tract of land conveyed to 921 Rockhill Properties LLC by deed recorded in Instrument Number 2023-17514, of the Official Public Records of Denton County.

Temporary Construction Easement being a Variable Width Temporary Construction Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 7.00 acre tract of land conveyed to 921 Rockhill Properties LLC, by deed recorded in Instrument Number 2023-17514, of the Official Public Records of Denton County, Texas.

Permanent Sanitary Control Easement being a portion of a 150-foot radius, Sanitary Control Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 8.522 acre tract of land conveyed to Sudhir Vemu, by deed recorded in Instrument Number 2021-169876, of the Official Public Records of Denton County, Texas.

Temporary Construction Easement being a Variable Width Temporary Construction Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey,

Denton County, Texas, being the same called 8.522 acre tract of land conveyed to Sudhir Vemu, by deed recorded in Instrument Number 2021-169876, of the Official Public Records of Denton County, Texas.

Permanent Sanitary Control Easement being a portion of a 150-foot radius, Sanitary Control Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 12.333 acre tract of land conveyed to Kenneth & Carolyn Wilson Living Trust, by deed recorded in Instrument Number 2023-5199, of the Official Public Records of Denton County, Texas. (Conveyed via plat)

Financial Summary

Easement acquisitions are part of the overall improvement project budget and funds are available from the 2025 Bond.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the Easement Acquisitions for the Rockhill Water Well and Pump Station Improvement Project.

EXHIBIT "A"

FIELD NOTE DESCRIPTION SANITARY CONTROL EASEMENT CITY OF AUBREY, TEXAS

Being a portion of a 150-foot radius, Sanitary Control Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 7.00 acre tract of land conveyed to 921 Rock Hill Properties LLC (Tract 2), by deed recorded in Instrument Number 2023-17514, of the Official Public Records of Denton County, Texas (OPRDCT), said Sanitary Control Easement being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (Controlling Monument (CM)) found on the common northeast corner of a called 1.450 acre tract of land conveyed to City of Aubrey, by deed recorded in Volume 2198, Page 535, of the Deed Records of Denton County, Texas (DRDCT), and the southeast corner of a called 8.522 acre tract of land conveyed to Sudhir Vemu, by deed recorded in Instrument Number 2021-169876 (OPRDCT), said iron rod found also being on the northwest right-of-way line of the Texas Pacific Railroad (100' right-of-way);

THENCE, S 89°12'28" W, departing the northwest right-of-way line of said Texas Pacific Railroad, and being along the common north line of said City of Aubrey tract, and the south line of said Vemu tract, a distance of 105.86 feet to a 1/2 inch iron rod (CM) found on the common southwest corner of said Vemu tract, and the southeast corner of said 921 Rock Hill Properties tract;

THENCE, S 89°12'28" W, along the common south line of said 921 Rock Hill Properties tract, and the north line of said City of Aubrey tract, a distance of 114.91 feet to the POINT OF BEGINNING;

THENCE, S 89°12'28" W, continuing along the aforementioned common line, a distance of 27.94 feet to a point for corner, said point being on the south line of said 921 Rock Hill Properties tract, and the north line of a called 12.333 acre tract of land conveyed to Kenneth & Carolyn Wilson, by deed recorded in Instrument Number 2023-5199 (OPRDCT), said point also being the beginning of a curve to the right, having a central angle of 56 degrees 34 minutes 18 seconds, a radius of 150.00 feet, and being subtended by a chord bearing of North 39 degrees 07 minutes 42 seconds East, a chord distance of 142.16 feet;

THENCE along said curve to the right, and being across said 921 Rock Hill Properties tract, an arc distance of 148.10 feet to a point for corner, said point being the beginning of a curve to the left, having a central angle of 49 degrees 41 minutes 50 seconds, a radius of 150.00 feet, and being subtended by a chord bearing of South 29 degrees 20 minutes 33 seconds West, a chord distance of 126.07 feet;

THENCE along said curve to the left, and continuing across said 921 Rock Hill Properties tract, an arc distance of 130.11 feet to the POINT OF BEGINNING, said portion of a 150-foot radius, Sanitary Sewer Control Easement containing 0.047 acre (2,063 square feet) of land, more or less.

Notes:

1. Bearings and Distances are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field surveys concluded on 10/28/2024.
3. A graphic exhibit of even date herewith accompanies this field note description.



Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPELS Firm No. 10031800
11910 Greenville Avenue, Suite 600
Dallas, Texas 75243
Phone 214-361-7900

[Handwritten signature] 11/25/24

SUDHIR VEMU
CALLED 8.522 ACRES
INST. NO. 2021-169876
O.P.R.D.C.T.

SANITARY CONTROL EASEMENT
CITY OF AUBREY
VOL. 5372, PG. 2848
D.R.D.C.T.

921 ROCK HILL PROPERTIES LLC
TRACT 2
CALLED 7.00 ACRES
INST. NO. 2023-17514
O.P.R.D.C.T.

SANITARY CONTROL EASEMENT
0.047 ACRES
(2,063 S.F.)

DENNIS COWAN
SURVEY
ABSTRACT 304

POINT OF
COMMENCING
1/2" I.R.F. (CM)

POINT OF
BEGINNING
1/2" I.R.F. (CM)

PROPOSED WATER
WELL LOCATION
EXISTING WATER
WELL LOCATION

KENNETH & CAROLYN WILSON
LIVING TRUST
CALLED 12.333 ACRES
INST. NO. 2023-5199
O.P.R.D.C.T.

CITY OF AUBREY
CALLED 1.450 ACRES
VOL. 2198, PG. 535
D.R.D.C.T.

SANITARY CONTROL EASEMENT
CITY OF AUBREY
VOL. 5372, PG. 2856
D.R.D.C.T.

SANITARY CONTROL
EASEMENT
CITY OF AUBREY
VOL. 5372, PG. 2852
D.R.D.C.T.



PARCEL NO. 1

CITY OF AUBREY, TEXAS

921 ROCK HILL PROPERTIES LLC
SANITARY CONTROL EASEMENT

November
2024

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TJBEPLS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900



- NOTES:
- BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
 - FIELD SURVEYS CONCLUDED ON 10/28/2024.
 - A FIELD NOTE DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS EXHIBIT.

Chase Crawford
11/25/24

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S89°12'28"W	114.91'
L3	S89°12'28"W	27.94'
L4	S08°27'39"E	30.52'

CURVE DATA TABLE				
CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING
C1	150.00'	56°34'18"	148.10'	N39°07'42"E
C2	150.00'	49°41'50"	130.11'	S29°20'33"W
				142.16'
				126.07'



Chase Crawford
11/25/24

- NOTES:
- BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
 - FIELD SURVEYS CONCLUDED ON 10/28/2024.
 - A FIELD NOTE DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS EXHIBIT.

PARCEL NO. 1

CITY OF AUBREY, TEXAS

921 ROCK HILL PROPERTIES LLC
SANITARY CONTROL EASEMENT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBP&LS PE Firm 526, Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

November
2024

EXHIBIT "A"

**FIELD NOTE DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
CITY OF AUBREY, TEXAS**

Being a Variable Width Temporary Construction Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 7.00 acre tract of land conveyed to 921 Rock Hill Properties LLC (Tract 2), by deed recorded in Instrument Number 2023-17514, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T), said Temporary Construction Easement being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (Controlling Monument (CM)) found on the common northeast corner of a called 1.450 acre tract of land conveyed to City of Aubrey, by deed recorded in Volume 2198, Page 535, of the Deed Records of Denton County, Texas (D.R.D.C.T), and the southeast corner of a called 8.522 acre tract of land conveyed to Sudhir Vemu tract, by deed recorded in Instrument Number 2021-169876, said iron rod also being on the northwest right-of-way line of the Texas & Pacific Railroad (100' right-of-way);

THENCE, S 89°12'28" W, departing the northwest right-of-way line of said Texas & Pacific Railroad, and being along the common north line of said 1.450 acre City of Aubrey tract, and the south line of said 8.522 acre Sudhir Vemu tract, a distance of 105.78 feet to a 1/2 iron rod (CM) found, being POINT OF BEGINNING, said iron rod found being on the common southeast corner of said 921 Rock Hill Properties LLC tract, and the southwest corner of said 8.522 acre Sudhir Vemu tract;

THENCE, S 89°12'28" W, along the common south line of said 921 Rock Hill Properties LLC tract, and the north line of said 1.450 acre City of Aubrey tract, a distance of 238.00 feet to a point for corner, said point being on the common south line of said 921 Rock Hill Properties tract, and the north line of a called 12.333 acre tract of land conveyed to Kenneth & Carolyn Wilson Living Trust, by deed recorded in Instrument Number 2021-5199 (O.P.R.D.C.T);

THENCE, N 23°36'50" E, departing the common south line of said 7.00 acre 921 Rock Hill Properties LLC tract, and the north line of said 12.333 acre Kenneth & Carolyn Wilson Living Trust tract, and being across said 7.00 acre 921 Rock Hill Properties LLC tract, a distance of 131.55 feet to a point for corner;

THENCE, N 89°10'04" E, continuing across said 7.00 acre Rock Hill Properties LLC tract, a distance of 186.46 feet to a point for corner, said point being on the common east line of said 7.00 acre 921 Rock Hill Properties LLC tract, and the west line of said 8.522 acre Sudhir Vemu tract;

THENCE, S 00°33'18" W, along the common east line of said 7.00 acre 921 Rock Hill Properties LLC tract, and the west line of said 8.522 acre Sudhir Vemu tract, a distance of 119.96 to the POINT OF BEGINNING, said Variable Width Temporary Construction Easement containing 0.584 acres (25,436 square feet) of land, more or less.

Notes:

1. Bearings and Distances are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field surveys concluded on 10/28/2024.
3. A graphic exhibit of even date herewith accompanies this field note description.



Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPELS Firm No. 10031800
11910 Greenville Avenue, Suite 600
Dallas, Texas 75243
Phone 214-361-7900

Chase Crawford 11/25/24

921 ROCK HILL PROPERTIES LLC
TRACT 2
CALLED 7.00 ACRES
INST. NO. 2023-17514
O.P.R.D.C.T.

DENNIS COWAN
SURVEY
ABSTRACT 304

SUDHIR VEMU
CALLED 8.522 ACRES
INST. NO. 2021-169876
O.P.R.D.C.T.

TEMPORARY CONSTRUCTION EASEMENT
0.584 ACRES
(25,436 S.F.)

KENNETH & CAROLYN WILSON
LIVING TRUST
CALLED 12.333 ACRES
INST. NO. 2023-5199
O.P.R.D.C.T.

CITY OF AUBREY
CALLED 1.450 ACRES
VOL. 2198, PG. 535
D.R.D.C.T.

KENNETH & CAROLYN WILSON
LIVING TRUST
CALLED 12.333 ACRES
INST. NO. 2023-5199
O.P.R.D.C.T.

CITY OF AUBREY
CALLED 1.450 ACRES
VOL. 2198, PG. 535
D.R.D.C.T.

S00°33'18"W, 119.96'

N89°10'04"E, 186.46'

N23°36'50"E, 131.55'

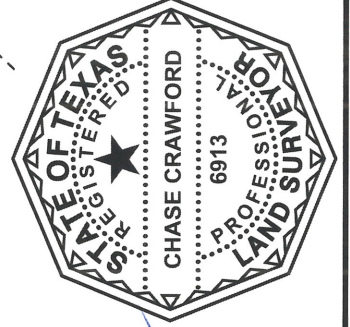
POINT OF
BEGINNING
1/2" I.R.F. (CM)

POINT OF
COMMENCING
1/2" I.R.F. (CM)

S89°12'28"W, 105.78'

S89°12'28"W, 238.00'

TEXAS & PACIFIC RAILROAD
(100' R.O.W.)



Chase Crawford
11/25/24

- NOTES:
- BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
 - FIELD SURVEYS CONCLUDED ON 10/28/2024.
 - A FIELD NOTE DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS EXHIBIT.

PARCEL NO. 1

CITY OF AUBREY, TEXAS

921 ROCK HILL PROPERTIES LLC
SANITARY CONTROL EASEMENT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

November
2024

EXHIBIT "A"

FIELD NOTE DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT CITY OF AUBREY, TEXAS

Being a Variable Width Temporary Construction Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 8.522 acre tract of land conveyed to Sudhir Vemu, by deed recorded in Instrument Number 2021-169876, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T), said Temporary Construction Easement being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (Controlling Monument (CM)) found on the common southwest corner of said Vemu tract, and the southeast corner of a called 7.00 acre tract of land conveyed to 921 Rock Hill Properties LLC, by deed recorded in Instrument Number 2023-17514 (O.P.R.D.C.T), said iron rod also being on the north line of a called 1.450 acre tract of land conveyed to City of Aubrey, by deed recorded in Volume 2198, Page 535, of the Deed Records of Denton County, Texas (D.R.D.C.T);

THENCE, N 00°33'18" E, departing the north line of said 1.450 acre City of Aubrey tract, and being along the common west line of said 8.5222 acre Sudhir Vemu tract, and the east line of said 921 Rock Hill Properties LLC tract, a distance of 119.96 feet to a point for corner;

THENCE, N 89°10'04" E, departing the aforementioned common line, and being across said 8.522 acre Sudhir Vemu tract, a distance of 215.39 feet to a point for corner, said point being on the common east line of said 8.522 acre Sudhir Vemu tract, and the northwest right-of-way line of the Texas & Pacific Railroad (100' right-of-way);

THENCE, S 42°18'18" W, along the common east line of said 8.522 acre Sudhir Vemu tract, and the northwest right-of-way line of said Texas & Pacific Railroad, a distance of 164.44 feet to a 1/2 inch iron rod (CM) found on the common southeast corner of said 8.522 acre Sudhir Vemu tract, and the northeast corner of said 1.450 acre of City of Aubrey tract;

THENCE, S 89°12'28" W, departing the northwest right-of-way line of said Texas & Pacific Railroad, and being along the common south line of said 8.522 acre Sudhir Vemu tract, and the north line of the said 1.450 acre City of Aubrey tract, a distance of 105.86 to the POINT OF BEGINNING, said Variable Width Temporary Construction Easement containing 0.442 acres (19,254 square feet) of land, more or less.

Notes:

1. Bearings and Distances are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field surveys concluded on 10/28/2024.
3. A graphic exhibit of even date herewith accompanies this field note description.



Chase Crawford, R.P.L.S.
Texas Registration No. 6913
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TBPELS Firm No. 10031800
11910 Greenville Avenue, Suite 600
Dallas, Texas 75243
Phone 214-361-7900

Chase Crawford
11/25/24

SUDHIR VEMU
CALLED 8.522 ACRES
INST. NO. 2021-169876
O.P.R.D.C.T.

921 ROCK HILL PROPERTIES LLC.
TRACT 2
CALLED 7.00 ACRES
INST. NO. 2023-17514
O.P.R.D.C.T.

TEMPORARY CONSTRUCTION EASEMENT
0.442 ACRES
(19,254 S.F.)

N89°10'04"E, 215.39'

DENNIS COWAN
SURVEY
ABSTRACT 304

POINT OF
BEGINNING
1/2" I.R.F. (CM)

S89°12'28"W, 105.86'

1/2" I.R.F.
(CM)

S42°18'18"W, 164.44'

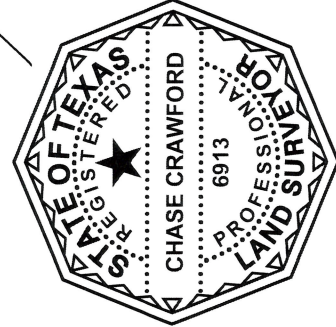
LEGEND

- "I.R.F." IRON ROD FOUND
- "I.R.F.C." IRON ROD FOUND W/ CAP
- "R.O.W." RIGHT OF WAY
- "CM" CONTROLLING MONUMENT

TEXAS & PACIFIC RAILROAD
(100' R.O.W.)

CITY OF AUBREY
CALLED 1.450 ACRES
VOL. 2198, PG. 535
D.R.D.C.T.

KENNETH & CAROLYN WILSON
CALLED 12.333 ACRES
INST. NO. 2023-5199
O.P.R.D.C.T.



- NOTES:
- BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
 - FIELD SURVEYS CONCLUDED ON 10/28/2024.
 - A FIELD NOTE DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS EXHIBIT.

[Signature]
11/25/24

PARCEL NO. 3

CITY OF AUBREY, TEXAS

SUDHIR VEMU
TEMPORARY CONSTRUCTION EASEMENT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526, Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900
November 2024

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

TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS

§

COUNTY OF DENTON

§

KNOW ALL PERSONS BY THESE PRESENTS

§

That **SUDHIR VEMU** ("Grantor"), whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand to Grantor paid by the **CITY OF AUBREY, TEXAS**, a Texas home rule municipality ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, and for which no lien is retained, either expressed or implied, does hereby GRANT, SELL AND CONVEY unto Grantee this Temporary Construction Easement ("Temporary Easement") with the temporary right to access, construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove, and maintain public facilities and store materials and equipment during the construction process related to public facilities (the "Easement Purpose"), including but not limited to construction of a water well ("Facilities"), together with all necessary appurtenances and incidental improvements thereto, over, across, in, upon, under and through certain real property owned by Grantor and located in the City of Aubrey, Denton County, Texas, as more particularly described in and depicted on **Exhibit A**, attached hereto and incorporated herein for all purposes ("Temporary Easement Property").

All matters concerning the Facilities and the Easement Purpose are at Grantee's sole discretion, subject to performance of Grantee's obligations described herein. The Temporary Easement Property shall remain accessible at all times and Grantee shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Grantor to alleviate any undesirable conditions which may occur. The rights of Grantee under this Temporary Easement shall extend to Grantee's third-party contractors, representatives, agents, and employees fulfilling the Easement Purpose on behalf of Grantee.

Grantee will at all times after doing any work in connection with the Facilities, restore the surface of the Temporary Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for replacing improvements that would interfere with the Easement Purpose.

Grantor shall not place any improvement or take any action, permanent or temporary, which may cause damage or jeopardize the integrity of the Facilities, or which will affect and/or interfere, in any way, the rights granted herein. Grantee, may, due to the necessity of any of the Easement Purpose rights, remove and keep removed any and all improvements, irrigation, trees, brush, vegetation, or other obstructions, to the extent necessary to exercise the Easement Purpose.

The Temporary Easement shall include the right to temporarily discharge and convey untreated groundwater for initial groundwater well flushing at a rate not to exceed 500 gpm for a period not to exceed two (2) weeks after a ten (10) day notice to proceed provided to the Grantor by the Grantee, being over, under, and across the Temporary Easement Property to the existing pond.

This Temporary Easement will automatically terminate the earlier of; (a) six (6) months from the commencement of the project or; (b) December 31st, 2025. All rights, duties, and/or obligations arising by or under this Temporary Easement shall apply only while it is in effect.

Grantor represents and warrants to Grantee that Grantor is the sole owner of the fee simple title to the Temporary Easement Property. Grantor warrants that there are no liens, attachments, or other encumbrances that affect the title or right of Grantor to convey this Temporary Easement to Grantee for the Easement Purposes, except for those with a signature and acknowledgment included in and made a part of this document, and subordinating any such lien or encumbrance to the easement granted herein.

The easement rights and privileges granted herein are non-exclusive and irrevocable, but Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Temporary Easement Property which unreasonably interfere with Grantee's rights granted herein and provided all such other grants comply with all applicable local, state, and federal laws, ordinances, rules, regulations, and/or requirements, as they exist, may be amended or in the future arising. Grantee will not unreasonably deny a request to encroach on the Temporary Easement.

This Temporary Easement shall be binding upon, and inure to the benefit of, Grantee and Grantor, and their respective successors or assigns. This instrument may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. The individual executing this instrument on behalf of Grantor represents that all appropriate and necessary actions have been taken to authorize the individual who is executing this instrument to do so for and on behalf of Grantor, that there are no other parties or entities required to execute this instrument in order for the same to be an authorized and binding agreement on Grantor and that the individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the Effective Date.

It is understood and agreed that the consideration received by Grantor hereunder includes adequate compensation for the grant of the rights hereunder and for all damages arising out of the use of the Facilities for the purposes described herein, as well as all damages, if any, to Grantor's property which may occur in the future resulting from Grantee's exercise of any rights granted herein.

This Temporary Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this instrument; provided,

however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law, in equity, or otherwise. This instrument will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Temporary Easement Property is located.

TO HAVE AND TO HOLD the above-described Temporary Easement, together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the Temporary Easement Property unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof

EXECUTED on the dates appearing in the acknowledgements below, however, to be effective on this 6th day of MARCH, 2025 (the "Effective Date").

AFTER RECORDING RETURN TO:

City of Aubrey
Attn: Leanne Wilson
107 S Main St
Aubrey TX 76227

GRANTOR: SUDHIR VEMU

V. Vemu

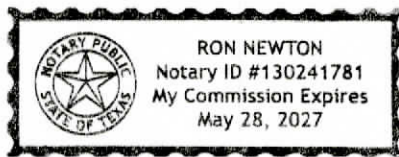
Printed Name: SUDHIR VEMU

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned authority, on this day personally appeared Sudhir Vemu, known to me to be one of the persons whose names are subscribed to the foregoing instrument and executed said instrument for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of MARCH, 2025



Ron Newton
Ron Newton

Notary Public, State of Texas

My commission expires: MAY 28, 2027

ACCEPTED:

City of Aubrey, Texas

By:

Charles Kreidler, City Manager

STATE OF TEXAS §
 §
COUNTY OF _____§

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be one of the persons whose names are subscribed to the foregoing instrument and executed said instrument for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public, State of Texas
My commission expires: ____

EXHIBIT "A"

**FIELD NOTE DESCRIPTION
SANITARY CONTROL EASEMENT
CITY OF AUBREY, TEXAS**

Being a portion of a 150-foot radius, Sanitary Control Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 8.522 acre tract of land conveyed to Sudhir Vemu, by deed recorded in Instrument Number 2021-169876, of the Official Public Records of Denton County, Texas (OPRDCT), said Sanitary Control Easement being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (Controlling Monument (CM)) found on the common southwest corner of said 8.522 Vemu tract, and the southeast corner of a called 7.00 acre tract of land conveyed to 921 Rock Hill Properties, LLC (Tract 2), by deed recorded in Instrument Number 2023-17514 (OPRDCT), said iron rod also being on the north line of a called 1.450 acre tract of land conveyed to City of Aubrey, by deed recorded in Volume 2198, Page 535, of the Deed Records of Denton County, Texas (DRDCT);

THENCE, N 00°33'18" E, departing the north line of said 1.450 acre City of Aubrey tract, and being along the common west line of said 8.522 acre Vemu tract, and the east line of said 7.00 acre 921 Rock Hill Properties tract, a distance of 119.78 feet to a point for corner, said point also being the beginning of a curve to the right, having a central angle of 64 degrees 32 minutes 12 seconds, a radius of 150.00 feet, and being subtended by a chord bearing of South 59 degrees 00 minutes 14 seconds East, a chord distance of 160.17 feet;

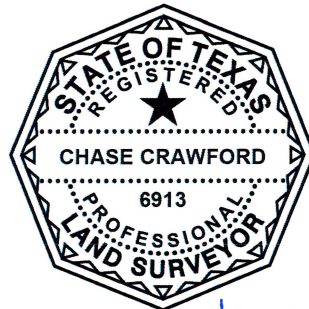
THENCE along said curve to the right, and being across said 8.522 acre Vemu tract, an arc distance of 168.96 feet to a point for corner, said point being on the common east line of said 8.522 acre Vemu tract, and the northwest right-of-way line of the Texas & Pacific Railroad (100' right-of-way);

THENCE, S 42°18'18" W, along the common east line of said 8.522 acre Vemu tract, and the northwest right-of-way line of said Texas & Pacific Railroad, a distance of 48.44 feet to a 1/2" inch iron rod (CM) found on the common southeast corner of said 8.522 acre Vemu tract, and the northeast corner of said 1.450 acre City of Aubrey tract;

THENCE, S 89°12'28" W, departing the northwest right-of-way line of said Texas & Pacific Railroad, and being along the common south line of said 8.522 acre Vemu tract, and the north line of said 1.450 City of Aubrey tract, a distance of 105.86 feet to the POINT OF BEGINNING, said portion of a 150-foot radius, Sanitary Sewer Control Easement containing 0.290 acre (12,657 square feet) of land, more or less.

Notes:

1. Bearings and Distances are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field surveys concluded on 10/28/2024.
3. A graphic exhibit of even date herewith accompanies this field note description.



Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPELS Firm No. 10031800
11910 Greenville Avenue, Suite 600
Dallas, Texas 75243
Phone 214-361-7900

H:\Projects\Aubrey\2021140 2A-W4.1 Rockhill Water Well\Easement Plats\Parcel 3 - Sanitary Control Easement.dwg
REVISED: 1/8/25 - CCRAWFORD

EXISTING SANITARY
CONTROL EASEMENT
CITY OF AUBREY
VOL. 5372, PG. 2848
D.R.D.C.T.

SUDHIR VEMU
CALLED 8.522 ACRES
INST. NO. 2021-169876
O.P.R.D.C.T.

EXHIBIT "A"

PAGE 2 OF 3

921 ROCK HILL PROPERTIES LLC.
TRACT 2
CALLED 7.00 ACRES
INST. NO. 2023-17514
O.P.R.D.C.T.

**SANITARY CONTROL
EASEMENT**
0.290 ACRES
(12,657 S.F.)

**POINT OF
BEGINNING**
1/2" I.R.F. (CM)

PROPOSED WATER
WELL LOCATION

150' RADIUS

EXISTING WATER
WELL LOCATION

CITY OF AUBREY
CALLED 1.450 ACRES
VOL. 2198, PG. 535
D.R.D.C.T.

EXISTING SANITARY
CONTROL EASEMENT
CITY OF AUBREY
VOL. 5372, PG. 2856
D.R.D.C.T.

TEXAS & PACIFIC
RAILROAD
(100' R.O.W.)

DENNIS COWAN
SURVEY
ABSTRACT 304

1/2" I.R.F.
(CM)

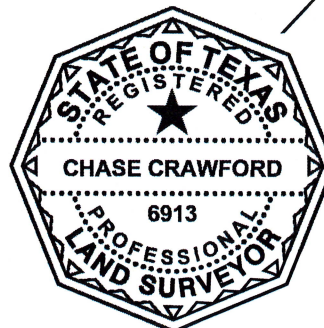
KENNETH & CAROLYN WILSON
LIVING TRUST
CALLED 12.333 ACRES
INST. NO. 2023-5199
O.P.R.D.C.T.

KENNETH & CAROLYN WILSON
LIVING TRUST
CALLED 12.333 ACRES
INST. NO. 2023-5199
O.P.R.D.C.T.

EXISTING SANITARY
CONTROL EASEMENT
CITY OF AUBREY
VOL. 5372, PG. 2852
D.R.D.C.T.

0 60
1 INCH = 60 FEET

PARCEL NO. 3



NOTES:

1. BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
2. FIELD SURVEYS CONCLUDED ON 10/28/2024.
3. A FIELD NOTE DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.

CITY OF AUBREY, TEXAS

SUDHIR VEMU
SANITARY CONTROL EASEMENT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

January
2024

EXHIBIT "A"

PAGE 3 OF 3

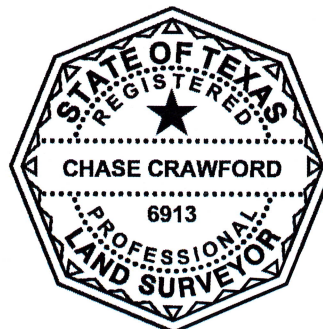
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°33'18"E	119.78'
L2	S42°18'18"W	48.44'
L3	S89°12'28"W	105.86'
L4	S08°27'39"E	30.52'

CURVE DATA TABLE					
CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	64°32'12"	168.96'	S59°00'14"E	160.17'

NOTES:

1. BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
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3. A FIELD NOTE DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.

Chase Crawford
01/08/25



PARCEL NO. 3

CITY OF AUBREY, TEXAS

SUDHIR VEMU
SANITARY CONTROL EASEMENT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

January
2025

Texas Commission on Environmental Quality
SANITARY CONTROL EASEMENT

DATE: 3-06, 2025

GRANTOR(S): Sudhir Vemu

GRANTOR'S ADDRESS: 513 Rock Hill Road, Aubrey Texas 76227

GRANTEE: City of Aubrey, Texas

GRANTEE'S ADDRESS: 107 S. Main Street, Aubrey, Texas 76227

SANITARY CONTROL EASEMENT, CITY OF AUBREY, TEXAS 2A-W4.1 ROCKHILL WATER WELL:

Purpose, Restrictions, and Uses of Easement:

1. The purpose of this easement is to protect the water supply of the well described and located below by means of sanitary control.
2. The construction, existence, and/or operation of the following within a 150-foot radius of the well described and located below are prohibited: septic tank or sewage treatment perforated drain fields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood -treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4 and 5 injection wells; pesticide storage and mixing facilities; and all other constructions or operations that could pollute the groundwater sources of the well that is the subject of this easement. For the purpose of this easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
3. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.

The Grantor's property subject to this Easement is described as 8.522 acres in the documents recorded at: Instrument Number 2021-169876 of the Real Property Records of Denton County, Texas.

PROPERTY SUBJECT TO EASEMENT:

All of that area within a 150-foot radius of the water well as identified on Exhibit "A", consisting of .290 Acres (12,657 square feet) within the Grantor's Property as described above (Parcel 3), City of Aubrey, Denton County, Texas as fully described in the Exhibit "A" attached and incorporated herein.

TERM:

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water well as a source of water for public water systems ceases.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION, of the sum of One Dollar (\$1.00) and for other good and valuable consideration paid by the Grantee to the Grantor(s), the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

GRANTOR(S) By:

[Handwritten Signature]

SUDHIR VEMU

ACKNOWLEDGMENT

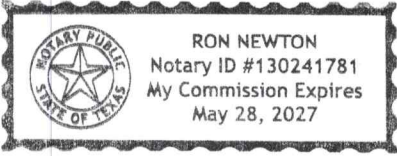
STATE OF TEXAS §

COUNTY OF DENTON *Collin* §

BEFORE ME, the undersigned authority, on the day of *MARCH 6*, 2025, personally appeared

Sudhir Vemu known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

[Handwritten Signature]



Notary Public in and for
THE STATE OF TEXAS
My Commission Expires:
Typed or Printed Name of Notary

Recorded in _____ Courthouse, _____ Texas on _____, 2

EXHIBIT "A"

**FIELD NOTE DESCRIPTION
SANITARY CONTROL EASEMENT
CITY OF AUBREY, TEXAS**

Being a portion of a 150-foot radius, Sanitary Control Easement, and being under, over and across a tract of land located in the Dennis Cowan Survey, Abstract 304, City of Aubrey, Denton County, Texas, being the same called 12.333 acre tract of land conveyed to Kenneth & Carolyn Wilson Living Trust by deed recorded in Instrument Number 2023-5199, of the Official Public Records of Denton County, Texas (OPRDCT), said Sanitary Control Easement being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (Controlling Monument (CM)) found on the common southeast corner of a called 7.00 acre tract of land conveyed to 921 Rock Hill Properties LLC (Tract 2), by deed recorded in Instrument Number 2023-17514 (OPRDCT), and the southwest corner of a called 8.522 acre tract of land conveyed to Sudhir Vemu, by deed recorded in Instrument Number 2021-169876 (OPRDCT), said iron rod found also being on the north line of a called 1.450 acre tract of land conveyed to City of Aubrey, by deed recorded in Volume 2198, Page 535 of the Deed Records of Denton County, Texas (DRDCT);

THENCE, N 89°12'28" E, along the common north line of said City of Aubrey tract, and the south line of said Vemu tract, a distance of 105.86 feet to a 1/2 inch iron rod (CM) found on the common northeast corner of said City of Aubrey tract, and the southeast corner of said Vemu tract, said iron rod found also being on the northwest right-of-way line of the Texas & Pacific Railroad (100' right-of-way);

THENCE, S 42°49'35" W, along the common east line of said City of Aubrey tract, and the northwest right-of-way line of said Texas & Pacific Railroad, a distance of 203.22 feet to the POINT OF BEGINNING, on the common east line of said Kenneth & Carolyn Wilson Living Trust tract, and the northwest right-of-way line of said Texas & Pacific Railroad, said point being the beginning of a curve to the right, having a central angle of 14 degrees 22 minutes 53 seconds, a radius of 150.00 feet, and being subtended by a chord bearing of North 56 degrees 18 minutes 24 seconds West, a chord distance of 37.55 feet;

THENCE along said curve to the right, and being across said Kenneth & Carolyn Wilson Living Trust tract, an arc distance of 37.65 feet to a point for corner on the common southernmost north line of said Kenneth & Carolyn Wilson Living Trust tract, and the northernmost south line of said City of Aubrey tract;

THENCE, S 89°12'28" W, along the aforementioned common line, a distance of 46.23 feet to a point for corner, said point being the beginning of a curve to the left, having a central angle of 27 degrees 24 minutes 11 seconds, a radius of 150.00 feet, and being subtended by a chord bearing of South 54 degrees 05 minutes 24 seconds East, a chord distance of 71.06 feet;

THENCE along said curve to the left, and being across said Kenneth & Carolyn Wilson Living Trust tract, an arc distance of 71.74 feet to a point for corner on the common east line of said Kenneth & Carolyn Wilson Living Trust tract, and the northwest right-of-way line of said Texas & Pacific Railroad;

EXHIBIT "A"

THENCE, N 42°49'35" E, along the aforementioned common line, a distance of 29.29 feet to the POINT OF BEGINNING, said portion of a 150-foot radius, Sanitary Sewer Control Easement containing 0.040 acre (1,698 square feet) of land, more or less.

Notes:

1. Bearings and Distances are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field surveys concluded on 10/28/2024.
3. A graphic exhibit of even date herewith accompanies this field note description.



Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPELS Firm No. 10031800
11910 Greenville Avenue, Suite 600
Dallas, Texas 75243
Phone 214-361-7900

Chase Crawford
11/25/24

SANITARY CONTROL EASEMENT
CITY OF AUBREY
VOL. 5372, PG. 2848
D.R.D.C.T.

DENNIS COWAN
SURVEY
ABSTRACT 304

921 ROCK HILL PROPERTIES LLC
TRACT 2
CALLED 7.00 ACRES
INST. NO. 2023-17514
O.P.R.D.C.T.

**KENNETH & CAROLYN WILSON
LIVING TRUST
CALLED 12.333 ACRES
INST. NO. 2023-5199
O.P.R.D.C.T.**

CITY OF AUBREY
CALLED 1.450 ACRES
VOL. 2198, PG. 535
D.R.D.C.T.

SANITARY CONTROL EASEMENT
0.040 ACRES
(1,698 S.F.)

STATE OF TEXAS
REGISTERED
CHASE CRAWFORD
6913
PROFESSIONAL
LAND SURVEYOR

CITY OF AUBREY, TEXAS

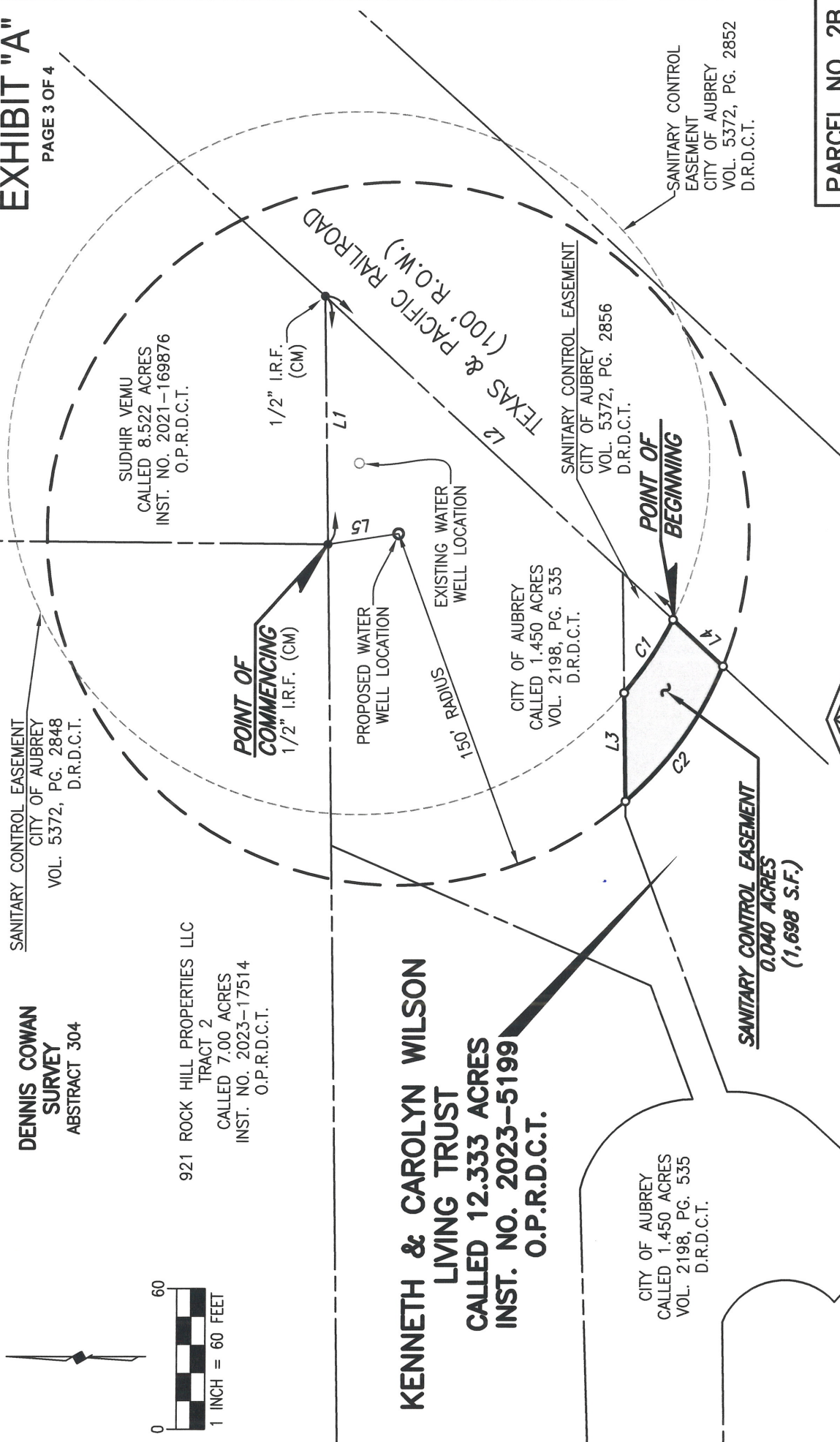
**KENNETH & CAROLYN WILSON
LIVING TRUST
SANITARY CONTROL EASEMENT**

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
1910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

November
2024

1. BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
2. FIELD SURVEY'S CONCLUDED ON 10/28/2024.
3. A FIELD NOTE DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS EXHIBIT.



PARCEL NO. 2B

Page 152 of 547

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°12'28"E	105.86'
L2	S42°49'35"W	203.22'
L3	S89°12'28"W	46.23'
L4	N42°49'35"E	29.29'
L5	S08°27'39"E	30.52'

CURVE DATA TABLE				
CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING
C1	150.00'	14°22'53"	37.65'	N56°18'24"W
C2	150.00'	27°24'11"	71.74'	S54°05'24"E
				CHORD DISTANCE
				37.55'
				71.06'



[Handwritten Signature]
11/25/24

- NOTES:
- BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
 - FIELD SURVEYS CONCLUDED ON 10/28/2024.
 - A FIELD NOTE DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.

PARCEL NO. 2B

CITY OF AUBREY, TEXAS

KENNETH & CAROLYN WILSON
LIVING TRUST
SANITARY CONTROL EASEMENT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

November
2024



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Approve a Professional Engineering Services Agreement between the City and Birkhoff, Hendricks, and Carter for the reconstruction design of Frontier Parkway between FM 1385 and approximately Arlo Drive for an amount not to exceed \$237,943.00; and authorize the City Manager to execute necessary documents.

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

This agreement is for professional engineering services for the reconstruction of a section of Frontier Parkway as a four-lane undivided roadway. This project is included in the Roadway Capital Improvement Plan and is part of an Interlocal Cooperation Agreement with Denton County. The scope of work includes construction plans, ROW acquisition, specifications and bidding documents and providing assistance during the bidding and contract administration phase.

Financial Summary

This item will be funded from the development fee accounts and funds are available. These soft costs will be included in the Denton County fifty percent match of \$920,000.

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the Professional Engineering Services Agreement.

PROFESSIONAL ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Aubrey, Texas**, hereinafter referred to as "City", and **Birkhoff, Hendricks & Carter, L.L.P.**, hereinafter referred to as "Engineer", to be effective from and after the date as provided herein.

The City desires to engage the services of the Engineer to complete engineering design provide bidding and construction administration services and provide surveying services for the **Frontier Parkway Reconstruction**, hereinafter referred to as the "Project"; and the Engineer desires to render such engineering design services for the City under the terms and conditions provided herein. That for and in consideration of the covenants contained herein, and for the mutual benefits to be obtained hereby, the parties hereto agree as follows:

I. Employment of the Engineer

The City hereby agrees to retain the Engineer to perform professional engineering services in connection with the Project; Engineer agrees to perform such services in accordance with the terms and condition of this Agreement.

II. Scope of Services

The parties agree that Engineer shall perform such services as expressly set forth and described in Exhibit "A", which is attached hereto and thereby made a part of this Agreement. The parties understand and agree that deviations or modifications, in the form of written changes may be authorized from time to time by the City. Engineer shall have no further obligations or responsibilities for the project except as agreed to in writing. Engineer's services and work product are intended for the sole use and benefit of Client and are non-intended to create any third party rights or benefits, or for any use by any other entity or person for any other purpose.

Engineer shall perform his or her professional engineering services with the professional skill and care ordinarily provided by competent engineers practicing in North Central Texas and under the same or similar circumstances and professional license. Professional services shall be performed as expeditiously as is prudent, considering the ordinary professional skill and care of a competent engineer.

III. Schedule of Work

The Engineer agrees to commence services immediately upon execution of this Agreement, and to proceed diligently with said service, except for delays beyond the reasonable control of Engineer, to completion, as described in the Completion Schedule attached hereto as Exhibit “B” and thereby made a part of this Agreement.

IV. Compensation and Method of Payment

The parties agree that Engineer shall be compensated for all services provided pursuant to this Agreement in the amount and manner described and set forth in the Payment Schedule attached hereto as Exhibit “C” and thereby made a part of this Agreement. Engineer further agrees that it will prepare and present such monthly progress reports and itemized statements as are described in said Exhibit “C”. City agrees to pay invoices within 30 days of receipt. Statement for services shall include a line for previous payments, contract amount, and amount due current invoice.

V. Information To Be Provided By The City

The City agrees to furnish, prior to commencement of work, all information pertinent to the Project, requested by Engineer that is available to the City.

VI. Insurance

Engineer agrees to procure and maintain for the duration of the contract Professional Liability Insurance (\$3,000,000), Worker's Compensation, General Liability and Automobile Insurance.

VII. Assignment and Subletting

The Engineer agrees that neither this Agreement nor the services to be performed hereunder will be assigned or sublet without the prior written consent of the City. The Engineer further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Engineer from its full obligations to the City as provided by this Agreement.

VIII. Contract Termination

The parties agree that City or the Engineer shall have the right to terminate this Agreement without cause upon thirty (30) days written notice to the other. In the event of such termination without cause, Engineer shall deliver to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by Engineer in connection with this Agreement. Engineer shall be entitled to compensation for any and all services completed to the satisfaction of City in accordance with the provisions of this Agreement prior to termination.

IX. Engineer's Opinion of Cost

The parties recognize and agree that any and all opinions of cost prepared by Engineer in connection with the Project represent the best judgment of Engineer as a design professional familiar with the construction industry, but that the Engineer does not guarantee that bids solicited or received in connection with the Project will not vary from the opinion by the Engineer.

X. Construction

On projects that include construction, the Owner recognizes that the Contractor and Subcontractors will be solely in control of the Project site and exclusively responsible for construction means, methods, scheduling, sequencing, jobsite safety, safety programs, and compliance with all construction documents and directions from Owner or Building Officials. Construction contracts are between the City and the Construction Contractor. Consultant shall not be responsible for construction related damages, losses, costs, or claims; except only to the extent caused by Consultant's sole negligence.

XI. Ownership of Documents

Original drawings, specifications and reports are the property of the Engineer; however, the Project is the property of the City. City shall be furnished with such reproductions of drawings, specifications and reports. Upon completion of the services or any earlier termination of this Agreement under Article VIII, Engineer will revise drawings to reflect changes made during construction as reported by the City and contractor and will furnish the City with one set of construction record drawings in accordance with terms provided in Exhibit "A" – Engineering Services.

All deliverables shall be furnished as an additional service at any other time requested by the City, when such deliverables are available in the Engineer's record keeping system.

XII. Complete Contract

This Agreement, including the exhibits hereto numbered Exhibit “A” through “C” constitutes the entire agreement by and between the parties regarding the subject matter hereof, and supersedes all prior or contemporaneous written or oral understanding. This agreement may only be amended, supplemented, modified or canceled by a duly executed written agreement.

XIII. Mailing of Notices

Unless instructed otherwise in writing, Engineer agrees that all notices or communications to City permitted or required under this Agreement shall be addressed to City at the following address:

Ms. Leanne Wilson
Director of Public Works
City of Aubrey, TX
107 Main Street
Aubrey, TX 76227
Phone: 940-440-9343
Email: lwilson@aubreytx.gov

City agrees that all notices or communications to Engineer permitted or required under this Agreement shall be addressed to Engineer at the following address:

Cooper Reinbold, P.E.
Partner
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Ave., #600
Dallas, Texas 75243
Phone: (214) 361-7900
Email: creinbold@bhcllp.com

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

XIV. Texas Board of Professional Engineers & Land Surveying Contact Information

Recipients of professional land surveying services under this agreement may direct complaints regarding such services to the Texas Board of Professional Engineers & Land Surveyors, 1917 South Interstate 35, Austin, Texas 78741, Phone (512) 440-7723.

XV. Miscellaneous

A. Boycott of Israel – The Engineer represents, to the current actual knowledge of the individual signing this Agreement on behalf of the Engineer as set forth on the signature page hereto (the “Engineer's Officer”), in such Engineer's Officer's representative capacity on behalf of the Engineer, that, to the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2271 of the Texas Government Code, and subject to applicable federal law, neither the Engineer, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the Engineer, as of the date of this Agreement, (i) boycotts Israel; or (ii) will boycott Israel during the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

B. Boycott of Certain Energy Companies – The Engineer represents, to the current actual knowledge of the Engineer' Officer, in such Engineer's Officer's representative capacity on behalf of the Engineer, that, to the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2276.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2276 of the Texas Government Code, and subject to applicable federal law, neither the Engineer, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the Engineer, as of the date of this Agreement, (i) boycotts energy companies; or (ii) will boycott energy companies during the term of this Agreement. The term “boycott energy companies” as used in this paragraph has the meaning assigned to the term “boycott energy company” in Section 809.001 of the Texas Government Code, as amended.

C. Discrimination Against Firearm Entity or Firearm Trade Association – The Engineer represents, to the current actual knowledge of the Engineer' Officer, in such Engineer's Officer's representative capacity on behalf of the Engineer, that, to the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2274.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2274 of the Texas Government Code, and subject to applicable federal law, neither the Engineer, nor any wholly owned subsidiary, majority-owned

subsidiary, parent company, or affiliate of the Engineer, as of the date of this Agreement, (i) has a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; or (ii) will discriminate against a firearm entity or firearm trade association during the term of this Agreement. The term “discriminate against a firearm entity or firearm trade association” as used in this paragraph has the meanings assigned to the term in Section 2274.001 of the Texas Government Code, as amended.

D. Iran, Sudan and Foreign Organizations – Section 2252.151 of the Texas Government Code defines a “governmental contract” as a contract awarded by a governmental entity for general construction, an improvement, a service, or a public works project or for a purchase of supplies, materials, or equipment, and provides that the term includes a contract to obtain a professional or consulting service subject to Chapter 2254 of the Texas Government Code. The Engineer represents, to the current actual knowledge of the Engineer's Officer, in his or her representative capacity on behalf of the Engineer, that, as of the date of this Agreement, to the extent this Agreement constitutes a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Subchapter F of Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, neither the Engineer nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the Engineer is an entity listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term “foreign terrorist organization” in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

E. Form 1295 – Submitted herewith is a completed Form 1295 generated by the Texas Ethics Commission's (the “TEC”) electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the “Form 1295”). The City hereby confirms receipt of the Form 1295 from the Engineer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Parties understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Engineer; and, neither the City nor its consultants have verified such information.

XVI. Contract Amendments

This Agreement may be amended only by the mutual agreement of the parties expressed in writing.

XVII. Effective Date

This Agreement shall be effective from and after execution by both parties hereto, with originals in the hand of both parties.

WITNESS OUR HANDS AND SEALS on the date indicated below.

CITY OF AUBREY, TEXAS

A Texas Home-Rule Municipal Corporation

By: _____

Date: _____

ATTEST

By: _____

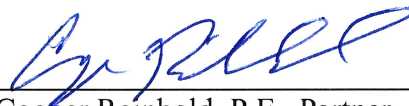
BIRKHOFF, HENDRICKS & CARTER, L.L.P.

A Texas Limited Liability Partnership

Texas Board of Professional Engineers & Land Surveys

Engineering Firm No. 526

Land Surveying Firm No. 100318-06

By:  _____
Cooper Reinbold, P.E., Partner

Date: 3/18/2025

Reviewed By:  _____
Andrew Mata Jr., P.E., Alt. Managing Partner

EXHIBIT “A”

ENGINEERING SERVICES

Frontier Parkway Reconstruction

GENERAL PROJECT SCOPE

This project scope of services consists of the preparation of construction plans, specifications and bidding documents for construction of the Frontier Parkway Reconstruction (*from F.M. 1385 to approximately Arlo Road*) and providing assistance during the bidding and contract administration phases of the project.

This project includes construction of 4 lanes of undivided reinforced concrete roadway with monolithic concrete curbs, 45-feet in width (back-to-curb), from F.M. 1385 to a point approximately 700 feet west; then from there, transition to match the 32-foot wide section (back-to-back) of existing Frontier Parkway located approximately 370 feet west.

A 4-foot wide sidewalk is planned located parallel to and along both the north and south side of the proposed roadway.

The project includes underground storm drainage designed to convey the 100-year storm frequency.

The roadway will be constructed in an 80-foot wide right-of-way. It appears that an approximate 20-foot wide strip of additional right-of-way will need to be acquired along approximately 770 L.F. of the project beyond the existing right-of-way to accommodate the new roadway.

Exhibit “A-1”, attached to the end of this Exhibit A, is included to assist in defining the project scope.

Part I: Preliminary Engineering

- A. Create base map based on property information obtained through the Central Appraisal District and field survey.
- B. Prepare horizontal and vertical alignments of roadway, including establishing the centerline of the roadway, typical section, geometric layout of turn lanes, preliminary grade of the roadway and cross-sections (50-foot intervals) in order to determine final land rights requirements.
- C. Preliminary drainage evaluation including drainage area map, identification of major drainage outfall structures with preliminary sizing and any drainage easement requirements.
- D. Prepare opinion of probable construction cost based on preliminary engineering.
- E. Attend one design review meetings with City Staff.
- F. Submit Preliminary Plans to City for review.

Part II: Final Engineering Design

- A. Prepare construction plan and profile sheets for the horizontal and vertical layout for the roadway construction.
- B. Prepare stormwater run-off calculations/sizing, including plan and profile sheets of storm sewer.
- C. Prepare Coordinate Control Plans with benchmarks.
- D. Prepare typical construction details and general notes.
- E. Project typical sections for Roadway.
- F. Prepare permanent Signing and Pavement Marking Plan and Summary.
- G. Prepare Erosion Control Plan.
- H. Prepare Cover Sheet, Location Map and Sheet Index.
- I. Attend two design review meetings with City Staff.
- J. Complete quantity take-off and update Opinion of Probable Construction Cost at 60% and 90% plan sets.
- K. Prepare technical specifications and Contract Documents using NCTCOG Standard Specifications as the base.
- L. Prepare Signed and Sealed Construction Plans, Specifications, Contract and Bidding Documents.
- M. Provide final sets to the City.

Part III: Bidding Services

- A. The City will publish notices in the newspaper recognized by the City Council as the official newspaper for the City of Aubrey. BHC will post the plans for bid advertisement on Civcast.
- B. The Engineer will answer online questions in order submitted, in addition the Engineer will prepare addenda to modify the plans and specifications. Questions must be submitted by potential bidders a minimum of 72-hours before the bid opening. All addenda shall be posted a minimum of 24-hours before the bid opening.
- C. Assist during opening of bids and provide bid tabulation sheets.
- D. Complete cursory review of bid documents to determine that the bid includes all sheets of the Engineer's office original file set.
- E. Obtain experience record and references from the apparent low bidder. Check references of apparent low bidder.
- F. Formulate opinion from information received and provide a letter of recommendation for award of a construction contract. Bid tabulation summary sheets will also be sent to the City.

Part IV: Construction Administration

- A. After award of contract, furnish six (6) sets of 11" x 17" final plans, specifications and contract documents to the City for construction use by the City and Contractor.
- B. Attend the Pre-Construction Conference, including preparing an agenda.
- C. Attend coordination meetings with contractor, quality control personnel, and City representatives as required to discuss strategy, problem areas, progress, and other coordination matters (3 meetings are included).
- D. Review shop drawings and other submittal information which the Contractor submits. This review is for the benefit of the Owner and covers only general conformance with information stated by the Contract Documents. The contractor is to review and stamp their approval on submittals prior to submitting to the Engineer. Review by the Engineer does not relieve the Contractor of any responsibilities, safety measures or the necessity to construct a complete and workable facility in accordance with the Contract Documents. Review of shop drawings will be completed by review of electronic PDF files provided by the Contractor.
- E. Provide written responses to requests for information or clarification to City or Contractor. Responses will be in electronic format.

- F. Prepare and process routine change orders for this project as they pertain to the original scope of work. Transmittal will be electronically and will include construction plan sheet changes.
- G. Make periodic site visits during construction as the project requirements dictate. Minimum of one project site visit per month.
- H. Prepare monthly pay request from information obtained from Contractor and/or City Inspector, and prepare pay request along with letter of recommendation for payment. Pay requests will be transmitted electronically.
- I. Accompany the City during their final inspection of the project. Prepare City's punch list and transmit it electronically.
- J. Prepare Record drawing utilizing information from the contractor and on-site representative. Record drawings will be transmitted electronically in PDF format.

Part V: Additional Services

- A. Field Survey for Design and Construction Layout based on the Texas State Plan Grid Coordinate System, and Boundary Survey for locating property corners for use in development of right-of-way (ROW) and easement field note descriptions and exhibits.
- B. Preparation of Plat and Metes and Bounds Descriptions for possible right-of-way and easements required. Seven (7) right-of-way descriptions are included for the purpose of establishing a budget for this work.
- C. Perform Deed research and develop a right-of-way (ROW) strip map showing the proposed alignments. Ten (10) properties are included for the purpose of establishing a budget for this work.
- D. Land Rights Acquisition will assist the City with obtaining the proposed right-of-way (ROW). Title research for each tract is included in the effort for this task. Proposed ROW for seven (7) tracts has been included in the proposed project to establish a budget for this phase of work. Whitman Land Group, LLC will assist with ROW acquisition on this project. Fee does not include the costs for ROW paid to property owners, fees for appraisals or eminent domain support.
- E. Permission to Survey utilizing the Land Rights agent to make contact with each property owner. Eight (8) properties are included for the purpose of establishing a budget for this work.
- F. Geotechnical Investigation and Report; including up to three (3) borings for the proposed pavement design.

- G. Utility Locates: two (2) subsurface Level A utility locates are included in the budget. This includes 2 days of potential traffic control along FM 1385 and submittal of a TCP Permit to TxDOT, if required.
- H. Coordination with parties other than the City of Aubrey.
- I. Printing of three (3) sets of final plans and specifications for distribution to the successful contractor.
- J. Prepare Record Drawings and submit electronically (PDF) to City.

Part VI: Terms and Conditions for Electronic File Transfers

Electronic files are transmitted on the terms and conditions below:

By opening, accessing, copying or otherwise using the transmitted electronic files, these terms and conditions are accepted by the user.

- A. The electronic files are compatible with the following software packages operating on a PC using Windows operating systems:
 - Autocad Civil 3D 2022 , Civil 3D 2017
 - Innovyze InfoWater Pro 3.0 with ESRI Arc Pro 2.7
 - Innovyze InfoSewer Pro 7.6 with ESRI Arc Map 10.5
 - ESRI 10.4
 - MS Office 365
 - Bluebeam Revu (PDF) Ver 10 - Ver 2020
- B. Birkhoff, Hendricks & Carter, L.L.P. does not make any warranty as to the compatibility of these files beyond the specified release of the above stated software.
- C. Because data stored on electronic media can deteriorate undetected or be modified, Birkhoff, Hendricks & Carter, L.L.P. will not be held liable for completeness or correctness of electronic media.
- D. The electronic files are instruments of our service. Where there is a conflict between the hard copy drawings and the electronic files, Birkhoff, Hendricks & Carter, L.L.P.'s hard copy file will govern in all cases.
- E. Electronic files may only be modified in accordance with the Texas Engineering Practice Act for modifying another Engineer's design.

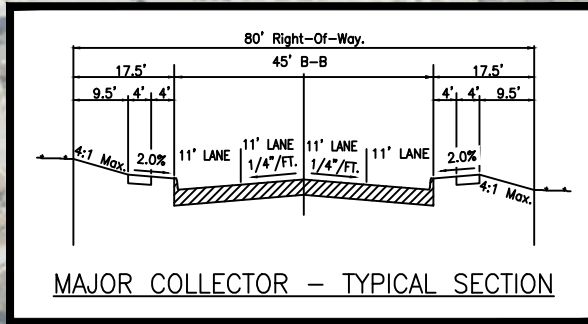
Part VII: Exclusions

The intent of this scope of services is to include only the services specifically listed herein and no others. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Certification that work is in accordance with plans and specifications.
- B. Consulting services by others not included in Scope of Services.
- C. Contractor's means and methods.
- D. Environmental cleanup.
- E. Environmental permitting (not included in the scope herein), impact assessment (preparation of NEPA documentation), or site assessment/remediation.
- F. Fees for permits.
- G. Fees for publicly advertising the construction project.
- H. Fiduciary responsibility to the Client.
- I. On-site construction safety precautions, programs and responsibility (Contractor's responsibility).
- J. Phasing of Contractor's work.
- K. Quality control and testing services during construction.
- L. Revisions and/or change orders as a result of revisions after completion of original design (unless to correct error on plans).
- M. Services in connection with condemnation hearings.
- N. Traffic engineering study or reports.
- O. Trench safety designs.

LEGEND

-  PROPOSED ROADWAY IMPROVEMENTS
-  PROPOSED NEW ROADWAY
-  PROPOSED SIGNALIZED INTERSECTION
-  PROPOSED STORM DRAINAGE IMPROVEMENTS



AUBREY CITY LIMITS
UNINCORPORATED

F.M. 1385

TRANSITION TO MATCH
EXISTING FRONTIER PKWY.

PROPOSED 4-LANE
ROADWAY

PARVIN RD.

FRONTIER PKWY.

FUTURE
PARVIN RD.

**PROPOSED
FRONTIER PARKWAY
RECONSTRUCTION**

**FRONTIER PARKWAY RECONSTRUCTION
(F.M. 1385 TO APPROXIMATELY ARLO RD.)**



BHC
PROJECT NO.
4000-428

February 2025

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Engineer Firm No. 526; Survey Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

Exhibit "A-1"

SHEET NO.

3

EXHIBIT “B”
COMPLETION SCHEDULE
Frontier Parkway Reconstruction

Notice to Proceed (NTP)	March 27, 2025
Permission to Survey Requests (PTS)	April 3, 2025
Begin Field Surveys	May 5, 2025
Complete Field Surveys	May 16, 2025
Submit Preliminary Engineering to City for Review	July 4, 2025
Receive Preliminary Review Comments from City	July 18, 2025
Submit 60% to City for Review	September 5, 2025
Receive 60% Review Comments from City	September 19, 2025
Plat and Field Notes completed.....	October 3, 2025
Submit 90% to City for Review	October 10, 2025
Receive 90% Review Comments from City	October 24, 2025
Complete Final Plans	November 21, 2025
Advertise Project	pending ROW acquisition
Construction	5 Months

EXHIBIT “C”

PAYMENT SCHEDULE

Frontier Parkway Reconstruction

Payment for basic engineering services described under Parts I through IV shall be based on a lump sum amount of \$130,065.

The following is a summary of the estimated charges for the lump sum elements of the proposed services:

Basic Services:

I.	Preliminary Engineering	\$28,614.00
II.	Final Engineering Design	\$78,039.00
III.	Bidding Services	\$3,902.00
IV.	Construction Administration	<u>\$19,510.00</u>
Total Basic Services		\$130,065.00

Payment for Additional Services described under Part V shall be on the basis of salary cost times a multiplier of 2.45 for time expended on the task. Field survey crew shall be based on \$195.00 per hour, inclusive of all equipment rentals and software licensing; plus, mileage charge at the IRS established rate. Expenses shall be at invoice cost times a multiplier of 1.15. We recommend a budget of \$107,878 be established for the hourly or as needed services.

The following is a summary of the estimated charges for the various elements of the proposed additional services:

V. Additional Services

Field & Boundary Survey	\$14,548.00
Plat & Field Note Preparation	\$21,000.00
Deed Research & Strip Map	\$8,000.00
Land Rights Acquisition Agent	\$33,180.00
Permission to Survey	\$3,680.00
Geotechnical Investigation & Report	\$8,175.00
Utility Locates	\$11,295.00

Coordination	\$5,000.00
Reproduction	\$500.00
Record Drawings	<u>\$2,500.00</u>
Total Additional Services	\$107,878.00

TOTAL CONTRACT NOT TO EXCEED \$237,943.00

The maximum overall fee established herein shall not be exceeded without written authorization from the City, based on increased scope of services. Payment invoices are to be prepared and emailed on a monthly basis, based on percentage complete for the basic services, and on actual hour expenditures for the Additional Services. Payment is due within 30 days of receipt of invoice.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Birkhoff, Hendricks & Carter, LLP
Dallas, TX United States

Certificate Number:
2025-1278378

Date Filed:
03/06/2025

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Aubrey

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Professional Engr Services
Frontier Parkway Reconstruction

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Kerkhoff, Craig	Dallas, TX United States	X	
	Mata, Andrew	Dallas, TX United States	X	
	Chaney, Derek	Dallas, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is Cooper Reinbold, and my date of birth is October 12, 1992.

My address is 11910 Greenville Ave, Suite 600, Dallas, Texas, 75243, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 6th day of March, 20 25.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Consideration and action on the final acceptance of Highpointe Ranch, Phase 1B, Public Improvements.

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

Highpointe Ranch, Phase 1B consists of 184 residential lots, and 5 HOA lots with the following infrastructure.

8,403 LF of paving
343 LF of 4' sidewalk
2,278 LF of 5' sidewalk
4,881 LF of drainage pipe
8,110 LF of water main
7,315 LF of sewer main
27 regulatory signs

The total cost of improvements is \$4,667,562.19.

A final walk-through was conducted on March 13, 2025, and all public improvement punch list items were completed successfully. At the time of this report, the developer was working on completing the entry monument and landscaping.

The contractor has provided 2-yr Maintenance Bonds and the Contractors Affidavit of Final Payment and Release. As-built file has been received, and the city engineer has provided a letter of recommendation for acceptance.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to accept Highpointe Ranch, Phase 1B, Public Improvements.



March 13th, 2025

Lennar Homes

On behalf of High Pointe Ranch Municipal Utility District No. 1

1231 Greenway Drive, Suite 800

Irving, TX 75038

Re: *Letter of Substantial Completion*
Highpointe Ranch Phase 1B Clearing & Grading

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by Hammett Excavation, Inc. As of March 13, 2025, Clearing & Grading for Highpointe Ranch Phase 1B construction was deemed complete. A copy of the latest pay application is provided showing substantial completion of Phase 1B items.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

By: Kimley-Horn & Associates, Inc.

A handwritten signature in black ink, appearing to read 'K Brockman', with a long horizontal flourish extending to the right.

Kyle Brockman, P.E.

Project Manager



March 13th, 2025

Lennar Homes

On behalf of High Pointe Ranch Municipal Utility District No. 1

1231 Greenway Drive, Suite 800

Irving, TX 75038

Re: *Letter of Substantial Completion*
Highpointe Ranch Phase 1B Paving

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by RPM xConstruction, LLC. As of March 13, 2025, Paving for Highpointe Ranch Phase 1B construction was deemed substantially complete. A copy of the latest pay application is provided showing substantial completion of Phase 1B items.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

By: Kimley-Horn & Associates, Inc.

A handwritten signature in black ink, appearing to read "K Brockman", with a long horizontal flourish extending to the right.

Kyle Brockman, P.E.
Project Manager



March 13th, 2025

Lennar Homes

On behalf of High Pointe Ranch Municipal Utility District No. 1

1231 Greenway Drive, Suite 800

Irving, TX 75038

Re: *Letter of Substantial Completion*
Highpointe Ranch Phase 1B Utilities

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by MX Construction Services, INC. As of March 13, 2025, Paving for Highpointe Ranch Phase 1B construction was deemed substantially complete. A copy of the latest pay application is provided showing substantial completion of Phase 1B items.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

By: Kimley-Horn & Associates, Inc.

A handwritten signature in black ink, appearing to read "K Brockman", with a long horizontal flourish extending to the right.

Kyle Brockman, P.E.
Project Manager

BILLS PAID AFFIDAVIT

STATE OF TEXAS

COUNTY OF COLLIN

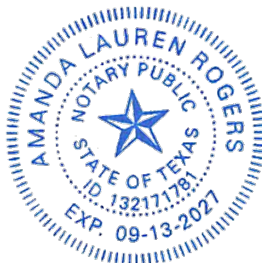
BEFORE ME, the undersigned authority, on this day personally appeared Amy Stavola, known to me to be a credible person and officer of **RPM xConstruction, LLC**, a Texas Corporation (hereinafter called "Contractor"), and who, being duly sworn, upon his oath declares and acknowledges as follows:

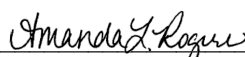
1. I am the duly authorized agent for the said Contractor, which has authorized me to make this affidavit, and all of the recitations herein are true and correct.
2. Pursuant to an agreement dated **4/3/2024** between **Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1** and **RPM xConstruction, LLC**, Contractor has supplied materials and performed labor in connection with the construction of improvements upon certain real property owned by the Owner in **Royse City, Texas**. Said improvements are more particularly described as **paving** for **High Pointe Ranch Phase 1B & 1C** (the "Improvements").
3. Contractor has actual knowledge that all bills owed by **Owner** to **Contractor** and all bills owed by **Contractor** to **others** for materials supplied or labor performed in connection with the Improvements have been fully paid and satisfied, except for **\$285,342.47** for Phase 1B, which includes retainage, and **\$1,059,018.29** for Phase 1C, which includes retainage. Contractor does further warrant that should any claim or lien be filed for material supplied or labor performed by virtue of Contractor's participation in the construction of said Improvements, Contractor will immediately furnish a bond pursuant to Texas Property Code, Sections 53.236 through 53.238, for release of each such lien, and obtain settlement of any such liens and furnish Owner written full release of such liens. Should Contractor be unable to obtain such release, Contractor agrees to fully indemnify and hold harmless the Owner for any and all costs they may incur by reason of such lien.

EXECUTED this **11th** day of **March 2025**.

By: 
Name: Amy Stavola
Title: Accounting Supervisor

SUBSCRIBED AND SWORN TO BEFORE ME by the said Amy Stavola, Accounting Supervisor, on this the **11th** day of **March 2025**, to certify which witness my hand and seal of office.




Notary Public in and for the State of Texas

Contract Billings and Receipts

Contract: 4629P. Highpointe Ranch West PH 1B/C

Customer # 108	Lennar Homes of Texas Land & Construction, Ltd	Contract Billed	Retainage	Tax	Current Due
----------------	--	-----------------	-----------	-----	-------------

Billings

Invoice : 4629P-1	03/25/24	JB App #1	30,000.00	-3,000.00	0.00	27,000.00
Invoice : 4629P-2	09/25/24	JB App #2	251,301.08	-25,130.11	0.00	226,170.97
Invoice : 4629P-3	10/25/24	JB App #3	1,492,019.80	-149,201.98	0.00	1,342,817.82
Invoice : 4629P-4	11/25/24	JB App #4	76,313.82	-7,631.38	0.00	68,682.44
Invoice : 4629P-5	12/25/24	JB App #5	28,855.00	-2,885.50	0.00	25,969.50
Invoice : 4629P-6	01/25/25	JB App #6	0.00	0.00	0.00	0.00
Invoice : 4629P-6A	01/25/25	JB App #6	405,777.68	-40,577.77	0.00	365,199.91

Total Billings : **2,284,267.38** **-228,426.74** **0.00** **2,055,840.64**

Receipts

Check # ACH042524P	04/25/24	Trans # 802				-27,000.00
Check # ACH103124	10/31/24	Trans # 614				-226,171.00
Check # ACH112924	11/29/24	Trans # 193				-1,342,817.81
Check # ACH122724P	12/27/24	Trans # 2,141				-68,682.44
Check # ACH012425	01/24/25	Trans # 400				-25,969.48
Check # ACH022025	02/20/25	Trans # 1,046				-365,199.91

Total Receipts: **-2,055,840.64** **-2,055,840.64**

Current Balance Remaining: 4629P.

0.00

	1B	1C	
Contract	\$ 2,194,484.19	\$ 1,197,806.86	
COs	\$ 19,000.00	\$ 107,458.13	
		\$ (118,547.78)	
Total	\$ 2,213,484.19	\$ 1,186,717.21	
Not billed	\$ 71,104.50	\$ 1,044,829.52	
Billed	\$ 2,142,379.69	\$ 141,887.69	
PAID	\$ 1,928,141.72	\$ 127,698.92	\$ 2,055,840.64
Outstanding	\$ 285,342.47	\$ 1,059,018.29	

RE: 4629P



Mendy McCann

To Caleb Chalmers; Amanda Rogers

You replied to this message on 3/7/2025 10:25 AM.



Reply

Reply All

Forward



Fri 3/7/2025 8:48 AM

We can, and just notate the amount still do on ea phase.

From: Caleb Chalmers <cchalmers@rpmconstruction.com>

Sent: Friday, March 7, 2025 8:46 AM

To: Amanda Rogers <arogers@rpmconstruction.com>; Mendy McCann <mmccann@rpmconstruction.com>

Subject: 4629P

Mendy/ Amanda

Lennar called needing a BPA on 4629P, this project has 2 phase's and we've only completed phase 1B, phase 1C won't be completed for a month or so depending on Lennar. Lennar is only asking for the BPA on 1B. I told them that if we are willing to give them anything it is going to have wording about the money still owed on 1C and retainage, they said they understood. Are we wanting to try and get Lennar something or I can tell them no, either way works for me. Thank you



DESIGNBUILD CONSULTING SERVICES_{LLC}

P.O. Box 185112 FORT WORTH, TX 76181-0112

INFO@DESIGNBUILDCONSULTING.NET

March 12, 2025

Mr. Vance Koons
ERW Site Solutions
7524 Jack Newell Blvd S
Fort Worth, TX 76118

RE: Final Gravity Walls Review
Highpointe Ranch Phase 1B
460 U.S. 377
Aubrey, TX

Dear Mr. Koons:

As you requested, I have reviewed the documentation obtained during the masonry gravity retaining wall construction. This documentation included photographic documentation and reports of the retaining wall construction by ERW Site Solutions. In addition, representatives of DesignBuild Consulting Services LLC visited the site periodically during wall construction to document the wall construction. The retaining walls were shown on the design submittal by DesignBuild Consulting Services, LLC dated January 3, 2024.

Overall, the retaining wall construction appears to be in general accordance with the project plans and specifications prepared by our office. The drain rock, weep holes, masonry, stone placement, etc. appears to be placed at the appropriate dimensions, where documented. I recommend acceptance of the retaining walls on-site as built.

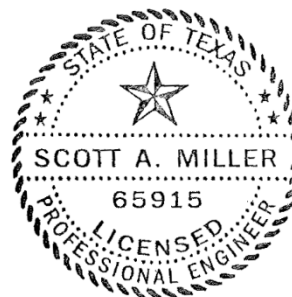
Some cracking typically occurs in retaining walls of this type due to drying shrinkage, soil movements etc. This cracking, if minor (less than 3/8") should not affect the long-term structural performance of the wall in my opinion.

I appreciate this opportunity to be of continuing service to you and ERW Site Solutions. Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

DESIGNBUILD CONSULTING SERVICES, LLC

Scott A. "Sam" Miller, PE
Senior Engineer





Ms. Annie Hepner
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
1231 Greenway Drive, Suite 800
Irving, TX 75038

17 February 2025

RE: HIGHPOINTE RANCH PHASE 1B
HIGHPOINTE RANCH
600 Bronco Lane
Aubrey, TX 76227

TABS2025005594
ARS Project #24-11106

Inspection performed: 02.12.2025

INSPECTION COMPLETED – NO VIOLATIONS

Dear Ms. Hepner:

We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with the provisions of the Texas Government Code, Chapter 469.

The inspection results will be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. For newly constructed buildings and facilities, the Department will provide a Notice of Substantial Compliance (Certificate and Decal) to the owner upon receipt of a completed Notice of Substantial Compliance Request Form.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L./ 101-336), or any other state, local, or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record for this facility, contact Fred D. Cawyer at 972.285.2445. Please reference the TABS number in all future correspondence for this project.

Sincerely,

Fred D. Cawyer AIA – Registered Accessibility Specialist (RAS) #086

FDC/lc

Inspection Report

File: Inspections\ars-11106icnv.doc

The information herein and related documents are provided by the noted Registered Accessibility Specialist (RAS) on behalf of the Texas Department of Licensing and Regulation – Architectural Barriers (Removal) Division (TDLR-AB), upon completion of training and certification provided by TDLR. The accessibility Plan Review and state required on-site Inspection services are based upon the submitted Construction Documents (Working Drawings & Project Manual / Specifications; information available at the time of Plan Review. This Plan Review Report shall not imply nor warrant complete compliance of the referenced project to the Texas Accessibility Standards (TAS), as the property owner / tenant and the design professional representatives are responsible for compliance with the TAS requirements. Therefore, the RAS-of-Record shall be indemnified and held harmless by all parties from and against liability arising from the performance of the requested service.



TEXAS DEPARTMENT OF LICENSING & REGULATION

P.O. Box 12157 • Austin, Texas 78711-2157

techinfo@tdlr.texas.gov • www.tdlr.texas.gov

PROOF OF INSPECTION FORM

This form was created by the Texas Department of Licensing and Regulation (TDLR) to provide proof of inspection to a building owner and is not intended to imply that a Registered Accessibility Specialist (RAS) is an employee of TDLR or that they have been hired by TDLR to perform this inspection.

Texas Administrative Code Chapter 68.41(c) requires the owner, the owner's designated agent, or an individual representing the owner to be present during the inspection. The individual on site during the inspection must provide a physical or electronic signature on the proof of inspection form prescribed by the department.

This form must be completed in full and signed at the time and location of the inspection.

The owner or owner designee that accompanied the RAS on the inspection may electronically sign the Proof of Inspection form on the day of the inspection.

1. PROJECT

Project Name:
Highpointe Ranch Phase 1B

TDLR Project #:
TABS2025005594

Building or Facility Name:
Highpointe Ranch

Physical Address:
600 Bronco Lane, Aubrey, TX 76227

Street Name, Number, Suite Number, City, State, Zip Code

2. RAS INFORMATION

Name:
Fred D. Cawyer AIA, NCARB, RID, RAS & APA

RAS #:
0086

Company/Agency:
ARS, PLLC - Accessibility Resource Specialists

Physical Address:
2501 Harborview Blvd., Rowlett, TX 75088

Street Name, Number, Suite Number, City, State, Zip Code

Phone Number:
972.285.2445

Email:
fred@arsfirm.com

I certify that I have performed an inspection of the referenced construction project:

RAS Signature

02.12.2025

Date of Inspection

3. OWNER/OWNER DESIGNEE* PRESENT DURING THE INSPECTION

Building/facility Owner or Designee:
MIKE WEST

Representative:
RPMX CONSTRUCTION

Physical Address:
6510 MEYER WAY / ALLEN TX 75013

Street Name, Number, Suite Number, City, State, Zip Code

Phone Number:
469-588-7338

Email:
mwest@RPMXCONSTRUCTION.COM

I certify that I was present during the inspection of the referenced construction project:

2-12-2025

Signature of Owner / Designee*

Date of Inspection

* The designee may be someone other than the owner or designated agent referenced in Administrative Rule 68.42.



“Centered” on accessibility and “centered” on professional service

On-Site Accessibility INSPECTION COMPLIANCE REPORT

“NO VIOLATIONS”

ARS #24-11106 – TDLR-AB TABS2025005594

***HighPointe Ranch - Phase 1B - New Streets & Hardscape Sidewalks
& Curb-ramps at Single-Family Residential Subdivision / Aubrey, TX***

The following report indicates that there were NO construction deficiencies found with the applicable 2012 Texas Accessibility Standards (TAS) regarding the minimum / maximum requirements within the scope-of-work for the referenced commercial construction project.

The on-site accessibility compliance inspection tour was coordinated by the Property Owner's in-house representative Ms. Annie Hepner with Lennar Homes of Texas Land and Construction; and the tour was provided by Mr. Mike West with RPMX Construction (the General Contractor). Per the Property Owner representative's request and allowed by the 2012 Texas Accessibility Standards (TAS), ALL OF THE CURB-RAMPS AND SIDEWALKS CONSTRUCTED TO DATE that were required to be accessible to people with disabilities were found to be within the "conventional building industry (construction) tolerances for field conditions" (i.e. - understood to be plus or minus one (1) unit - 1% on sloped surfaces; and / or plus or minus 1/2" to maximum 1" at non-critical dimension requirements), unless noted otherwise.

PLEASE ALSO REFER TO THE FOLLOWING TAS SECTION 104.1 INFORMATION REGARDING CONSTRUCTION TOLERANCE(S) ALLOWED:

104.1.1 Construction and Manufacturing Tolerances. All dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum end points.

Advisory 104.1.1 Construction and Manufacturing Tolerances. Conventional industry tolerances recognized by this provision include those for field conditions and those that may be a necessary consequence of a particular manufacturing process. Recognized tolerances are not intended to apply to design work. It is good practice when specifying dimensions to avoid specifying a tolerance where dimensions are absolute. For example, if this document requires "1 inches," avoid specifying "1 inches plus or minus X inches."

Where the requirement states a specified range, such as in Section 609.4 where grab bars must be installed between 33 inches and 36 inches above the floor, the range provides an adequate tolerance and therefore no tolerance outside of the range at either end point is permitted.

ARS, pllc – Accessibility Resource Specialists

2501 Harborview Blvd. / Rowlett, TX 75088

Office • 972.285.2445 / Mobile • 214.505.3728

Where a requirement is a minimum or a maximum dimension that does not have two specific minimum and maximum end points, **tolerances may apply**. Where an element is to be installed at the minimum or maximum permitted dimension, such as "15 inches minimum" or "5 pounds maximum", it would not be good practice to specify "5 pounds (plus X pounds) or 15 inches (minus X inches)." Rather, it would be good practice to specify a dimension less than the required maximum (or more than the required minimum) by the amount of the expected field or manufacturing tolerance and not to state any tolerance in conjunction with the specified dimension.

Specifying dimensions in design in the manner described above will better ensure that facilities and elements accomplish the level of accessibility intended by these requirements. It will also more often produce an end result of strict and literal compliance with the stated requirements and eliminate enforcement difficulties and issues that might otherwise arise. **Information on specific tolerances may be available from industry or trade organizations, code groups and building officials, and published references.**

NOTE: THE REQUIRED STATE OF TEXAS TDLR-AB ON-SITE INSPECTION IS NOT INTENDED TO BE A DETAILED "PUNCH LIST" OF ALL NON-COMPLYING CONSTRUCTION ELEMENTS (THAT PROCESS SHOULD HAVE ALREADY BEEN ACCOMPLISHED PRIOR TO THE REQUESTED STATE INSPECTION BY THE PROPERTY OWNER / TENANT / CONTRACTOR / SUB-CONTRACTORS / DESIGN PROFESSIONALS) – THE STATE INSPECTION IS MEANT AS A CONFIRMATION OF COMPLIANCE OF AT LEAST THE MINIMUM ACCESSIBILITY STANDARDS.

INSPECTION NOTES: *The information herein and related documents within this Texas Department of Licensing & Regulation / Architectural Barriers (TDLR-AB) coordinated accessibility / useability compliance on-site Inspection & written Report services coordinated through TDLR-AB representatives are provided by the licensed Registered Accessibility Specialist (RAS) #86 based upon completion of the State's Accessibility Academy, periodic training provided by the State & federal governmental agencies and non-governmental associations.*

The initial accessibility Plan Review was based upon the received Construction contract Document working drawings (and Project Manual / Specifications, if received) that were submitted in a timely manner by the design professionals: architect-of-record / engineer-of-record / landscape architect-of-record / interior designer-of-record; and upon State of Texas TDLR-AB governmental provided information available at the time of the Review. Like the initial Plan Review Report, this Inspection Report shall not imply nor warrant complete compliance of the referenced project to the applicable accessibility compliance Standards or any other federal or municipality regulated accessibility requirements.

The property owner is ultimately responsible for compliance with the federal Americans with Disabilities Act – Title I (employment), Title II (state & local government), Title III (Architectural barrier removal) & Title IV (miscellaneous) Standards. The reviewer shall be indemnified and held harmless by all parties from and against liability arising from the performance of the requested State of Texas required services.

RAS Name:	Fred D. Cawyer AIA	RAS #:	86
Plan Review Date:	12.14.2024	TABS #:	TABS2025005594
"INSPECTION" Dates:	Performed on 02.12.2025 & Report was written 02.17.2025	ARS Project #:	24-11106
Project Information:			
Project Name:	HighPointe Ranch - Phase 1B @ 600 Bronco Lane - New Streets & Hardscape Sidewalks & Curb-ramps at Single-Family Residential Subdivision / Aubrey, Texas		
Facility Name:	HighPointe Ranch - Phase 1B		
Address:	600 Bronco Lane	City:	Aubrey, TX 76227

Detailed description of construction activities:

The Master Planned Community's scope-of-work included the demolition of existing structures, excavation, grading, drainage, paving, sitework & utilities (water & sanitary sewer); new construction of a series of 4'-0", 5'-0" wide sidewalks & curb-ramps; retaining walls; and streetlights.

Scope affected approx. 13,000 SF within the approx. 44,187 acres and created the following Streets: Pommel Lane, Mare Drive, Stud Drive, Bronco Lane, Lasso Lane, Arabian Lane, Colt Lane, Jockey Lane and Derby Lane – all within the noted Phased residential single-family residential neighborhood).

Owner Information:

Contact / Owner:	Lennar Homes of Texas Land and Construction – Ms. Annie Hepner		
Company Name:	Lennar Homes of Texas Land and Construction		
Address:	1231 Greenway Driver, Suite #800		
City:	Irving	State: TX	Zip: 75038

Per information provided by the design professional: there are no private funds being provided by a "tenant"; and the Construction Documents were "certified" by the local municipality after the new 2012 T.A.S. compliance deadline of 03.15.2012.

Complete technical requirements can be found at:

<https://www.tdlr.texas.gov/ab/abtas.htm>

Technical Memorandums can be found at:

<https://www.tdlr.texas.gov/ab/techmemos.htm>

“NO VIOLATIONS”

PHOTOGRAPHS OF THE GENERAL OVERALL SCOPE-OF-WORK:







File: Inspection Report - 24-11106 - ARS - TABS2025005594 - Inspection @ HighPointe Ranch - Phase 1B - New Streets & Hardscape at Single-Family Residential Subdivision - Sidewalks & CRs - Aubrey TX-APP.doc

ARS, pllc - Accessibility Resource Specialists

ARCHITECTURAL BARRIERS “INSPECTION REPORT” CLARIFICATIONS

Applying the 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

**A service provided by a licensed Registered Accessibility Specialist through the
Texas Department of Licensing and Regulation Architectural Barriers Division (TDLR-AB)**

***Now that the accessibility on-site Accessibility Inspection has been performed,
where do we go from here to achieve accessibility compliance?***

1. If it is a “NO VIOLATIONS” **Inspection** – RAS Inspectors must notify the Property Owner and TDLR-AB of the **approved results** within thirty (30) days of the inspection date. However, ARS attempts provide this Report within less than one week of the inspection date.
2. If it is a “VIOLATIONS PENDING” **Inspection** - Any “violation” item indicated on the inspection Report must result in a **disapproval**. If disapproved, the noted non-TAS complying element(s) indicate that the noted accessibility item was incorrectly constructed; does not meet at least the minimum TAS accessibility requirements; and is considered an “architectural barrier” to people with disabilities (**which in turn is against the federal government’s ADA - Americans with Disabilities Act**). The non-TAS complying element must be corrected in a timely manner – ideally within the initial 90 days from the date of the Inspection Report. However, property owners are automatically given a maximum of 270 days by the State’s TDLR-AB agency to fully comply. Property Owners are encouraged to correct the non-complying elements as soon as possible and notify the RAS according. If the owner is not able to make all the noted corrections within the first 90-day compliance time-period, ARS representatives will send the Property Owner a “Corrections Follow-up” reminder letter via e-mail at approx. 180 days after the initial date of the on-site Inspection.
3. If it is a “VIOLATIONS PENDING” **Inspection** – The Property Owner is to forward an executed **Architectural Barriers - Inspection Response Form** (TDLR AB 029 03-07 - blank form is attached to the disapproved inspection letter) back to ARS representatives as soon as possible - indicating that all previously identified non-TAS complying elements have now been brought into full compliance. ARS representatives will then issue a “**Verification of Corrective Modifications**” approval letter and will notify TDLR-AB representatives via a **Project Status Up-date** form.

Note: An additional charge of \$225 per hour will be invoiced to re-review corrections / changes related to the TAS accessibility requirements.

4. If it is a “VIOLATIONS PENDING” **Inspection** and ARS does not receive notification of full compliance within the maximum 270-day time period, the State Project File must be sent to TDLR-AB for their review and distribution to the State’s TDLR Enforcement Division for review and processing – **possibly resulting in a fine of up to \$5,000 per day per non-complying item.**

Thank you for allowing ARS representatives to serve as your accessibility inspector - in your continued efforts to comply with the Texas Accessibility Standards requirements. Should you have any questions regarding the Inspection Report or the on-site inspection & follow-up process, please contact ARS representatives @ 972.285.2445 as soon as possible.

THE FOLLOWING TOOLS WERE USED DURING THE ON-SITE ACCESSIBILITY INSPECTION:

“SMART TOOL” – A 24” TECH LEVEL Digital Slope Meter (24” length - because the U.S. Department of Justice representatives have stated that is the distance between the front and rear wheels of a wheelchair) - Available for purchased at White Cap / HD Supply Construction @ 2215 E. Grauwylar Road / Irving, TX 75061 – 972.438.3323 – German Made **“STABILA”** Tool – Costs approx. \$270 (last purchased on 04.07.2016). In our opinion it is the best quality and most user-friendly tool, since it has displays at both the side & top. Used to determine maximum 2% slope in any direction of accessibility parking spaces & associated access aisles and cross-slopes of accessible pedestrian circulation routes; a maximum 5% running slope of accessible routes; and a maximum 8.33% slope of curb-ramps and ramps in maximum 30’-0” long segments.

DOOR FOOT / POUND PRESSURE GAUGE – HMC International Direct Inc. – 5996 South Crocker Street / Littleton, CO 80120 – Phone 303.794.2510 – “Push-Condition” Gauge @ \$18; and “Push / Pull” (with a Hook) Gauge @ \$35. Used to determine maximum 5-foot lbs. of pull / push pressure required on all “interior” door closures.

BRAILLE MAKER – Portable ILA Braille Labeler – ITEM # 126740 - Phone # 1.800.537.2118 – Approx. \$35. If “permanent” room identification signage is provided, must fully comply (e.g. – must also have Braille lettering on the sign).

METAL TAPE MEASURE – Recommended 30’-0” long metal tape measure can be purchased at any hardware store. Used to measure all required distances: for parking spaces / access aisles; 60” high vertical pole signage at accessible parking spaces; widths of accessible routes; 60” deep level landing maneuvering clearances at all exterior entry doors; door opening widths of a minimum 32”; 36” minimum length of reception desk countertops height at a maximum 36” high (34” maximum height of the counter if it provides “check-writing” opportunities; minimum 18” wheel-chair foot-blades / walker / crutches maneuvering clearance at all “pull-condition” doors & 12” minimum maneuvering clearance at all push conditions - if doors have BOTH a door closure and a lock / latch mechanism; range of 16” to 18” centerline of water-closet fixtures; 17” to 19” water closet seat height; 27” vertical wheel-chair arm-rest clearance at the accessible sinks & lavatory plumbing fixtures; 30” minimum horizontal front-approach width – centerlined at 15” minimum from side wall partitions, etc. (e.g. – for “common-use” sinks in employee break rooms, lavatories, urinals, drinking fountains, etc.); grab-bar heights and lengths; interior signage locations; etc.

Accessibility Compliance:

All new and construction renovations to existing commercial construction projects must comply with the Architectural Barriers Act - Texas Civil Statutes, Article 9102. All construction projects of Total Construction Cost of \$50,000 or more must have the Construction Documents submitted for an accessibility Plan Review not later than twenty (20) business days after the Design Professional issues the documents for Construction. To receive a Building Permit, all property owners must submit proof that the project has been registered through Texas Architectural Barriers online System (TABS).

The Submittal Process:

All Architects / Engineers / Interior Designers / Landscape Architects / Property Owners must submit to a Registered Accessibility Specialist (RAS) the following items:

- PDF set of Construction Documents (Working Drawings and Project Manual / Specifications) AND an un-bound / half-size / hard copy.
- Check for the Plan Review and Site Inspection Fees – payable to ARS, PLLC.
- Proof of Submission form – completed & signed.
- Architectural Barriers Project Registration form if ARS is to register for TABS#.
- Additional \$250 included in total fee check if ARS is to register for TABS#.

ARS, pllc Representatives:

ARS - Registered Accessibility Specialists are certified by the International - ICBO as Building Code - Accessibility / Usability Specialists; Architects, Interior Designers and graduates of the Accessibility Academy for 1994 & 2012 TAS Plan Reviews & Inspections.

Licensed by the State of Texas
Texas Department of Licensing and Regulation
Architectural Barriers Division (TDLR-AB)
www.tdlr.texas.gov

E-mail: techinfo.ab@tdlr.texas.gov



ARS
Accessibility Resource
SPECIALISTS

“Centered” on Accessibility

“Centered” on Professional Service

Certified by the International Conference of Building Officials (ICBO) as an Accessibility / Usability Specialists

Registered Accessibility Specialists (RAS) serving the Texas Department of Licensing & Regulation - Architectural Barriers Division (TDLR-AB) / Austin, Texas

SERVICES PROVIDED:



“Preliminary” Construction Document Plan Reviews on non-RAS projects



“Final” Construction Document Plan Reviews as RAS licensed by TDLR



“Preliminary” On-Site Inspections on non-RAS projects



“Final” On-Site Inspections as the RAS-of-Record licensed by TDLR



Consulting – TDLR-AB Variance Applications & Appeals assistance

2501 Harborview Blvd.
Rowlett, Texas 75088

Office 972.285.2445 / Mobile 214.505.3728

Fred D. Cawyer AIA - RAS #86 NCARB APA –

Accessibility Professionals Association

RAS, Licensed Architect & Interior Designer

fred@arsfirm.com

Carol L. Cawyer - RAS #1254

carol@arsfirm.com

Fee Schedules:

Plan Reviews

Project Construction Cost	Fee *
\$50,000 - \$200,000	\$450.00
\$200,001 - \$500,000	\$560.00
\$500,001 - \$1,000,000	\$680.00
\$1,000,001 - \$5,000,000	\$810.00
\$5,000,001 - \$10,000,000	\$950.00
\$10,000,001 - \$15,000,000	\$1,150.00
\$15,000,001 - \$25,000,000	\$1,325.00
\$25,000,001 - \$50,000,000	\$1,625.00
\$50,000,001 - \$75,000,000	\$2,010.00
Greater than \$75,000,000	Please Call

* Upon request, ARS can register the project to secure the TABS#, for an additional fee of \$250

On-Site Inspections

Project Construction Cost	Fee **
** Plus Mileage and a Travel-Time Expense	
\$50,000 - \$200,000	\$630.00
\$200,001 - \$500,000	\$675.00
\$500,001 - \$1,000,000	\$720.00
\$1,000,001 - \$5,000,000	\$895.00
\$5,000,001 - \$10,000,000	\$1,035.00
\$10,000,001 - \$15,000,000	\$1,250.00
\$15,000,001 - \$25,000,000	\$1,425.00
\$25,000,001 - \$50,000,000	\$1,775.00
\$50,000,001 - \$75,000,000	\$2,225.00
Greater than \$75,000,000	Please Call

NOTE: If an inspection receives a status of “Violations Pending”, the report will address these violations. Reports that require more than 2 hours of preparation will incur fees beyond those quoted, at \$225.00 per additional hour.

Fees collected are NOT reimbursable!

Accessibility Consulting Services

@ \$225 per hour

“Preliminary” Construction Document Plan Reviews;

“Preliminary” On-Site Inspection and “Follow-up” Inspections (Hourly + Travel);

Professional Accessibility Expert Witness Services @ \$250 / hour

MAINTENANCE BOND

STATE OF TEXAS

COUNTY OF Edwards§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT MX Construction Services, Inc., a corporation organized and existing under the laws of the State of Texas, and fully authorized to transact business in the State of Texas, whose address is 8951 Collin McKinney Pkwy, Suite 1001 of the City of McKinney, County of Collin, State of Texas, (hereinafter referred to as "Principal"), and PHILADELPHIA INDEMNITY INSURANCE COMPANY (hereinafter referred to as "Surety"), a corporation organized under the laws of the State of Pennsylvania and authorized under the laws of the State of Texas to act as Surety on bonds for principals, are held and firmly bound unto High Pointe Ranch Municipal Utility District No. 1 (hereinafter referred to as "Obligee") in the penal sum of \$ 2,473,078.00 in lawful money of the United States, for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents:

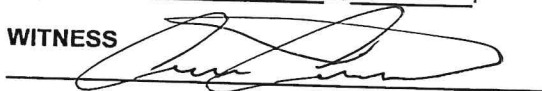
WHEREAS, the Principal has entered into a certain written Contract with Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1, dated the day of , 20 , to which said Contract is hereby referred to and made a part hereof and as fully and to the same extent as if copied at length herein for the construction of Highpointe Ranch Phase 1B

NOW, THEREFORE, the condition of this obligation is such, that the bond guarantees the full and proper maintenance and repair of the work herein contracted to be done and performed for a period of 2 year(s) from the date of acceptance and Principal will do all necessary backfilling that may arise on account of sunken conditions in ditches, or otherwise, and do and perform all necessary work and repair any defective condition growing out of or arising from the improper laying or construction of same, or on account of any breaking of same caused by said CONTRACTOR in construction of same, or on account of any defect arising in any of said work laid or constructed by said CONTRACTOR or on account of improper excavation or backfilling, it being understood that the purpose of this section is to cover all defective conditions arising by reason of defective materials, work or labor performed by said CONTRACTOR, then this obligation shall be void; otherwise, to remain in full force and effect; and in case said CONTRACTOR shall fail to do so, it is agreed that the Obligee may do said work and supply such materials and charge the same against said CONTRACTOR and Surety on this obligation. Provided further, that if any legal action be filed on this Bond, venue shall lie in Edwards County, Texas.

PROVIDED, HOWEVER, that said Surety, for value received, stipulates and agrees the bond shall automatically be increased by the amount of any Change Order or supplemental agreement which increases the Contract price with or without notice to the Surety and that no change, extension of time, alteration, or addition to the terms of the Contract, or to the work performed thereunder, or the plans, specifications, or drawings accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the Contract or to the work to be performed thereunder.

The undersigned and designated agent is hereby designated by Surety herein as the agent resident to whom any requisite notice may be delivered and on whom service of process may be had in matters arising out of such suretyship. IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument on this the day of , 20 .

WITNESS



WITNESS

Melissa Pitts
Melissa Pitts, Bond Secretary

PRINCIPAL

MX Construction Services, Inc.
Printed/Typed Name James L. Elgin
Title: CEO
Company: MX Construction Services, Inc.
Address: 8951 Collin McKinney Pkwy, Suite 1001
McKinney, Texas 75070

Surety

Jordan Pitts
Printed/Typed Name Jordan Pitts
Title: Attorney-In-Fact
Company: PHILADELPHIA INDEMNITY INSURANCE COMPANY
Address: One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004

The Resident Agent of the Surety for delivery of notice and service of process is:
Name: Pitts Birdsong Bonds & Insurance
Address: 1206 Apollo Rd #850367, Richardson, TX 75085
Phone number: 469-661-0314

Note: Date of Bond must NOT be prior to date of contract

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Lloyd Pitts Jr. and/or Jordan Pitts of Pitts Birdsong Bonds & Insurance, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED:

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER
RESOLVED:**

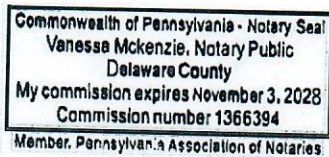
That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.



John Glomb
John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



Notary Public:

Vanessa McKenzie

residing at:

Linwood, PA

My commission expires:

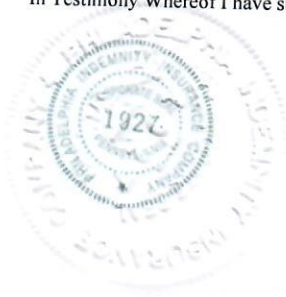
November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____, 20_____.

Edward Sayago

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



IMPORTANT NOTICE

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at:

1-877-438-7459

You may also write Philadelphia Indemnity Insurance Company at:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

**P.O. Box 149104
Austin, TX 78714-9104
Web: <http://www.tdi.texas.gov>**

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND: This notice is for information only and does not become a part or condition of the attached document.

ADVISO IMPORTANTE

Para obtener informacion o para someter una queja: Usted puede llamar al numero de telefono gratis de para informacion o para someter una queja al:

1-877-438-7459

Usted tambien puede escribir a Philadelphia Indemnity Insurance Company:

**One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
Attention: Senior Vice President and
Director of Surety**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P.O. Box 149104
Austin, TX 78714-9104
Web: <http://www.tdi.texas.gov>**

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Surety primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

Swiss Re Corporate Solutions America Insurance Corporation

1200 Main St., Suite 800 Kansas City, MO 64105

MAINTENANCE BOND

Bond No. **2354504**

KNOW ALL MEN BY THESE PRESENTS, That we, **RPM xConstruction, LLC, 6500 Meyer Way, Suite 100 McKinney, TX 75070** (hereinafter called the "Principal") as Principal, and the, **Swiss Re Corporate Solutions America Insurance Corporation** a corporation duly organized under the laws of the State of **Missouri** and duly licensed to transact business in the **State of Texas** (hereinafter called the "**Surety**"), as Surety are held and firmly bound unto **Lennar Homes of Texas Land and Construction, Ltd** (hereinafter called the "**Obligee**"), in the sum of **Two Million Two Hundred Thirteen Thousand Four Hundred Eighty-four & 20/100 (\$2,213,484.20)** for the payment of which are well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and sealed this **March 12, 2025**

THE CONDITION OF THIS OBLIGATION is such, that WHEREAS, the said Principal has heretofore entered into a contract date of **March 1, 2024** for **Highpointe Ranch West PH 1B/C Paving**

WHEREAS, the obligee has requested that said work be guaranteed against failure because of defective workmanship or material, performed or furnished by said principal for a full period of **2** year(s) from the date of final acceptance of the entire project, normal wear and tear expected.

NOW THEREFORE, if the said Principal shall indemnify and save harmless the obligee against loss or damage occasioned directly by the failure of said materials or workmanship, then this obligation to be void, otherwise to remain in full force and effect. It is understood, however, that this bond shall not include loss or damage by failure of workmanship or materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act of God.

It is further understood and agreed that the total liability of the surety under this bond shall in no event exceed the sum of **Two Million Two Hundred Thirteen Thousand Four Hundred Eighty-four & 20/100 (\$2,213,484.20)** Dollars.

No right of action shall accrue upon or by reason of this obligation, to or for the use or benefit of any person firm or corporation, other than the obligee herein named.

RPM xConstruction, LLC

Principal



Swiss Re Corporate Solutions America Insurance Corporation

Surety



By: Andrea Rose Crawford, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JOHN R. WARD, THOMAS DOUGLAS MOORE, EMILY ALLISON MIKESKA, ALLYSON W. DEAN, MONICA RUBY VEAZEY, JOHN WILLIAM NEWBY,
TROY RUSSELL KEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, SANDRA LEE RONEY, FAITH ANN HILTY, ANDREW GARETH ADDISON, PATRICK THOMAS COYLE,
MICHAEL DONALD HENDRICKSON, BRYAN KELLY MOORE, ELIZABETH ORTIZ, ANA OWENS, BETTY J REEH, AND ANDREW PATRICK CLARK JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 11th day of January, 20 24

State of Illinois
County of Cook

SS

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 11th day of January, 20 24, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Manisco
Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 12th day of March, 20 25.

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact the **Surety Claims Department**
at **1-816-235-3702**

You may call **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** for information or to make a complaint at:

1-816-235-3702

You may also write to **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** at the following address:

**1200 Main Street, Suite 800
Kansas City, MO 64105**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1- 800-252-3439

You may write the **Texas Department of Insurance**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

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al **1-816-235-3702**.

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1-816-235-3702

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**1200 Main Street, Suite 800
Kansas City, MO 64105**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1- 800-252-3439

Puede escribir al **Departamento de Seguros de Texas**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departamento de Seguros de Texas.

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

**High Pointe Ranch Municipal Utility District No. 1
c/o Lennar Homes
1231 Greenway Drive
Irving, Texas 75038**

March 20, 2025

Gaylon Hammett
Hammett Excavation Inc.
1545 CR 2917
Dodd City, TX 75438

RE: Certificate of Acceptance, High Pointe Ranch Municipal Utility District No. 1,
Highpointe Ranch Phase 1B - Grading Improvements

To whom it may concern:

Pursuant to the Engineer's Certificate of Completion dated March 20, 2025, High Pointe Ranch Municipal Utility District No. 1, does hereby issue this Certificate of Acceptance of the subject facilities effective March 20, 2025.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

A handwritten signature in black ink, appearing to read 'K. Brockman', with a long horizontal flourish extending to the right.

cc: Kyle P. Brockman - Kimley-Horn and Associates, Inc.
Mindy L. Koehne - Coats Rose, P.C.

**High Pointe Ranch Municipal Utility District No. 1
c/o Lennar Homes
1231 Greenway Drive
Irving, Texas 75038**

March 20, 2025

Bill Penz
RPM xConstruction, LLC
6500 Meyer Way
Mckinney, TX 75070

RE: Certificate of Acceptance, High Pointe Ranch Municipal Utility District No. 1,
Highpointe Ranch Phase 1B - Paving Improvements

To whom it may concern:

Pursuant to the Engineer's Certificate of Completion dated March 20, 2025, High Pointe Ranch Municipal Utility District No. 1, does hereby issue this Certificate of Acceptance of the subject facilities effective March 20, 2025.

Your Guarantee, as provided by the surety, is set forth in § 13.07 of the Supplemental Conditions of Construction Contract, commences on March 20, 2025, and expires two (2) years later, that is, March 20, 2027.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

A handwritten signature in black ink, appearing to read 'K. Brockman', with a long horizontal flourish extending to the right.

cc: Kyle P. Brockman - Kimley-Horn and Associates, Inc.
Mindy L. Koehne - Coats Rose, P.C.

**High Pointe Ranch Municipal Utility District No. 1
c/o Lennar Homes
1231 Greenway Drive
Irving, Texas 75038**

March 20, 2025

Fernando Esquivel
MX Construction Services, INC.
8951 Collin Mckinney Pkwy, Ste 1001
Mckinney, TX 75070

RE: Certificate of Acceptance, High Pointe Ranch Municipal Utility District No. 1,
Highpointe Ranch Phase 1B - Utilities Improvements

To whom it may concern:

Pursuant to the Engineer's Certificate of Completion dated March 20, 2025, High Pointe Ranch Municipal Utility District No. 1, does hereby issue this Certificate of Acceptance of the subject facilities effective March 20, 2025.

Your Guarantee, as provided by the surety, is set forth in § 13.07 of the Supplemental Conditions of Construction Contract, commences on March 20, 2025, and expires two (2) years later, that is, March 20, 2027.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

A handwritten signature in black ink, appearing to read 'K. Brockman', with a stylized flourish extending to the right.

cc: Kyle P. Brockman - Kimley-Horn and Associates, Inc.
Mindy L. Koehne - Coats Rose, P.C.



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Hold a public hearing, consider and act on Ordinance 895-25 annexing an approximate 3.24 acre tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, generally located at the southwest corner of McNatt Road and Frontier Parkway and any associated right-of-way into the corporate limits of the City; adopting a municipal services agreement; and providing an effective date.

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The property is generally located at the southwest corner of McNatt Road and Frontier Parkway.

On December 18, 2024, the Aubrey City Council approved an amendment to The Lakes Fresh Water Supply District of Denton County Development Agreement that included procedures for annexation and zoning of the subject property.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve Ordinance 895-25 and adoption of a municipal services agreement.

ORDINANCE NO. 895-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF AN APPROXIMATELY 3.24 ACRES OF LAND OUT OF THE JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MCNATT ROAD AND FRONTIER PARKWAY, AND INCLUDING ALL ADJACENT RIGHT-OF-WAY, INTO THE CORPORATE LIMITS OF THE CITY OF AUBREY, DENTON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING FOR EFFECT ON TERRITORY BY GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; PROVIDING SEVERABILITY, CUMULATIVE REPEALER, AND SAVINGS CLAUSES; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR FILING INSTRUCTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Aubrey City Charter; and

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

WHEREAS, the City received a C-3 voluntary annexation petition (the "Petition") from D.R. Horton – Texas, Ltd., the property owner (the "Owner") requesting the City consider the annexation of the Property, defined herein, into the corporate limits of the City; and

WHEREAS, the Petition included a the certain tract of land being approximately 3.24 acres of land out of the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, further described and depicted in **Exhibit "A"** attached hereto and incorporated as if fully set forth herein, and pursuant to Section 43.106 of the Texas Local Government

Code, the consideration for the annexation shall include the entire width of McNatt Road and the right-of-way on both sides of the county road adjacent to the Property (the "Property"); and

WHEREAS, on February 27, 2025, the City Council of the City ("City Council") passed Resolution No. 996-25, which granted the Petition requesting consideration of the annexation of the Property into the City and calling a public hearing; and

WHEREAS, pursuant to Section 43.0673 of the Texas Local Government Code, the notice of the public hearing was published in The Post-Signal, a newspaper of general circulation within the City, on March 14, 2025, such date being not more than twenty (20) days nor less than ten (10) days prior to the public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the city's internet website; and,

WHEREAS, the City Council has investigated into, has determined, and officially finds all of the Property described herein is contiguous to the City's corporate limits and that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, the City and the Owner have negotiated and entered into a written agreement, shown in **Exhibit B**, attached hereto and incorporated as if set forth herein, pursuant to Section 43.0672 of the Texas Local Government Code, regarding services to be provided for the Property prior to the effective date of annexation of the Property; and

WHEREAS, the City Council finds and determines that annexation of the Property as requested by the Owner is in the best interests of the citizens of the City and the owners and residents of the area.

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

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

SECTION 2. Annexation. The Property is hereby annexed into the City, and the boundary limits of the City are hereby extended to include the Property within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City. From and after the passage of this Ordinance, the Property shall be a part of the City, and subject to the written services agreement referenced in the above findings incorporated by Section 1 of this Ordinance.

SECTION 3. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council of the City of Aubrey that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 5. Cumulative Repealer/Savings Clause. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Denton County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City.

PASSED AND APPROVED this 27th day of March 2025.

CHRIS RICH
MAYOR

ATTEST:

JENNY HICKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit A Property Description and Depiction

EXHIBIT A

Property Description

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 30.312 acre tract of land described in Deed to D.R. Horton - Texas, Ltd. recorded in Instrument No. 2024-132781, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found on the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said right-of-way according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT, said iron rod also being the southeast corner of said D.R. Horton - Texas, Ltd. tract;

THENCE North 88°50'27" West, with the north dedication line of said McNatt Road, a distance of 60.05 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set at the northwest corner of the McNatt Road dedication (becoming called 120-foot right-of-way at this point);

THENCE North 88°50'27" West, with the north line of said Silverado West, Phase 1, and the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, a distance of 580.81 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the southwest corner of said D.R. Horton - Texas, Ltd. tract, from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE North 38°39'46" West, with the southwest line of the D.R. Horton - Texas, Ltd. tract, a distance of 217.02 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a non-tangent curve to the right, from which a 5/8-inch iron rod with cap stamped "BCG 10194538" found at a southwest corner of the D.R. Horton - Texas, Ltd. tract bears North 38°39'46" West, a distance of 153.26 feet;

THENCE over and across said called 30.312 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

Northeasterly, with said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears North 80°50'53" East, a chord distance of 290.80 feet, and an arc distance of 292.42 feet;

South 88°40'49" East, a distance of 412.62 feet;

South 42°35'04" East, a distance of 41.61 feet;

And South 03°30'41" West, a distance of 187.68 feet to the POINT OF BEGINNING, and containing an area of 3.243 acres of land.

To include the entire width of McNatt Road and all right-of-way on both sides of the county road adjacent to the above-described property.

Exhibit A continued Property Depiction

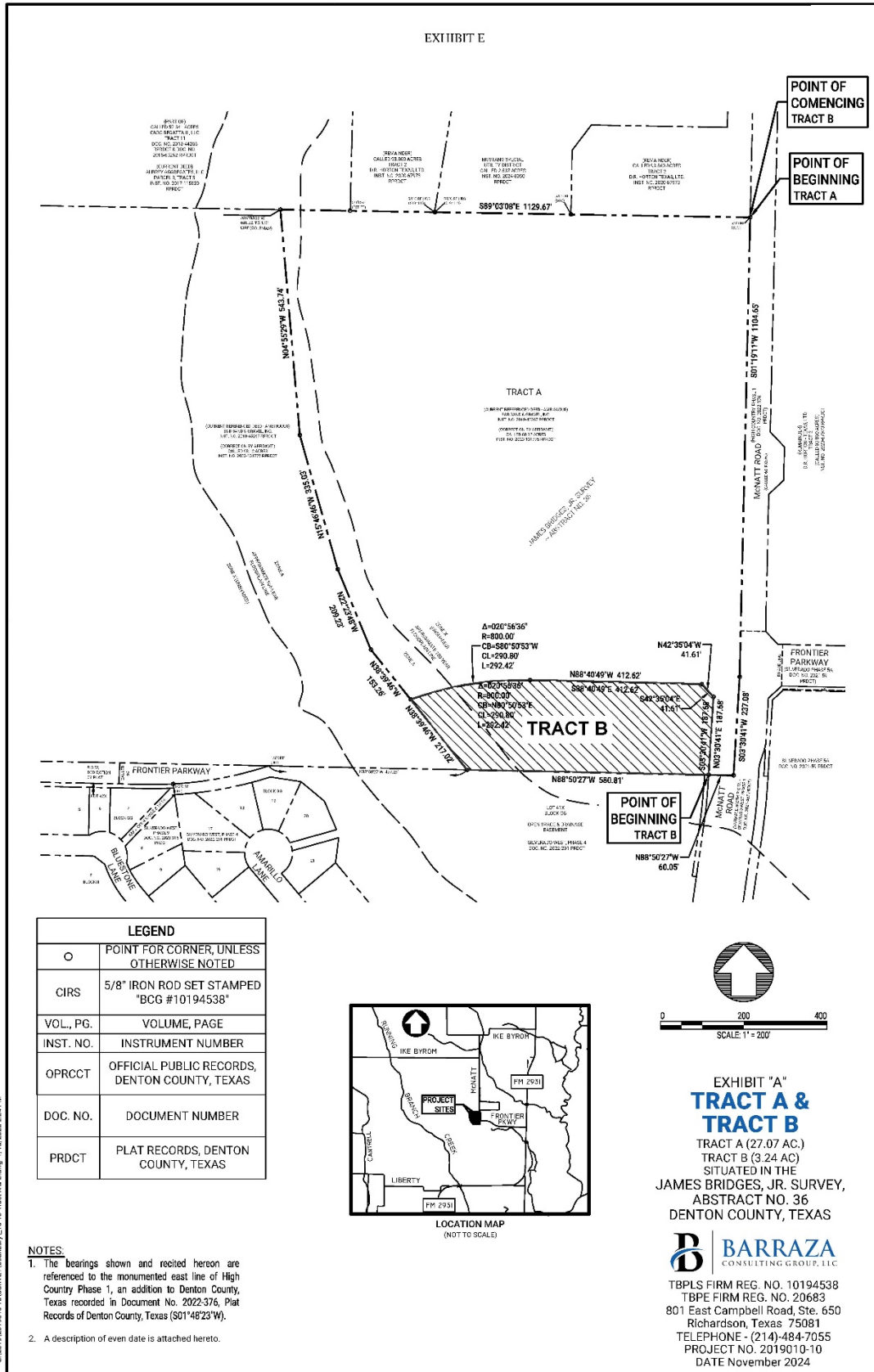


Exhibit B
Written Services Agreement

**FROM BODY OF EXECUTED SERVICE AGREEMENT
FOR C-3 ANNEXED PROPERTY**

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

The City of Aubrey, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection and Emergency Medical Services**

The City of Aubrey, Texas and its Fire Department will provide fire protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

The City of Aubrey, Texas and its Fire Department will provide EMS services to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

3. **Maintenance of Water and Wastewater Facilities**

All water and wastewater facilities owned or maintained by the City of Aubrey at the time of the proposed annexation shall continue to be maintained by the City of Aubrey. All water and wastewater facilities which may be acquired subsequent to the annexation of the proposed areas shall be maintained by the City of Aubrey to the extent of its ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City of Aubrey standard extension policy now existing or as may be amended. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances.

4. **Solid Waste Collection**

Solid waste collection is contracted through Republic Services and commercial accounts are arranged by each account individually with the City of Aubrey. Solid waste collection will be provided to citizens in the newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and density as those found within the newly annexed areas. The City may negotiate with annexed areas to allow continued services with an existing solid waste management provider. After the second anniversary of the annexation date, the City will impose fees and provide the service.

If areas with private roads and/or gates are arranged so that garbage may be collected without creating a safety hazard, the City, at its discretion, may collect the garbage provided proper indemnification is received from the community association or individual property owners. The City will then impose fees and provide the service. Garbage collection locations shall be subject to the approval of the Director of Public Works. In the

event the City does not collect garbage within the areas with private roads and/or gates, residents of these areas will not be billed for service after the two-year date.

5. **Maintenance of Roads and Streets**

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the homeowner association and as such maintained by the association.

6. **Maintenance of Parks, Playgrounds, and Swimming Pools**

The City of Aubrey, Texas is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

7. **Maintenance of any Publicly owned Facility, Building or Municipal Service**

The City of Aubrey, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. **Other Services**

The City of Aubrey, Texas finds and determines that such services as planning, code enforcement, animal control, library, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed areas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE COMPLETED WITHIN 2 ½ YEARS

1. **Police and Fire Protection and Solid Waste Collection**

The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Aubrey, Texas with like topography, land use and population density as those found within the newly annexed areas.

2. **Water Facilities**

For the next 2 ½ years, the City of Aubrey, Texas finds and determines that there is sufficient capacity for water to provide services to the annexed areas pursuant to the City of Aubrey extension policies.

3. **Wastewater Facilities**

The City of Aubrey is constructing a sewer lift station and force main that will have sufficient capacity to provide wastewater services to the annexed areas by May 1, 2024.

4. **Roads and Streets**

The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

5. **Maintenance of Parks, Playgrounds, and Swimming Pools and Any Other Publicly Owned Facility, Building, or Service**

The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Aubrey, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the discretion of the City of Aubrey.

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

**SERVICE PLAN AGREEMENT
SILVERADO HIGH COUNTRY GENERAL RETAIL TRACT
CITY OF AUBREY, TEXAS**

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

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

**CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
MUNICIPAL SERVICES AGREEMENT**

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

WHEREAS, the Owner owns a parcel of real property (the "Property") in Denton County, Texas, generally located at the southwest corner of McNatt road and Frontier Parkway, and being an approximate 3.24 acre tract of land situated in the James Bridges, Jr. Survey, Abstract No. 36, Denton County, Texas and being more particularly described and depicted in **Exhibit "A"** attached hereto and incorporated herein; and

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

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

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

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

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

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

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

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

Section 5. The Owner acknowledges that the City’s codes, ordinances, regulations and policies (“Regulations”) that apply throughout the City, including the Property, may be reviewed at City Hall and at the following internet address and that the Regulations shall apply to all development of the Property: <https://ecode360.com/AU6231>.

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

Section 7. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to

the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via facsimile or a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

To City:
City of Aubrey
Attn: Charles Kreidler, City Manager
107 South Main Street
Aubrey, Texas 76227

With Copy to:
Messer & Fort, PLLC
Attn: Patricia Adams, City Attorney
6371 Preston Road, Suite 200
Frisco, Texas 75034

To Owner:
D.R. Horton – Texas, Ltd.

With Copy to:

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

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

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

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

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

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

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

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

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

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

Entered into this _____ day of _____ 2025.

SIGNATURES ON FOLLOWING PAGE(S)

CITY OF AUBREY, TEXAS

By:_____

Name:_____

Title:_____

Date:_____

THE STATE OF TEXAS §

§

COUNTY OF DENTON §

§

**This instrument was acknowledged before me on _____, 2025, by
_____, _____ of the City of Aubrey, Texas on behalf of said City.**

Notary Public in and for the State of TEXAS

OWNER: D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

BY: _____

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §

 §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2025, by
_____, owner of said Property.

Notary Public in and for the State of TEXAS

Exhibit "A" – Legal Description

EXHIBIT A

Property Description

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 30.312 acre tract of land described in Deed to D.R. Horton - Texas, Ltd. recorded in Instrument No. 2024-132781, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found on the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said right-of-way according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT, said iron rod also being the southeast corner of said D.R. Horton - Texas, Ltd. tract;

THENCE North 88°50'27" West, with the north dedication line of said McNatt Road, a distance of 60.05 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set at the northwest corner of the McNatt Road dedication (becoming called 120-foot right-of-way at this point);

THENCE North 88°50'27" West, with the north line of said Silverado West, Phase 1, and the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, a distance of 580.81 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the southwest corner of said D.R. Horton - Texas, Ltd. tract, from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE North 38°39'46" West, with the southwest line of the D.R. Horton - Texas, Ltd. tract, a distance of 217.02 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a non-tangent curve to the right, from which a 5/8-inch iron rod with cap stamped "BCG 10194538" found at a southwest corner of the D.R. Horton - Texas, Ltd. tract bears North 38°39'46" West, a distance of 153.26 feet;

THENCE over and across said called 30.312 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

Northeasterly, with said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears North 80°50'53" East, a chord distance of 290.80 feet, and an arc distance of 292.42 feet;

South 88°40'49" East, a distance of 412.62 feet;

South 42°35'04" East, a distance of 41.61 feet;

And South 03°30'41" West, a distance of 187.68 feet to the POINT OF BEGINNING, and containing an area of 3.243 acres of land.

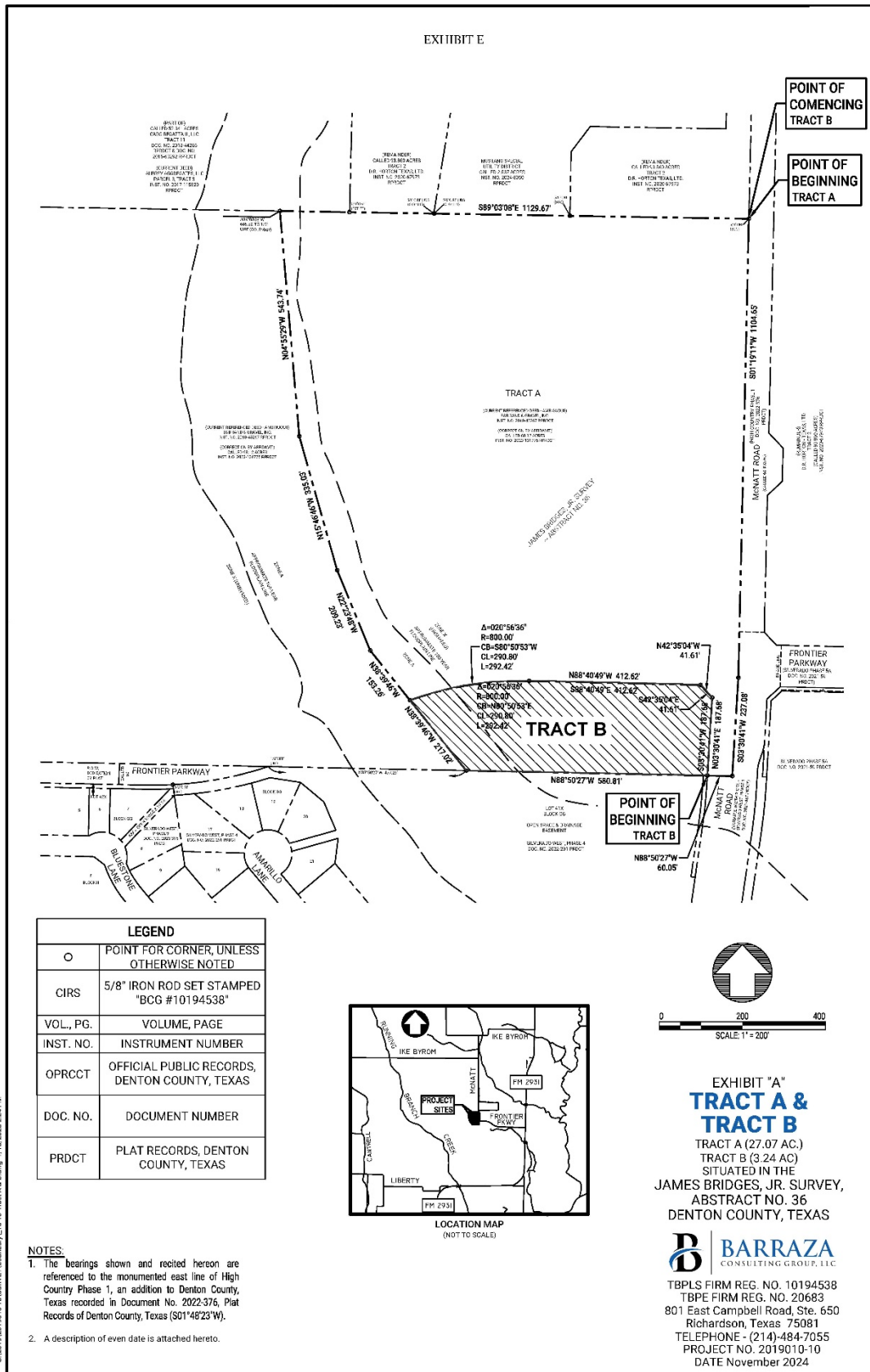


Exhibit "B"
MUNICIPAL SERVICE PLAN FOR
SILVERADO HIGH COUNTRY GENERAL RETAIL TRACT

Upon annexation of the area identified above and as identified on Exhibit A, the City of Aubrey will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

The City of Aubrey, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection and Emergency Medical Services**

The City of Aubrey, Texas and its Fire Department will provide fire protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

The City of Aubrey, Texas and its Fire Department will provide EMS services to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

3. **Maintenance of Water and Wastewater Facilities**

All water and wastewater facilities owned or maintained by the City of Aubrey at the time of the proposed annexation shall continue to be maintained by the City of Aubrey. All water and wastewater facilities which may be acquired subsequent to the annexation of the proposed areas shall be maintained by the City of Aubrey to the extent of its ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City of Aubrey standard extension policy now existing or as may be amended. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances.

4. **Solid Waste Collection**

Solid waste collection is contracted through Republic Services and commercial accounts are arranged by each account individually with the City of Aubrey. Solid waste collection will be provided to citizens in the newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and density as those found within the newly annexed areas. The City may negotiate with annexed areas to allow continued services with an existing solid waste management provider. After the second anniversary of the annexation date, the City will impose fees and provide the service.

If areas with private roads and/or gates are arranged so that garbage may be collected without creating a safety hazard, the City, at its discretion, may collect the garbage provided proper indemnification is received from the community association or individual property owners. The City will then impose fees and provide the service. Garbage collection locations shall be subject to the approval of the Director of Public Works. In the event the City does not collect garbage within the areas with private roads and/or gates, residents of these areas will not be billed for service after the two-year date.

5. **Maintenance of Roads and Streets**

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the homeowner association and as such maintained by the association.

6. **Maintenance of Parks, Playgrounds, and Swimming Pools**

The City of Aubrey, Texas is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

7. **Maintenance of any Publicly owned Facility, Building or Municipal Service**

The City of Aubrey, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. **Other Services**

The City of Aubrey, Texas finds and determines that such services as planning, code enforcement, animal control, library, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed areas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE COMPLETED WITHIN 2 ½ YEARS

1. **Police and Fire Protection and Solid Waste Collection**

The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other

areas already incorporated in the City of Aubrey, Texas with like topography, land use and population density as those found within the newly annexed areas.

2. **Water Facilities**

For the next 2 ½ years, the City of Aubrey, Texas finds and determines that there is sufficient capacity for water to provide services to the annexed areas pursuant to the City of Aubrey extension policies.

3. **Wastewater Facilities**

The City of Aubrey is constructing a sewer lift station and force main that will have sufficient capacity to provide wastewater services to the annexed areas by May 1, 2024.

4. **Roads and Streets**

The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

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The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Aubrey, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the discretion of the City of Aubrey.

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Hold a public hearing, consider and act on an ordinance amending Ordinance Number 896-25 Exhibit 14A, "Zoning Ordinance" of Chapter 14, "Zoning" of the Code of Ordinances and the Zoning Map of the City for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a Planned Development District (PD) with base zoning district of GR – General Retail on an approximate 3.243 acres of land located in the J Bridges Jr. Survey, Abstract No. 35, Denton County, Texas, Abstract No. 36. DCAD Parcel ID 1059776. (High Country PD GR, The Lakes FWSD)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The property is generally located at the southwest corner of McNatt Road and Frontier Parkway.

On December 18, 2024, the Aubrey City Council approved an amendment to The Lakes Fresh Water Supply District of Denton County Development Agreement that included procedures for annexation and zoning of the subject property.

The property development regulations for the property are outlined in the PD Planned Development District Standards (below) which are consistent with the approved Development Agreement. The annexation for the property is on the March 27, 2025 City Council meeting.

PD - Planned Development District, GR - General Retail District Standards:

The proposed zoning is for a PD Planned Development District with a base zoning district of GR General Retail.

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply the Property, as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
 2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).
-

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.

All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted; and
4. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=25 feet	1 story 20 feet	1 story=30 feet
	2 story= 60 feet	2 story-20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		

A PD Concept Plan shall be required to be submitted as a PD amendment prior to a Development Site Plan application.

Notifications:

Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.

At the time of agenda report submission, no letters either for or against the PD application had been received.

Recommendation:

Staff recommends the PD Planned Development District for the Lakes Fresh Water Supply District, High Country General Retail, property be approved as presented.

The Planning & Zoning Commission unanimously recommended (6-0) the PD rezoning for City Council approval at their March 13, 2025 meeting.

The City Council may:

1. Approve the ordinance rezoning the property to PD-GR;
2. Approve the ordinance rezoning the property to PD-GR subject to conditions; or
3. Deny the ordinance.

Attachments:

1. Draft Zoning Ordinance High Country PD GR
 2. Notification Map
 3. Silverado and High Country Concept Plan
 4. PD GR Development Standards
 5. The Lakes FWSD Silverado Agreement
-

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the PD Planned Development District for the Lakes Fresh Water Supply District, High Country, General Retail, property be approved as presented.

PUBLIC HEARING NOTIFICATION MAP

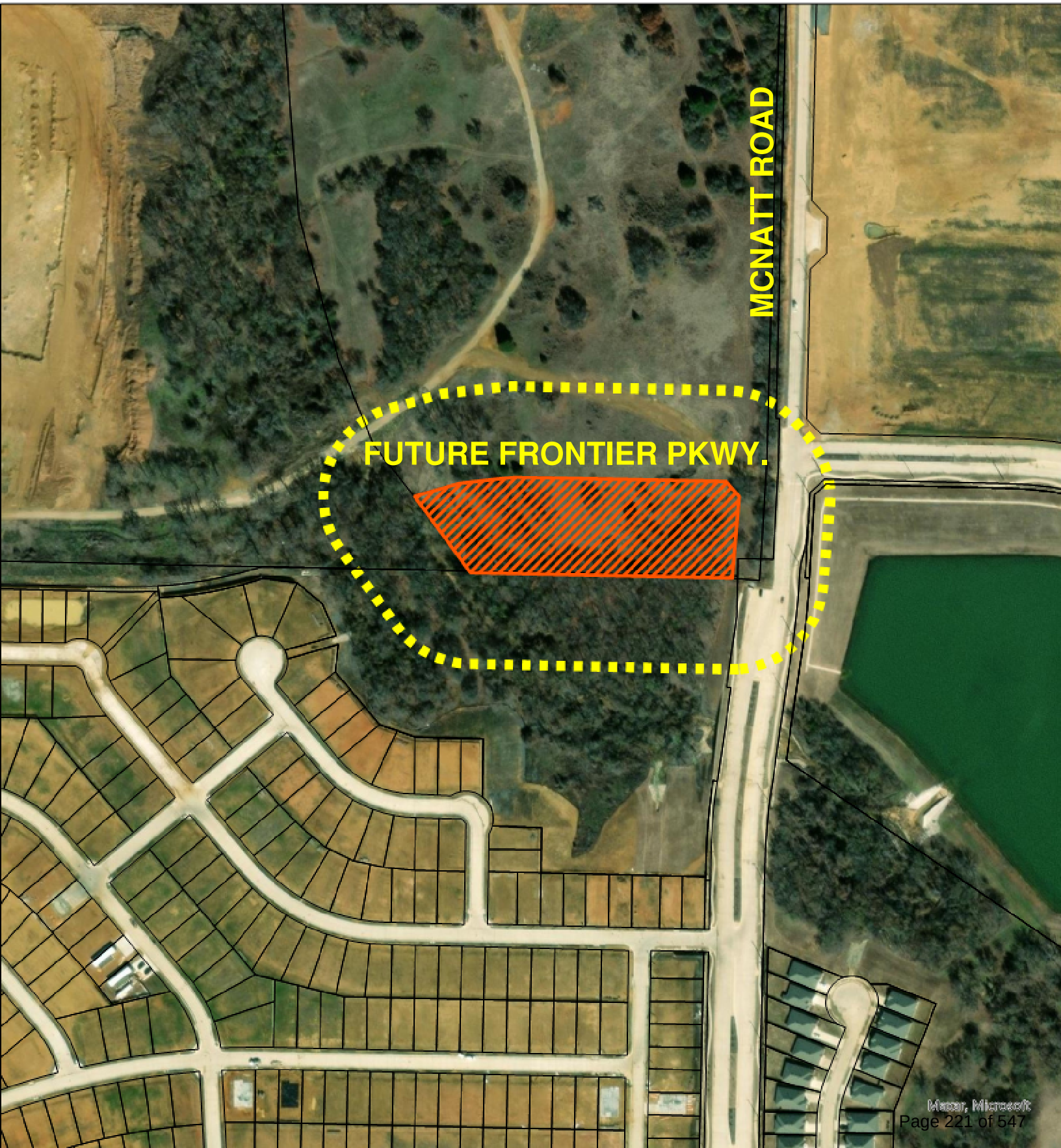
AUBREY, TX

Legend

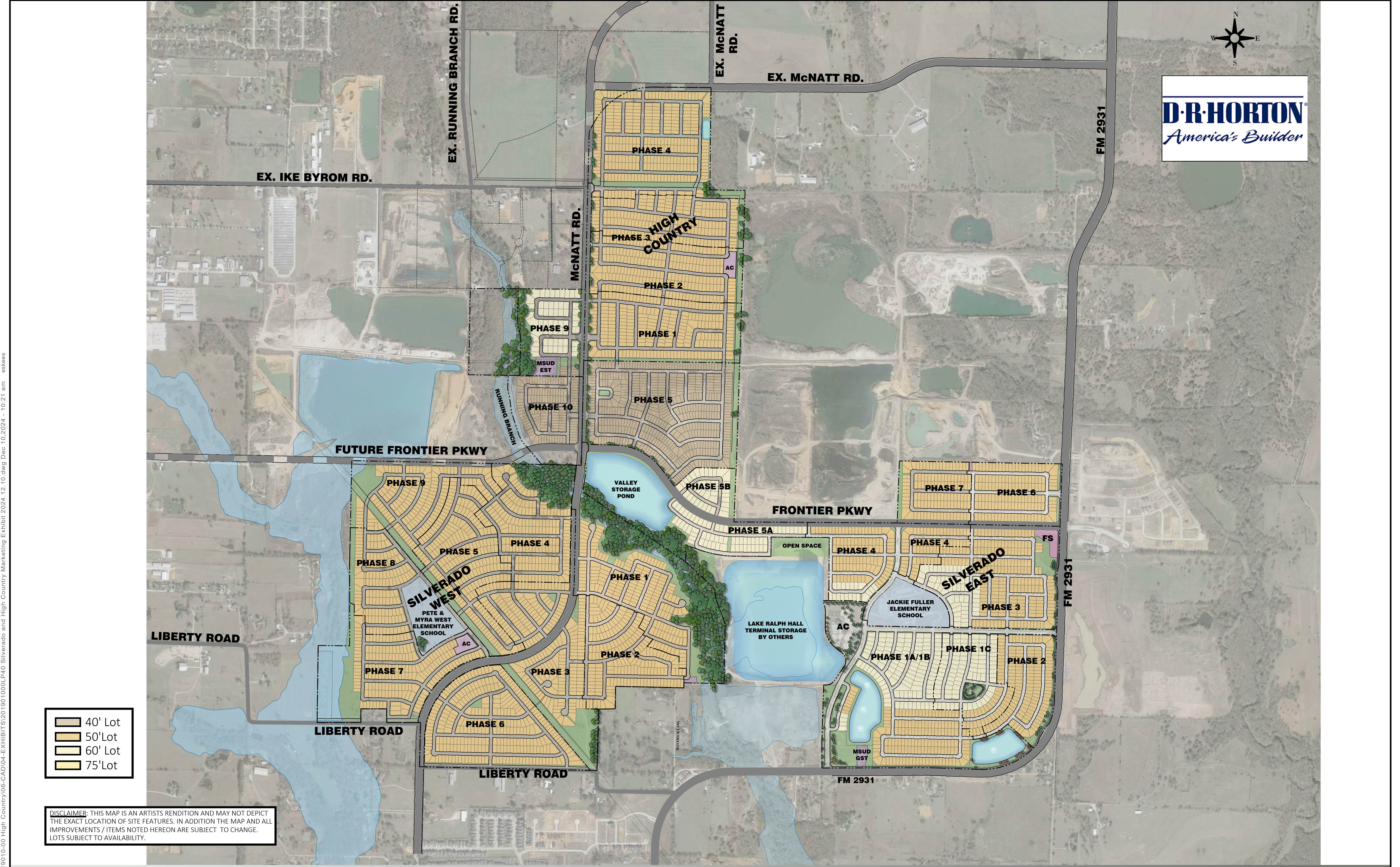
 SUBJECT PARCEL

 200FtRadius

0 300 600 Feet



S:\2019\2019010-00 High Country\06-CAD\04-EXHIBITS\201901000LP40 Silverado and High Country Marketing Exhibit 2024.12.10.dwg Dec 10,2024 - 10:21 am eslees



- 40' Lot
- 50' Lot
- 60' Lot
- 75' Lot

DISCLAIMER: THIS MAP IS AN ARTIST'S RENDITION AND MAY NOT DEPICT THE EXACT LOCATION OF SITE FEATURES. IN ADDITION THE MAP AND ALL IMPROVEMENTS / ITEMS NOTED HEREON ARE SUBJECT TO CHANGE. LOTS SUBJECT TO AVAILABILITY.

**DEVELOPMENT REGULATIONS
PLANNED DEVELOPMENT DISTRICT
GR-GENERAL RETAIL TRACT
SWC FRONTIER PARKWAY AND MCNATT ROAD**

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to Tract B as depicted in Exhibit E (the "Property"), as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.
All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted; and
13. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=25 feet	1 story 20 feet	1 story=30 feet
	2 story= 60 feet	2 story-20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		

A PD Concept Plan shall be required to be submitted as a PD amendment prior to a Development Site Plan application.

FIRST AMENDMENT TO FIRST REVISED DEVELOPMENT AGREEMENT

This **FIRST AMENDMENT TO FIRST REVISED DEVELOPMENT AGREEMENT** (this “First Amendment to Revised Agreement”) is made effective as of the hereinafter defined Effective Date, by, between, among and for the benefit of the **City of Aubrey, Texas**, a general law municipality organized under the laws of the State of Texas (the “City”); **D.R. Horton - Texas, Ltd.**, a Texas limited partnership (“Horton”); and **The Lakes Fresh Water Supply District of Denton County**, a political subdivision of the State of Texas (the “District”). All of the above individually, a “Party” or collectively, the “Parties.” For purposes of this First Amendment to Revised Agreement, all references to the “Parties” exclusively refers solely to the above listed three (3) entities, their lawful assigns hereto, and their successors-in-interest to the Property defined herein, and shall not include any other parties (whether expressly named in this First Amendment to Revised Agreement or not).

RECITALS:

WHEREAS, the City, Liberty Bankers Life Insurance Company and Lee and Cynthia Weir (collectively, the “Original Owners”) and the District entered into that certain Development Agreement, dated December 21, 2012 (the “Original Agreement”), as amended pursuant to that certain First Amendment to Development Agreement, dated September 20, 2016, by and among the City, CTMGT Regatta, LLC, a Texas limited liability company, and CTMGT Regatta II, LLC, a Texas limited liability company, and CADG Regatta III, LLC, a Texas limited liability company (collectively, “CTMGT”), DRH Land Opportunities I, an affiliate of Horton (“Land Opportunities”) and the District (the “First Amendment”); and

WHEREAS, subsequent to the date of the First Amendment, the City, Horton, and the District entered into that certain First Revised Development Agreement, dated July 16, 2020 (the “Revised Agreement”); and

WHEREAS, the Revised Agreement provides that all future amendments to the Agreement must be approved only by the City and Horton; and

WHEREAS, Horton owns the approximately twenty seven (27) acre tract of land described in **Exhibit A** attached hereto (the “Annexation Tract”), located wholly within the extraterritorial jurisdiction (“ETJ”) of the City and not within the corporate limits or ETJ of any other city, town or village; and

WHEREAS, a concept plan for the Annexation Tract (the “Annexation Tract Concept Plan”) is included as **Exhibit B** attached hereto; and

WHEREAS, in order to facilitate Horton’s proposed development of the Annexation Tract in a market-competitive manner, Horton desires to annex the Annexation Tract into the boundaries of the District, pursuant to the terms of this First Amendment to Revised Agreement; and

WHEREAS, the City supports the inclusion of the Annexation Tract into the District under appropriate parameters, as set forth herein; and

WHEREAS, as evidence of the City’s willingness to consent to the inclusion of the Annexation Tract into the District and upon Horton’s submission of a written petition to the City requesting the City’s consent to the same, the City Council of the City of Aubrey, Texas (the “City Council”) shall consider adoption of a consent resolution demonstrating the City’s consent, pursuant to Section 42.0425 of the Texas Local Government Code and Section 54.016 of the Texas Water Code, to the inclusion of the Annexation Tract in the District and consistent with Consent Resolution(s) previously approved by the City for the creation of the District; provided, however, that such Consent Resolution shall not contain any conditions that are not allowable pursuant to Section 54.016 of the Texas Water Code; and

WHEREAS, Horton and District represent to City that the certain approximate two (2) acre tract of land detailed in **Exhibit D** attached hereto (the “**Exclusion Tract**”) is located within the boundaries of the District, is subject to taxation, but that it does not need or utilize the services of the District so as to meet the requirements of Texas Water Code Section 54.379, *et seq.*, and to qualify as land that may be excluded from the boundaries of the District; and

WHEREAS, upon final approval by the City Council of the Consent Resolution regarding annexation of the Annexation Tract into the District, Horton agrees: (i) to fund two (2) emergency sirens to be installed within the Property as provided herein, (ii) to fund six (6) Flock Cameras to be installed within the Property as provided herein; (iii) to construct four (4) lanes of Section A of Frontier Parkway in accordance with applicable City ordinances, as detailed on **Exhibit C** attached hereto (the “**Frontier Parkway Improvements**”), and (iv) to use best efforts to cause the District to take necessary action to exclude from its boundaries the Exclusion Tract detailed in **Exhibit D** attached hereto simultaneously with the District’s annexation of the Annexation Tract pursuant to Texas Water Code, Section 54.739, *et seq.*, so long as the taxable value of the Annexation Tract is sufficient as to avoid any impairment of the security for payment of the District’s current outstanding bonds in accordance with the applicable provisions of the Texas Water Code that would result from the boundary reduction resulting from the removal of the Exclusion Tract; and

WHEREAS, the undersigned parties desire to enter into this First Amendment to Revised Agreement to, among other things, (i) extend the term of the Original Agreement, as amended by the First Amendment, the Revised Agreement and this First Amendment to Revised Agreement; (ii) provide for consideration by the City of its consent to the annexation of the Annexation Tract; (iii) provide for Horton’s funding two (2) emergency sirens to be installed within the Property as provided herein; (iv) provide for Horton’s funding of six (6) Flock Cameras to be installed within the Property as provided herein; and (v) provide for Horton’s construction of four (4) lanes of Section A of Frontier Parkway in accordance with applicable City ordinances, as detailed on **Exhibit C** attached hereto, as development progresses within the District; and (vi) provide for the exclusion of the Exclusion Tract from the boundaries of the District, if such exclusion is feasible under applicable provisions of the Texas Water Code; and

WHEREAS, as long as the taxable value of the Annexation Tract is sufficient as to avoid impairment of the security for payment of the District’s current outstanding bonds in accordance with the applicable provisions of the Texas Water Code, Section 54.739, *et seq.*, that would result from the removal of the Exclusion Tract, District agrees that exclusion is feasible and authorized by the provisions of the Texas Water Code; and

WHEREAS, these Recitals are incorporated into and made a part of this First Amendment to Revised Agreement for all purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in the foregoing Recitals, this First Amendment to Revised Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and agreed, the Parties agree as follows:

1. Property Defined.

- a. **District Property.** The City agrees that the term “Property” that was re-defined as an approximate 1,880 acres of land in accordance with the Revised Agreement, and more fully described in **Exhibits A-1** and **A-2** to the Revised Agreement, is hereby further amended to include the Annexation Tract described in **Exhibit A** attached hereto, and both the City and Horton hereby agree and understand that the Annexation Tract shall be included in the

definition of the term “Property” upon approval by City of an appropriate Consent Resolution, and upon such annexation, shall be subject to the terms and conditions of the Original Agreement, as amended by the First Amendment, Revised Agreement and this First Amendment to Revised Agreement.

- b. Property Annexed into City. An approximate 3-acre tract of land (the “General Retail Tract”) more particularly described in Exhibit E hereto is located within the City’s extraterritorial jurisdiction and shall not be included within the boundaries of the District. Upon submission by Horton of a petition for annexation of the Annexation Tract into the District, Horton shall submit a petition for annexation of the General Retail Tract into the corporate boundaries of the City, and contemporaneously with annexation, shall submit an application requesting zoning of the General Retail Property in accordance with the development standard set forth in Exhibit F (the “General Retail Standards”) attached hereto and incorporated herein.

2. Annexation of Annexation Tract.

- a. Consent to Annexation. Horton intends to submit a petition to the City requesting its consent to the inclusion of the Annexation Tract in the District, and such other documents as necessary to effectuate the annexation. As soon as reasonably practicable after the City’s receipt of a written petition from Horton, the City, subject to City Council legislative discretion and approval, intends to consider the adoption of a Consent Resolution for the Annexation Tract demonstrating the City’s consent pursuant to Section 42.0425 of the Texas Local Government Code and Section 54.016 of the Texas Water Code, to the inclusion of the Annexation Tract in the District, as provided for therein. Subject to City Council legislative discretion and approval and subject to the conditions and limitations set forth in this First Amendment to Revised Agreement and the Consent Resolution being adopted by the Council, the Annexation Tract shall be annexed into the District.
- b. Full Satisfaction. Upon final approval by the City Council of this First Amendment to Revised Agreement and of the Consent Resolution (the “District Consents”), City consent shall be given: (i) with the understanding that Horton has relied on the District Consents to Horton’s material detriment and but for the District Consents Horton would not have entered into this First Amendment to Revised Agreement; and (ii) with the understanding of Horton and District that City has relied upon the representations made herein and the value of the Frontier Parkway Improvements, the emergency sirens, the Flock cameras, the potential development of the General Retail Tract, and the Exclusion Tract in making the agreements contained herein and but for those agreements would not have entered into this First Amendment to the Revised Agreement.
- c. Consent Documents. The City agrees to execute such further documents as may reasonably be requested by Horton, the District, or any governmental agency or political subdivision having jurisdiction over the District, to evidence the City Council action approving the Consent Resolution as set forth in this First Amendment to Revised Agreement.
- d. No Limitation of Powers. Nothing herein is intended to limit, impair or conflict with the authority of, legislative discretion of, or powers granted to either the City or the District by the Texas Constitution, Texas Water Code, Texas Local Government Code, or any other current or future statute applicable to the City or such districts.
- e. Concept Plan. Development of the Annexation Tract shall be in compliance with the Annexation Tract Concept Plan attached hereto as Exhibit B and the CP Standards, as amended by the Revised Agreement.

3. Emergency Sirens and Flock Cameras. As consideration for the City's final approval of the Consent Resolution regarding annexation of the Annexation Tract into the District, Horton agrees (i) to pay Seventy-Five Thousand and No/100 Dollars (\$75,000.00) to City to fund the purchase and installation of two (2) emergency warning sirens, to be located within the area of McNatt Road and Frontier Parkway and located upon the City's Fire Department land within the property referred to as the Silverado Development, to serve such portion of the Property, and (ii) Thirty Thousand and No/100 Dollars (\$30,000.00) for six (6) Flock Cameras to be located at entrance and exit points of the property referred to as the Silverado Development. Horton shall make such payment to City within thirty (30) days after City approval of the Consent Resolution for Annexation Tract. The emergency warning sirens and the Flock Cameras funded by Horton in accordance with this Section 3 shall be owned, operated, and maintained by the City, and the City shall be responsible for all operation and maintenance costs associated therewith. The City hereby agrees that neither Horton nor the District shall be responsible for the operation and/or maintenance of the emergency warning sirens and Flock Cameras.
4. Frontier Parkway. As additional consideration by Horton, after City's approval of the Consent Resolution regarding annexation of the Annexation Tract into the District, Horton agrees to design and construct, at its sole cost and expense, four (4) lanes of Frontier Parkway more specifically identified as **Section "A" on Exhibit C** attached hereto in accordance with this First Amendment to Revised Agreement. Horton shall design and construct Section A of Frontier Parkway identified in **Exhibit C** hereto after its receipt of final plat approval by City for the Annexation Tracts, and other portions of Frontier Parkway shall be constructed as future development occurs and tracts are annexed and platted by Horton.
5. Land Swap.
 - (a) Exclusion of Exclusion Tract. As additional consideration and in accordance with subsection (b), after City's approval of the Consent Resolution regarding annexation of the Annexation Tract into the District, provided that the property value of the Annexation Tract increases by a sufficient amount so that the Land Swap can occur under 54.739 of the Water Code, Horton agrees to use best efforts, pursuant to Texas Water Code, Section 54.739, *et seq.*, to cause the District to exclude from its boundaries the Exclusion Tract simultaneously with the District's annexation of the Annexation Tract (the "Land Swap"), so long as the taxable value of the Annexation Tract in comparison to the taxable value of the Exclusion Tract is sufficient as to avoid impairment of the security for payment of the District's current outstanding bonds in accordance with the applicable provisions of the Texas Water Code, with the taxable value of the Annexation Tract and the Exclusion Tract to be determined based on the most recent tax rolls certified by Denton County at the time of the Land Swap.
 - (b) Timing of Land Swap. Horton agrees that by August 31 of each year for a period of five (5) years from the Effective Date of this First Amendment to Revised Agreement, it will evaluate the total taxable value of the Annexation Tract to determine if the total taxable value of the Annexation Tract as provided in the most recent tax rolls certified by Denton County in that calendar year is equal to or greater than the taxable value of the Exclusion Tract in order to effect the Land Swap. If by August 31, 2030, the total taxable value of the Annexation Tract as provided in the most recent tax rolls certified by Denton County in that calendar year is not equal to or greater than the taxable value of the Exclusion Tract, then Horton and the District shall have no obligation to continue efforts to effectuate the Land Swap, and Horton shall be entitled to request that the Annexation Tract (if not already annexed) be approved by City for annexation into the boundaries of the District pursuant to Consent Resolution adopted by the City pursuant to the terms of this First Amendment to Revised Agreement.

6. Term. The Parties hereby agree that the Term of the Original Agreement, as amended by the First Amendment, Revised Agreement and this First Amendment to Revised Agreement, shall be extended for an additional twenty-five (25) years from the Effective Date of this First Amendment to Revised Agreement.
7. Original Agreement. Article V “Annexation” of the Original Agreement remains in full force and effect notwithstanding the amendments thereto by this First Amendment to Revised Agreement.
8. No Other Amendments; Estoppel. Except for the Revised Agreement and the First Amendment, the Original Agreement has not been amended, modified, restated, cancelled or terminated and remains in full force and effect. To the best knowledge and belief of the undersigned Parties, as of this date neither City, Horton, nor the District is in default of any of the terms of the Original Agreement, the First Amendment or the Revised Agreement, and no event has occurred that, with the giving of notice or passage of time, would be a default by any of them under their terms. To the best knowledge and belief of the undersigned Parties, without the undertaking of due diligence or investigation, each of City, Horton, and the District is in compliance, as of this date, with its duties and obligations under the Original Agreement, the First Amendment and the Revised Agreement.
9. Legislative Discretion / Further Documents. Each Party shall, upon request of any other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of the First Amendment to Revised Agreement and achieve the intent of the Parties. No term or provision of this Revised Agreement shall be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this First Amendment to Revised Agreement is executed or any future City Council.
10. Conflicts. In the event of any conflict between the First Amendment to Revised Agreement and any ordinance, resolution, regulation, rule, order, plan, or policy of the City (whether now existing or hereafter adopted), the First Amendment to Revised Agreement, as may be amended, shall control, and none of such ordinances, resolutions, rules, orders, plans, or policies shall apply to the Property or otherwise adversely affect the development of the Property. Without limiting the generality of the foregoing, development of the Property shall not be affected by any moratoriums adopted by the City. In the event of any conflict between this First Amendment to Revised Agreement and the documents incorporated herein by reference, this First Amendment to Revised Agreement shall control to the extent of such conflict as relates to relationships between the undersigned Parties.
11. Filing. Within thirty (30) days after the execution of this First Amendment to Revised Agreement by all the Parties, Horton shall file a copy of this First Amendment to Revised Agreement in the Real Property Records of Denton County, Texas, and this First Amendment to Revised Agreement shall run with the land and be applicable to the Property in accordance with its terms.
12. Authority and Enforceability. The City represents and warrants this this First Amendment to Revised Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notice required by the Texas Open Meetings Act) and that the individual executing this First Amendment to Revised Agreement on behalf of the City has been duly authorized to do so. The District represents and warrants that this First Amendment to Revised Agreement has been approved by official action of the Board of Directors of the District in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this First Amendment to Revised Agreement on behalf of

the District has been duly authorized to do so. Horton represents and warrants that this First Amendment to Revised Agreement has been approved by appropriate action and that the individual executing this First Amendment to Revised Agreement on behalf of Horton has been duly authorized to do so. Each Party respectively acknowledges and agrees that this First Amendment to Revised Agreement is binding upon such Party and is enforceable against such Party in accordance with its terms and conditions and to the extent provided by law.

13. Counterparts. This Revised Agreement may be executed in any number of contemporaneously executed counterparts bearing the same title, each of which shall be deemed an original and constitute one and the same instrument.

14. Effective Date. The “Effective Date” of this First Amendment to Revised Agreement is deemed and agreed to be the latest date of the signatures of City, Horton, and District, and the provisions of the Original Agreement (as amended by the First Amendment and Revised Agreement) and incorporated herein and amended by the First Amendment to Revised Agreement shall thereafter be enforceable against the Parties.

[Signatures follow on the next pages.]

EXECUTED BY THE PARTIES AS OF THE DATE LAST SET FORTH BELOW.

CITY OF AUBREY

By:_____

Name: Charles Kreidler

Title: City Manager

Date of Execution:_____

APPROVED AS TO FORM

Name: Patricia Adams

Title: City Attorney

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025, by Charles Kreidler, the City Manager for the City of Aubrey, Texas, on behalf of said City.

Notary Public, State of Texas

HORTON:

D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

By: D.R. Horton, Inc,
a Delaware corporation
its Authorized Agent

By: _____

Printed Name: _____

Its: _____

Date of Execution: _____

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025, by **David Booth**, the _____ of D.R. Horton, Inc., the Authorized Agent of D. R. Horton – Texas, Ltd., a Texas limited partnership, on behalf of said entities.

Notary Public, State of Texas

DISTRICT:

**THE LAKES FRESH WATER SUPPLY
DISTRICT OF DENTON COUNTY**

By:_____

Printed Name: Debbie Reuther

Title: President

Date of Execution:_____

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Debbie Reuther, President of the Board of Directors of The Lakes Fresh Water Supply District of Denton County, on behalf of said District.

Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT A
Annexation Tract

EXHIBIT A
DESCRIPTION
TRACT A
27.07 ACRES

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, a distance of 60.05 feet;

THENCE over and across called 68.12 acre tract, the following courses:

North 03°30'41" West, a distance of 187.68 feet;

North 42°35'04" West, a distance of 41.61 feet;

North 88°40'49" West, a distance of 412.62 feet to the beginning of a tangent curve to the left;

With said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears South 80°50'53" West, a distance of 290.80 feet, and an arc length of 292.42 feet;

North 38°39'46" West, a distance of 153.26 feet;

North 22°23'48" West, a distance of 209.23 feet;

North 15°46'46" West, a distance of 335.03 feet;

And North 04°55'29" West, a distance of 543.74 feet, said point being located on the north line of said called 68.12 acre tract, and the south line of that certain tract of land described as Parcel 3, Tract 3, in deed to Aubrey Aggregates, LLC recorded in Instrument No. 2017-115329, RPRDCT, from which a 1/2-inch iron rod with cap stamped "COLEMAN" found at the southwest corner of said Aubrey Aggregates, LLC tract bears North 89°03'08" West, a distance of 606.52 feet;

THENCE South 89°03'08" East, with said north line of the called 68.12 acre tract, and the south line of the Aubrey Aggregates, LLC tract, passing at a distance of 167.97 feet a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the southeast corner of the Aubrey Aggregates, LLC tract, continuing with the north line of the called 68.12 acre tract, and the south line of that certain called 93.860 acre tract of land described as Tract 2 in deed to D.R. Horton Texas, Ltd. recorded in Instrument No. 2020-67973, RPRDCT, in all, a total distance of 1129.67 feet to the **POINT OF BEGINNING**, containing an area of 27.07 acres of land.

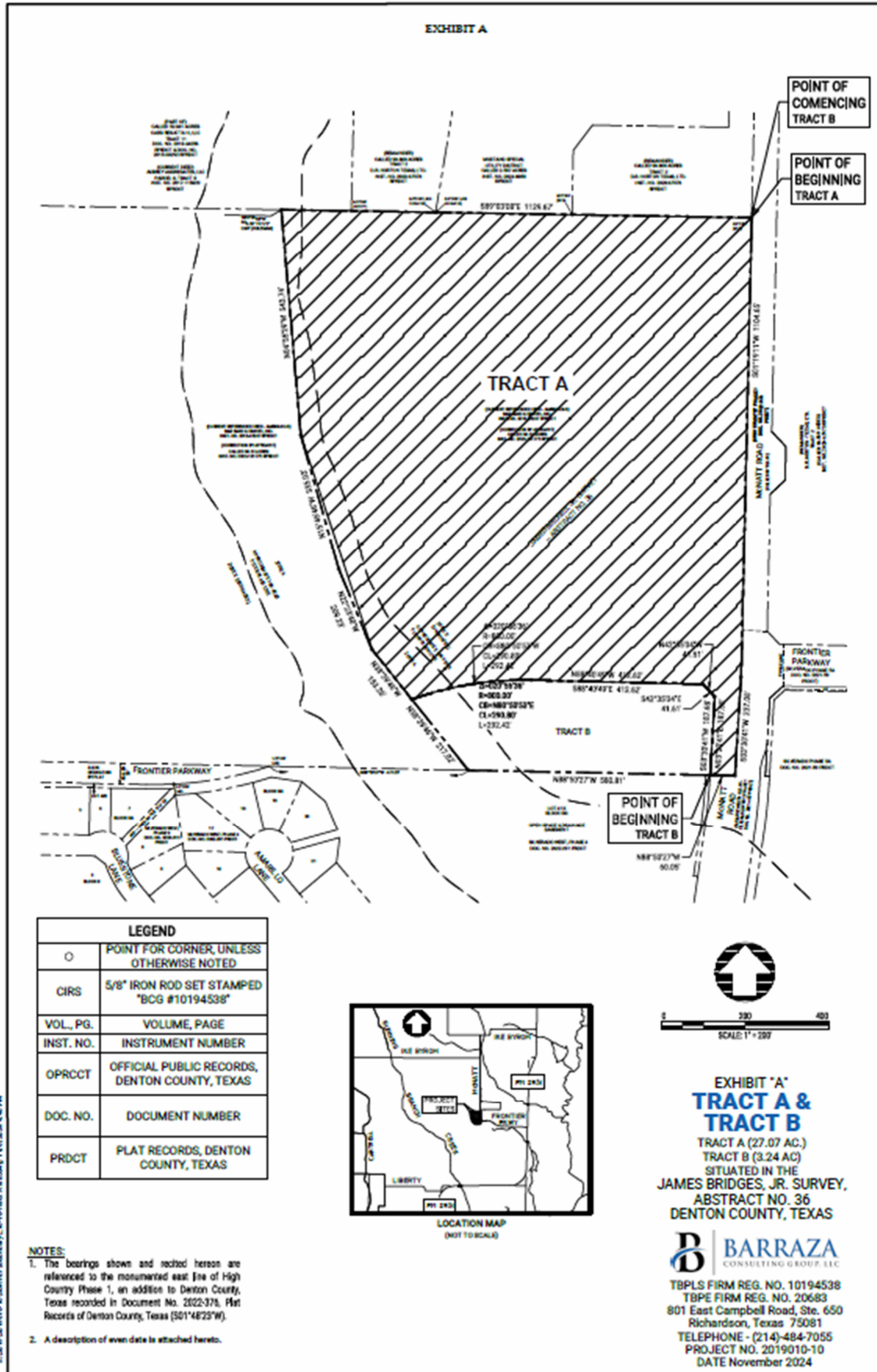


EXHIBIT A-1 **Boundary Map of the Property**

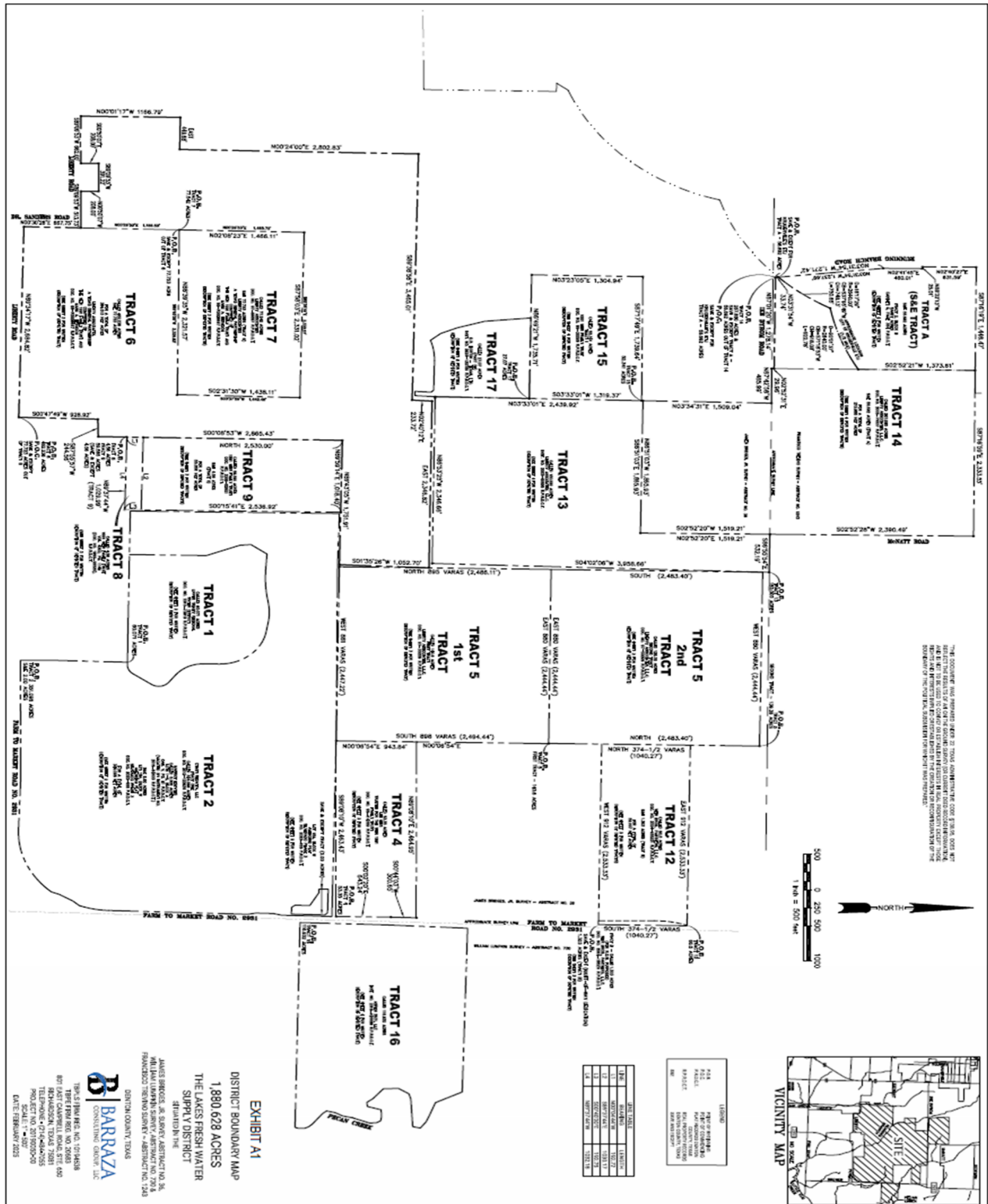


EXHIBIT A-2
Legal Description of the Property

EXHIBIT A2

**THE LAKES FRESH WATER SUPPLY DISTRICT
DENTON COUNTY, TEXAS**

THE LAKES FRESH WATER SUPPLY DISTRICT CONTAINING APPROXIMATELY 1,880.628 NET ACRES OF LAND, MORE OR LESS, COMPRISING OF FOURTEEN TRACTS AND DESCRIBED AS FOLLOWS:

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 406.169 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LAKES OF AUBREY, L.P., RECORDED AS DOCUMENT NO. 2005-114860, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERIOR ELL CORNER OF SAID 406.169 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 11.520 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED IN COUNTY CLERK'S FILE NO. 94-011755 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 43 MINUTES 37 SECONDS WEST, ALONG THE COMMON BOUNDARY BETWEEN SAID 406.169 ACRE TRACT AND SAID 11.520 ACRE TRACT, A DISTANCE OF 532.68 FEET TO AN EXTERIOR ELL CORNER OF SAID 406.169 ACRE TRACT, THE NORTHWEST CORNER OF SAID 11.520 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 38.165 ACRE TRACT DESCRIBED AS TRACT I IN SAID ROBINSON DEED;

THENCE NORTH 88 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE COMMON BOUNDARY BETWEEN SAID 406.169 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 973.92 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID 406.169 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREE 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 904.19 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF 418.26 FEET TO A POINT FOR CORNER;

NORTH 03 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 130.41 FEET TO A POINT FOR CORNER;

NORTH 35 DEGREES 30 MINUTES 44 SECONDS EAST, A DISTANCE OF 229.39 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 218.79 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 86 DEGREES 55 MINUTES 16 SECONDS EAST FOR 453.26 FEET, A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 33 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 454.55 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 89 DEGREES 03 MINUTES 38 SECONDS EAST FOR 302.59 FEET, A CENTRAL ANGLE OF 22 DEGREES 59 MINUTES 46 SECONDS AND A RADIUS OF 759.00 FEET, FOR AN ARC DISTANCE OF 304.63 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS SOUTH 79 DEGREES 12 MINUTES 11 SECONDS EAST FOR 99.69 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 53 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 99.71 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 39 DEGREES 51 MINUTES 48 SECONDS EAST FOR 721.38 FEET, A CENTRAL ANGLE OF 81 DEGREES 57 MINUTES 39 SECONDS AND A RADIUS OF 550.00 FEET, FOR AN ARC DISTANCE OF 786.77 FEET TO A POINT FOR THE END OF SAID CURVE;

SOUTH 01 DEGREE 07 MINUTES 01 SECOND WEST, A DISTANCE OF 194.57 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS SOUTH 24 DEGREES 59 MINUTES 20 SECONDS EAST FOR 352.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 12 MINUTES 42 SECONDS AND A RADIUS OF 400.00 FEET, FOR AN ARC DISTANCE OF 364.51 FEET TO POINT FOR THE END OF SAID CURVE;

SOUTH 51 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 134.35 FEET TO POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 08 DEGREES 11 MINUTES 36 SECONDS EAST FOR 204.22 FEET, A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 224.63 FEET TO POINT FOR THE END OF SAID CURVE;

SOUTH 34 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 264.13 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 62 DEGREES 59 MINUTES 26 SECONDS WEST FOR 142.15 FEET, A CENTRAL ANGLE OF 56 DEGREES 33 MINUTES 53 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 148.09 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 88 DEGREES 43 MINUTES 37 SECONDS WEST, A DISTANCE OF 35.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,616,686 SQUARE FEET, OR 60.071 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 346.098 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED TO CTMGT REGATTA, LLC RECORDED AS DOCUMENT NO. 2012-122934, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALL OF LOTS 1-5, BLOCK A (CALLED 5.00 ACRES), OF MARRIOT ESTATES, AN ADDITION TO DENTON COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 91 OF SAID REAL PROPERTY RECORDS, SAID MARRIOT ESTATES FINAL PLAT VACATED ACCORDING TO INSTRUMENT NO. 2019-94603 OF SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT-OF-WAY OF F.M. 2931 (A 100-FOOT RIGHT-OF-WAY AT THIS POINT) ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 10.489 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED TO TOMMY GENE SMITH AND WIFE, MARSHA J. SMITH, RECORDED IN VOLUME 3222, PAGE 689 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 10.489 ACRE TRACT, A DISTANCE OF 357.65 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF A CALLED 11.520 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED IN COUNTY CLERK'S FILE NO. 94-R0011755 OF SAID REAL PROPERTY RECORDS;

THENCE ALONG THE COMMON LINE BETWEEN SAID 11.520 ACRE TRACT AND SAID 346.098 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREE 05 MINUTES 06 SECONDS EAST, A DISTANCE OF 29.38 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 16 MINUTES 25 SECONDS EAST, A DISTANCE OF 869.54 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 346.098 ACRE TRACT, THE NORTHEAST CORNER OF SAID 11.520 ACRE TRACT AND AN EXTERIOR CORNER OF A CALLED 60.071 ACRE TRACT OF LAND DESCRIBED IN A DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED AS DOCUMENT NO. 2010-73910 OF SAID REAL PROPERTY RECORDS;

THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID 60.071 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 35.70 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 62 DEGREES 59 MINUTES 26 SECONDS EAST FOR 142.15 FEET, A CENTRAL ANGLE OF 56 DEGREES 33 MINUTES 53 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 148.09 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 34 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 264.13 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 08 DEGREES 11 MINUTES 36 SECONDS WEST FOR 204.22 FEET, A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 224.63 FEET TO POINT FOR THE END OF SAID CURVE;

NORTH 51 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 134.35 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 24 DEGREES 59 MINUTES 20 SECONDS WEST FOR 352.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 12 MINUTES 42 SECONDS AND A RADIUS OF 400.00 FEET, FOR AN ARC DISTANCE OF 364.51 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 01 DEGREE 07 MINUTES 01 SECOND EAST, A DISTANCE OF 194.57 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 39 DEGREES 51 MINUTES 48 SECONDS WEST FOR 721.38 FEET, A CENTRAL ANGLE OF 81 DEGREES 57 MINUTES 39 SECONDS AND A RADIUS OF 550.00 FEET, FOR AN ARC DISTANCE OF 786.77 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 79 DEGREES 12 MINUTES 11 SECONDS WEST FOR 99.69 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 53 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 99.71 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WESTERLY, ALONG SAID REVERSE CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 89 DEGREES 03 MINUTES 38 SECONDS WEST FOR 302.59 FEET, A CENTRAL ANGLE OF 22 DEGREES 59 MINUTES 46 SECONDS AND A RADIUS OF 759.00 FEET, FOR AN ARC DISTANCE OF 304.63 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WESTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 86 DEGREES 55 MINUTES 16 SECONDS WEST FOR 453.26 FEET, A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 33 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 454.55 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 85 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 218.79 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 30 MINUTES 44 SECONDS WEST, A DISTANCE OF 229.39 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 29 MINUTES 36 SECONDS EAST, A DISTANCE OF 130.41 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 418.26 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREE 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 904.19 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND A CALLED 38.165 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO TIM ROBINSON AND TOMMY ROBINSON FOR THE SOUTHWEST CORNER OF SAID 60.071 ACRE TRACT;

THENCE NORTH 88 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 608.29 FEET TO A POINT ON THE EAST LINE OF A CALLED 4.56 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 4300, PAGE 1149 OF SAID REAL PROPERTY RECORDS FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 38.165 ACRE TRACT;

THENCE NORTH 01 DEGREE 19 MINUTES 47 SECONDS EAST, ALONG THE WEST LINE OF SAID 346.098 ACRE TRACT, A DISTANCE OF 2,455.33 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 462.236 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LIBERTY ASSOCIATES, RECORDED IN COUNTY CLERK'S FILE NO. 96-R0026647 OF SAID REAL PROPERTY RECORDS FOR THE NORTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 59.566 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 5073, PAGE 2066 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 87 DEGREES 39 MINUTES 41 SECONDS EAST, ALONG THE COMMON LINE BETWEEN 346.098 ACRE TRACT AND SAID 462.236 ACRE TRACT, A DISTANCE OF 721.69 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 462.236 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 140.6 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN A DEED TO LIBERTY ASSOCIATES, L.L.C., RECORDED IN COUNTY CLERK'S FILE NO. 97-R0030209 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 08 MINUTES 36 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 140.6 ACRE TRACT, A DISTANCE OF 2,469.24 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 140.6 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 53.35 ACRE

TRACT OF LAND DESCRIBED IN A DEED TO THE WEIR 1991 FAMILY TRUST, RECORDED IN COUNTY CLERK'S FILE NO. 98-R0114389 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 20 MINUTES 08 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 53.35 ACRE TRACT, PASSING AT A DISTANCE OF 2,214.72 FEET THE MOST NORTHERLY NORTHEAST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHWEST CORNER OF SAID VACATED MARRIOTT ESTATES, CONTINUING WITH THE NORTH LINE OF SAID VACATED PLAT, IN ALL, A TOTAL DISTANCE OF 2,464.74 FEET TO A POINT ON THE WEST LINE OF SAID F.M. 2931;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. 2931, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 589.94 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 08 DEGREES 56 MINUTES 36 SECONDS EAST, CONTINUING WITH THE WEST RIGHT-OF-WAY OF SAID F.M. 2931, PASSING AT A DISTANCE OF 3.11 FEET THE MOST EASTERLY NORTHEAST CORNER OF SAID 346.098 ACRE TRACT, AND CONTINUING ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. 2931 AND THE EAST LINE OF SAID 346.098 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 101.98 FEET TO A POINT FOR CORNER;

THENCE CONTINUING ALONG THE WEST AND NORTH RIGHT-OF-WAY OF SAID F.M. 2931 AND THE EAST AND SOUTH LINES OF SAID 346.098 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,630.09 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 11 DEGREES 36 MINUTES 51 SECONDS WEST FOR 352.22 FEET, A CENTRAL ANGLE OF 18 DEGREES 29 MINUTES 41 SECONDS AND A RADIUS OF 1,095.92 FEET, FOR AN ARC DISTANCE OF 353.76 FEET TO A POINT FOR THE END OF SAID CURVE;

SOUTH 40 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 98.93 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 185.80 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 98.95 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 66 DEGREES 43 MINUTES 17 SECONDS WEST FOR 956.04 FEET, A CENTRAL ANGLE OF 51 DEGREES 43 MINUTES 15 SECONDS AND A RADIUS OF 1,095.92 FEET, FOR AN ARC DISTANCE OF 989.28 FEET TO POINT FOR THE END OF SAID CURVE;

NORTH 87 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 631.80 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 88 DEGREES 32 MINUTES 36 SECONDS WEST FOR 226.95 FEET, A CENTRAL ANGLE OF 02 DEGREES 15 MINUTES 00 SECONDS AND A RADIUS OF 5,779.58 FEET, FOR AN ARC DISTANCE OF 226.96 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 89 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 1,523.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 351.098 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 18A, BLOCK W, OF SIVERADO PHASE 3, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO AMENDING PLAT RECORDED IN DOCUMENT NO. 2020-168, PLAT RECORDS OF DENTON COUNTY, TEXAS., AND CONTAINING A CALLED AREA OF 2.00 ACRES OF LAND.

FOR A NET TOTAL OF 349.098 ACRES OF LAND, MORE OR LESS.

TRACT 4

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN DENTON COUNTY, TEXAS A PART OF THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 180 ACRES AS DESCRIBED IN A DEED TO J.E. PEIPELMAN, RECORDED IN VOLUME 130, PAGE 251 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND IS HEREIN DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID 180 ACRE TRACT WHERE SAME IS INTERSECTED BY THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2931 FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 08 MINUTES 10 SECONDS WEST 2463.43 FEET TO THE SOUTHWEST CORNER OF SAID 180 TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST 943.84 FEET TO A POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 89 DEGREES 08 MINUTES 10 SECONDS EAST 2464.95 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 2931 FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH SAID LINE, SOUTH 00 DEGREES 44 MINUTES 03 SECONDS WEST 300.65 FEET TO AN ANGLE POINT;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST 643.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 53.35 ACRES OF LAND.

TRACT 5

IN THE COUNTY OF DENTON, STATE OF TEXAS, BEING ALL THOSE TRACTS OR PARCELS OF LAND SITUATED IN THE COUNTY OF DENTON, STATE OF TEXAS, AND BEING PART OF ONE LEAGUE AND LABOR OF LAND, PATENTED TO JAMES BRIDGES, JR., FEBRUARY 22, 1847 BY PATENT NO. 115, VOLUME 6, ABSTRACT NO. 36, AND DESCRIBED BY METES AND BOUNDS IN TWO TRACTS AS FOLLOWS:

FIRST TRACT - BEING ALL OF BLOCK NO. 26, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK NO. 29;

THENCE SOUTH 898 VARAS TO THE SOUTHWEST CORNER OF BLOCK NO. 34;

THENCE WEST WITH THE NORTH BOUNDARY LINE OF BLOCK NO. 25, 881 VARAS TO THE MOST NORTHERLY SOUTHEAST CORNER OF BLOCK NO. 27;

THENCE NORTH 895 VARAS TO THE NORTHEAST CORNER OF BLOCK NO. 27, THE SAME BEING THE SOUTHWEST CORNER OF BLOCK NO. 29 AND THE SOUTHEAST CORNER OF BLOCK NO. 28;

THENCE WITH THE SOUTH BOUNDARY LINE OF BLOCK NO. 29, EAST 880 VARAS TO THE PLACE OF BEGINNING, CONTAINING 140.6 ACRES OF LAND, MORE OR LESS.

SECOND TRACT - BEING BLOCK NO. 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 904 $\frac{1}{2}$ VARAS WEST OF THE NORTHEAST CORNER OF SAID LEAGUE AND LABOR SURVEY, THE SAME BEING THE NORTHWEST CORNER OF BLOCK NO. 34;

THENCE WEST 880 VARAS WITH THE NORTH BOUNDARY LINE OF SAID L & L SURVEY TO THE NORTHEAST CORNER OF BLOCK NO. 28;

THENCE SOUTH WITH THE EAST BOUNDARY LINE OF SAID BLOCK NO. 28, TO ITS SOUTHEAST CORNER;

THENCE EAST 880 VARAS TO A POINT IN THE WEST BOUNDARY LINE OF SAID BLOCK NO. 34;

THENCE NORTH TO THE PLACE OF BEGINNING, CONTAINING 139.36 ACRES AND CONTAINING IN BOTH TRACTS 279.96 ACRES OF LAND, MORE OR LESS.

TRACT 6

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.C. SEARS ET AL TO BAILEY REDFEARN RECORDED IN VOLUME 273, PAGE 382, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM A.J. JARRELL ET AL TO BAILEY REDFEARN RECORDED IN VOLUME 245, PAGE 46, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.C. REDFEARN AND WIFE, E.J. REDFEARN TO BAILEY REDFEARN RECORDED IN VOLUME 314, PAGE 618, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN LIBERTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM GARY GLENN STARR TO BRADY STARR RECORDED IN VOLUME 2913, PAGE 121, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 34 MINUTES 17 SECONDS W, 2684.82 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER IN DR. SANDERS ROAD, A PUBLIC ROADWAY;

THENCE N 00 DEGREES 30 MINUTES 26 SECONDS E, 667.75 FEET WITH SAID DR. SANDERS ROAD TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W, 513.73 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER;

THENCE N 00 DEGREES 50 MINUTES 07 SECONDS W, 208.00 FEET TO A POINT FOR CORNER;

THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W, 391.22 FEET TO A POINT FOR CORNER;

THENCE S 00 DEGREES 50 MINUTES 07 SECONDS E, 208.00 FEET TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W, 662.00 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM BAILEY REDFEARN TO JACKIE JOE REDFEARN RECORDED IN VOLUME 784, PAGE 523, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00 DEGREES 01 MINUTES 17 SECONDS W, 1166.79 FEET WITH THE EAST LINE OF SAID JACKIE JOE REDFEARN TRACT TO A POINT FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM SAMUEL DWIGHT REDFEARN TO BAILEY REDFEARN RECORDED IN VOLUME 784, PAGE 5, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE EAST, 449.68 FEET WITH SAID SOUTH LINE OF SAID SAMUEL DWIGHT REDFEARN TO BAILEY REDFEARN TRACT TO A POINT FOR CORNER;

THENCE N 00 DEGREES 24 MINUTES 00 SECONDS E, 2802.83 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM AUBREY PRODUCTS TO GREGORY S. LYNCH RECORDED IN VOLUME 2683, PAGE 450, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89 DEGREES 38 MINUTES 56 SECONDS E, 3465.01 FEET WITH THE SOUTH LINE OF SAID LYNCH TRACT AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.P. NELSON TO MRS. LAURA WILLIAMS RECORDED IN VOLUME 578, PAGE 391, DEED RECORDS, DENTON COUNTY, TEXAS, TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WILLIAMS TRACT;

THENCE N 02 DEGREES 40 MINUTES 12 SECONDS E, 233.72 FEET WITH THE EAST LINE OF SAID WILLIAMS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM WILLIAM G. THOMPSON TO JOE C. THOMAS RECORDED IN VOLUME 762, PAGE 409, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE EAST 2346.82 FEET WITH THE SOUTH LINE OF SAID THOMAS TRACT TO A POINT FOR CORNER, AT AN INNER ELL OF SAID THOMAS TRACT;

THENCE S 01 DEGREE 35 MINUTES 26 SECONDS W, 1052.70 FEET WITH A WEST LINE OF SAID THOMAS TRACT A POINT FOR CORNER THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM CHARLEY REDFEARN TO WESTMAR PROPERTIES RECORDED UNDER CLERK'S FILE NO. 95-R0029110 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 43 MINUTES 05 SECONDS W, 1751.91 FEET WITH SAID NORTH LINE OF SAID WESTMAR PROPERTIES TRACT AND WITH THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM TRAVIS B. STANFORD TO C.W. SANDERS RECORDED IN VOLUME 1074, PAGE 72, DEED RECORDS, DENTON COUNTY, TEXAS TO A POINT FOR CORNER;

THENCE S 00 DEGREES 08 MINUTES 53 SECONDS W, 2865.43 FEET WITH THE WEST LINE OF SAID SANDERS TRACT AND WITH THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM KENNETH W. DEERS TO TAD L. SANDERS RECORDED IN VOLUME 1065, PAGE 577, DEED RECORDS, DENTON COUNTY, TEXAS TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID STARR TRACT;

THENCE S 87 DEGREES 55 MINUTES 57 SECONDS W, 244.56 FEET WITH THE NORTH LINE OF SAID STARR TRACT, TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID STARR TRACT,

THENCE S 00 DEGREES 47 MINUTES 49 SECONDS W, 928.92 FEET WITH THE WEST LINE OF SAID STARR TRACT TO THE PLACE OF BEGINNING AND CONTAINING 462.236 ACRES OF LAND, MORE OR LESS,

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEING ALL THAT CERTAIN, LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES BRIDGES SURVEY ABSTRACT NUMBER 36, DEED RECORDS, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO HELEN SESSIONS RECORDED IN VOLUME 870, PAGE 627, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER IN LIBERTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM GARY GLENN STARR TO BRADY STARR RECORDED IN VOLUME 2913, PAGE 121, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 34 MINUTES 17 SECONDS W, 2684.82 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER IN DR. SANDERS ROAD, A PUBLIC ROADWAY;

THENCE N 00 DEGREES 30 MINUTES 26 SECONDS E, 667.75 FEET WITH SAID DR. SANDERS ROAD TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE N 00 DEGREES 29 MINUTES 53 SECONDS E, 1156.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO HELEN SESSIONS RECORDED IN VOLUME 870, PAGE 627, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00 DEGREES 29 MINUTES 53 SECONDS E, 1465.72 FEET ALONG OR NEAR A FENCE WITH THE WEST LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID SESSIONS TRACT;

THENCE S 89 DEGREES 36 MINUTES 41 SECONDS E, 2330.07 FEET ALONG OR NEAR A FENCE WITH THE NORTH LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID SESSIONS TRACT;

THENCE S 00 DEGREES 37 MINUTES 59 SECONDS W, 1442.45 FEET ALONG OR NEAR A FENCE WITH THE EAST LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SESSIONS TRACT;

THENCE S 89 DEGREES 48 MINUTES 56 SECONDS W, 2326.83 FEET ALONG OR NEAR A FENCE WITH THE SOUTH LINE OF SAID SESSIONS TRACT TO THE PLACE OF BEGINNING AND CONTAINING 77.723 ACRES OF LAND;

FOR A NET TOTAL OF 384.513 ACRES OF LAND, MORE OR LESS.

TRACT 7

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING ALL OF THE CALLED 50 ACRE FIRST TRACT AND ALL OF THE CALLED 29 ACRE SECOND TRACT DESCRIBED IN THE DEED FROM ROSIE GALBREATH TO HELEN SESSIONS ET AL RECORDED IN VOLUME 870, PAGE 627 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE SOUTHWEST CORNER OF THE CALLED 29 ACRE SECOND TRACT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 77.723 ACRE TRACT DESCRIBED AS "SAVE AND EXCEPT" IN THE DEED FROM RICKEY D. REDFEARN ET AL TO THE LIBERTY ASSOCIATES RECORDED UNDER CLERK'S FILE NUMBER 96-R0026647 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 08 MINUTES 23 SECONDS EAST GENERALLY ALONG AN ESTABLISHED FENCE LINE WITH THE WEST LINE OF THE CALLED 29 ACRE SECOND TRACT AND THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 1466.11 FEET TO THE NORTHWEST CORNER OF THE CALLED 50 ACRE FIRST TRACT AND THE NORTHWEST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE SOUTH 87 DEGREES 58 MINUTES 03 SECONDS EAST ALONG AN ESTABLISHED FENCE LINE WITH THE NORTH LINE OF THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 2331.02 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE SOUTH 02 DEGREES 31 MINUTES 30 SECONDS WEST ALONG AN ESTABLISHED FENCE LINE WITH THE EAST LINE OF THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 1438.11 FEET TO THE SOUTHEAST CORNER OF THE CALLED 29 ACRE SECOND TRACT AND THE SOUTHEAST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST ALONG AN ESTABLISHED FENCE LINE WITH THE SOUTH LINE OF THE CALLED 29 ACRE SECOND TRACT A DISTANCE OF 2321.57 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 77.542 ACRES OF LAND, MORE OR LESS.

TRACT 8

BEING A TRACT OF LAND IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN DEED TO ELLA LONG RECORDED IN VOLUME 171, PAGE 178, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO 1991 WEIR FAMILY TRUST, BY DEED DATED FEBRUARY 18, 1999, RECORDED IN VOLUME 4300, PAGE 1149, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LONG TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH W. DEEDS, RECORDED IN THE DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS WEST (NORTH), ALONG THE WEST LINE OF SAID LONG TRACT, A DISTANCE OF 192.72 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, DEPARTING SAID WEST LINE OF THE LONG TRACT, A DISTANCE OF 1030.17 FEET TO A POINT IN THE EAST LINE OF SAID LONG TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 30 SECONDS EAST (SOUTH 00 DEGREES 15 MINUTES 41 SECONDS EAST) ALONG SAID EAST LINE OF THE LONG TRACT, A DISTANCE OF 192.75 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, AT 126.98 FEET PASSING THE NORTHEAST CORNER OF SAID DEEDS TRACT, AND THE NORTHEAST CORNER OF A 15 FOOT EASEMENT AND RIGHT-OF-WAY, (COMMONLY CALLED LIBERTY CIRCLE) DESCRIBED IN DEED RECORDED IN VOLUME 1151, PAGE 961, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING AT 141.99 FEET PASSING THE NORTHWEST CORNER OF SAID EASEMENT AND RIGHT-OF-WAY AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 1032.18 FEET (1029.99) TO THE POINT OF BEGINNING AND CONTAINING 4.56 ACRES OF LAND MORE OR LESS.

TRACT 9

ALL THAT CERTAIN LOT, TRACT, PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF DENTON, STATE OF TEXAS, AND BEING ALL OF A CALLED 60 ACRE TRACT OF LAND AS CONVEYED BY DEED DATED DECEMBER 12, 1919, FROM J.F. STARR AND WIFE, NELLIE STARR, TO MRS. ELLA LONG, AS SHOWN OF RECORD IN VOLUME 171, PAGE 178, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, ALL BEING OUT OF THE JAMES BRIDGES SURVEY, ABSTRACT 36, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED CALLED 60 ACRE TRACT;

THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF THE PAST MENTIONED CALLED 60 ACRE TRACT WHICH IS PARTIALLY FENCED AND PASSING AT 2320 FEET, THE CENTERLINE OF RUNNING BRANCH, A CREEK; CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 2530.00 FEET (CALL BEING NORTH, 2530.56 FEET), TO A POINT FOR THE NORTHWEST CORNER OF THE PAST MENTIONED 60 ACRE TRACT;

THENCE N 89 DEGREES 59 MINUTES 14 SECONDS EAST, ALONG AND NEAR A VERY OLD FENCE 1018.4 FEET (CALL BEING EAST, 1032.81 FEET), TO A POINT FOR THE NORTHEAST CORNER OF THE PAST MENTIONED 60 ACRE TRACT AS IT ACTUALLY IS FENCED ON THE GROUND;

THENCE S 00 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG AND NEAR AN OLD FENCE LINE AND PASSING AT 663 FEET, THE CENTERLINE OF RUNNING BRANCH, CONTINUING ALONG SAID COURSE, A TOTAL DISTANCE OF 2536.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 60 ACRE TRACT; (CALL ON THIS LINE BEING SOUTH 2530.56 FEET); SAID CORNER BEING AN INNER EL CORNER ON A 65 ACRE TRACT OF LAND AS CONVEYED BY DEED DATED AUGUST 30, 1948, FROM W.H. DANIEL AND OTHERS TO W.C. COWAN, AND DELLA COWAN, AS RECORDED IN VOLUME 346, PAGE 239 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID 60 ACRE TRACT, AND THE NORTH BOUNDARY LINE OF A 32.873 ACRE TRACT AS CONVEYED BY DEED DATED JANUARY 6, 1966, FROM THE VETERANS' LAND BOARD OF TEXAS TO KENNETH W. DEEDS, AS RECORDED IN VOLUME 532, PAGE 473 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS A DISTANCE OF 1029.99 FEET, TO POINT OF BEGINNING, AND CONTAINING 59.566 ACRES MORE OR LESS OUT OF THE MRS. ELLA LONG CALLED 60 ACRE TRACT;

SAVE AND EXCEPT THAT CERTAIN 4.56 ACRE TRACT (TRACT 8 AS DESCRIBED HEREON) CONVEYED TO 1991 WEIR FAMILY TRUST, BY DEED DATED FEBRUARY 18, 1999, RECORDED IN VOLUME 4300, PAGE 1149, DEED RECORDS OF DENTON COUNTY, TEXAS.

FOR A NET TOTAL OF 55.006 ACRES OF LAND, MORE OR LESS.

TRACT 12

BEING A CALLED 60 1/2 ACRE TRACT OF LAND OUT OF THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WEIR BROS., PARTNERS, L.L.C. RECORDED IN INSTRUMENT NO. 2004-155231, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BRIDGES SURVEY, AT THE SE CORNER OF A 50.4 ACRE TRACT OF LAND IN SAID SURVEY CONVEYED TO JOHN PEIPELMAN;

THENCE SOUTH WITH THE SAID EAST LINE OF SAID SURVEY, 374 1/2 VARAS TO A POINT FOR CORNER ON SAID LINE;

THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SURVEY, 912 VARAS TO A POINT FOR CORNER ON THE WEST LINE OF A 290 ACRE TRACT AS DESCRIBED IN DEED TO F. PEIPELMAN DATED DECEMBER 1, 1894, AND RECORDED IN VOLUME 384, PAGE 244, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH WITH SAID LINE 374 $\frac{1}{4}$ VARAS TO A POINT FOR CORNER AT THE SW CORNER OF SAID 50.4 ACRE TRACT;

THENCE EAST WITH THE SOUTH LINE OF SAID 50.4 ACRE TRACT, 912 VARAS TO THE PLACE OF BEGINNING, CONTAINING 60 $\frac{1}{4}$ ACRES OF LAND.

SAVE AND EXCEPT THE FOLLOWING TRACT B:

TRACT B (BEING SAVE AND EXCEPT FROM 60.5 ACRE TRACT 12)

BEING 1.303 ACRES OF LAND, MORE OR LESS, IN THE J. BRIDGES SURVEY, ABSTRACT 36, AND BEING PART OF THAT CERTAIN 60.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN DEED TO JAMES C. STORRIE AND ANNE L. STORY DATED THE 17TH DAY OF OCTOBER, 1952, AND RECORDED IN VOLUME 384, PAGE 244 OF DEED RECORDS OF DENTON COUNTY, TEXAS; SAID 1.303 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHEAST CORNER OF SAID 60.5 ACRE TRACT IN THE CENTER OF AN EXISTING PUBLIC ROAD, SAID POINT BEING SOUTH 88 DEGREES 45 MINUTES EAST A DISTANCE OF 2,542 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SAID TRACT AND BEING NORTH 88 DEGREES 45 MINUTES EAST A DISTANCE OF 3.7 FEET, MORE OR LESS, FROM CENTERLINE STATION 298469 ON PROPOSED F.M. 2931;

THENCE NORTH 88 DEGREES 45 MINUTES WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 53.7 FEET TO A POINT 50 FEET FROM AND AT RIGHT ANGLES TO SAID CENTERLINE;

THENCE NORTH 1 DEGREE 25 MINUTES EAST, 50 FEET FROM AND PARALLEL TO SAID CENTERLINE, A DISTANCE OF 655.55 FEET TO A POINT;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 1,195.916 FEET, 50 FEET FROM AND CONCENTRIC TO SAID CENTERLINE, A DISTANCE OF 392.26 FEET TO A POINT IN THE NORTH LINE OF SAID 60.5 ACRE TRACT;

THENCE SOUTH 85 DEGREES 56 MINUTES EAST ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 7.2 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 60.5 ACRE TRACT AND THE CENTER OF AN EXISTING PUBLIC ROAD, A DISTANCE OF 1,040.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES OF LAND, MORE OR LESS, OF WHICH .660 OF ONE ACRE IS CONTAINED WITHIN THE LIMITS OF AN EXISTING PUBLIC ROAD; THE NET ADDITIONAL ACREAGE BEING .643 OF ONE ACRE, MORE OR LESS.

FOR A NET TOTAL OF 59.197 ACRES OF LAND MORE OR LESS.

TRACT 13

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AS DESCRIBED IN DEED TO LIBERTY ASSOCIATES, L.L.C. RECORDED IN INSTRUMENT NO. 2005-64895, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING A PART OF THE CALLED 135 ACRE TRACT ONE AND ALL OF THE CALLED 80 ACRE TRACT TWO DESCRIBED IN THE DEED FROM JOE THOMAS TO CLINTON D. THOMAS RECORDED UNDER C.F.N. 95-R0049421

OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF THE SAID 135 ACRE TRACT ONE AND THE NORTHWEST CORNER OF A 284.428 ACRE TRACT DESCRIBED IN THE DEED TO JOE C. THOMAS ET UX RECORDED IN VOLUME 762, PAGE 409 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, IN THE SOUTH LINE OF A CALLED 60.38 ACRE TRACT DESCRIBED IN THE DEED TO MARIE A. RUFU RECORDED IN VOLUME 778, PAGE 608;

THENCE SOUTH 04 DEGREES 02 MINUTES 06 SECONDS WEST WITH THE EAST LINE OF THE 135 ACRE TRACT ONE PASSING THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE SAID 80 ACRE TRACT TWO AND CONTINUING WITH THE EAST LINE OF THE 80 ACRE TRACT TWO A TOTAL DISTANCE, IN ALL, OF 3958.66 FEET TO POINT AT THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF A CALLED 462.236 ACRE TRACT DESCRIBED IN THE DEED FROM BAILEY REDFERN TO LIBERTY ASSOCIATES RECORDED UNDER C.F.N. 96-R0026647 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 86 DEGREES 53 MINUTES 25 SECONDS WEST ALONG A FENCE WITH THE NORTH LINE OF THE 462.236 ACRE LIBERTY TRACT AND THE SOUTH LINE OF THE 80 ACRE TRACT TWO A DISTANCE OF 2346.66 FEET TO A POINT FOR THE SOUTHWEST CORNER THEREOF AND THE SALIENT CORNER OF THE 462.236 ACRE LIBERTY TRACT;

THENCE NORTH 03 DEGREES 33 MINUTES 01 SECONDS EAST ALONG A FENCE WITH THE WEST LINE OF THE 80 ACRE TRACT TWO PASSING THE NORTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF THE 135 ACRE TRACT ONE AND PASSING AT 2424.16 FEET THE SOUTHEAST CORNER OF A CALLED 20.00 ACRE TRACT DESCRIBED IN THE DEED TO ELROY P. LEHMAN RECORDED IN VOLUME 627, PAGE 625 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND CONTINUING WITH THE WEST LINE OF THE 135 ACRE TRACT ONE A TOTAL DISTANCE OF 2439.92 FEET TO POINT FOR CORNER;

THENCE SOUTH 86 DEGREES 51 MINUTES 03 SECONDS EAST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1865.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 52 MINUTES 20 SECONDS EAST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1519.21 FEET TO A POINT ON THE NORTH LINE THEREOF AT THE SOUTHWEST CORNER OF THE SAID 60.38 RUFU TRACT;

THENCE SOUTH 86 DEGREES 55 MINUTES 54 SECONDS EAST WITH THE NORTH LINE OF THE 135 ACRE TRACT ONE AND THE SOUTH LINE OF THE 60.38 ACRE RUFU TRACT A DISTANCE OF 532.19 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 150.000 ACRES OF LAND, MORE OR LESS.

TRACT 14

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NUMBER 1243, AND THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING ALL OF THE CALLED 129.610 ACRE TRACT DESCRIBED IN THE DEED FROM A. CRAWFORD TO JOE C. THOMAS RECORDED IN VOLUME 762, PAGE 405 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, A PART OF THE CALLED 135 ACRE TRACT ONE DESCRIBED IN THE DEED FROM JOE C. THOMAS TO CLINTON D. THOMAS RECORDED UNDER CLERK'S FILE NUMBER 95-R0049421 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND ALL OF TRACT 2, BLOCK B OF DANDY ACRES AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 384 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT THE SOUTHWEST CORNER OF THE SAID TRACT 2, BLOCK B OF SANDY ACRES AT THE INTERSECTION OF THE NORTH LINE OF BYROM ROAD WITH THE CENTER OF RUNNING BRANCH ROAD AND ALSO BEING THE SOUTHEAST CORNER OF TRACT 1-B, BLOCK B OF SANDY ACRES AS SHOWN BY THE REPLAT THEREOF RECORDED IN CABINET R, PAGE 73 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 1,271.42 FEET TO POINT AT AN ANGLE POINT THEREIN;

THENCE NORTH 02 DEGREES 41 MINUTES 45 SECONDS EAST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 2 AND TRACT 1-A DISTANCE OF 460.01 FEET TO THE NORTHEAST CORNER OF TRACT 1-A AND A REENTRANT CORNER OF TRACT 2;

THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS WEST WITH THE NORTH LINE OF TRACT 1-A A DISTANCE OF 25.01 FEET TO A POINT AT THE WESTERLY SOUTHWEST CORNER OF TRACT 2 AND THE SOUTHEAST CORNER OF THE CALLED 16.4390 ACRE TRACT DESCRIBED IN THE DEED FROM MELVIN G. HOLBROOK, JR. ET UX TO LANCE LIFKA ET UX RECORDED UNDER CLERK'S FILE NUMBER 2004-163435 OF THE SAID REAL PROPERTY RECORDS ON THE WEST SIDE OF RUNNING BRANCH ROAD;

THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST WITH THE WEST LINE OF TRACT 2 A DISTANCE OF 631.59 FEET TO A POINT AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 87 DEGREES 16 MINUTES 19 SECONDS EAST CROSSING RUNNING BRANDY ROAD AND CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF TRACT 2 A DISTANCE OF 1,448.47 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF THE SAID 129.610 ACRE TRACT;

THENCE SOUTH 87 DEGREES 16 MINUTES 59 SECONDS EAST CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF THE 129.610 ACRE TRACT, A DISTANCE OF 2,333.53 FEET TO THE NORTHEAST CORNER OF THE 129.610 ACRE TRACT IN MCNATT ROAD;

THENCE SOUTH 02 DEGREES 52 MINUTES 28 SECONDS WEST ALONG MCNATT ROAD WITH THE EAST LINE OF THE 129.610 ACRE TRACT, PASSING AT A DISTANCE OF 844.18 FEET, THE NORTHWEST CORNER OF THE CALLED 17.190 ACRE TRACT DESCRIBED IN THE DEED FROM SIDNEY W. RUFFU TO DAVID RUTLEDGE ET UX RECORDED IN VOLUME 5252, PAGE 3409 OF THE REAL PROPERTY RECORDS AND CONTINUING WITH THE EAST LINE OF THE 129.610 ACRE TRACT AND THE WEST LINE OF THE 17.190 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 2,390.49 FEET TO THE SOUTHWEST CORNER THEREOF ON THE NORTH LINE OF THE SAID 135 ACRE TRACT ONE;

THENCE SOUTH 02 DEGREES 52 MINUTES 20 SECONDS WEST ALONG A WIRE FENCE ACROSS THE 135 ACRE TRACT ONE, A DISTANCE OF 1,519.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 51 MINUTES 03 SECONDS WEST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1,865.93 FEET TO A POINT ON THE WEST LINE THEREOF AND THE EAST LINE OF RUNNING BRANCH ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET S, PAGE 185 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 34 MINUTES 31 SECONDS EAST WITH THE EAST LINE OF RUNNING BRANCH ESTATES A DISTANCE OF 1,509.04 FEET TO THE NORTHEAST CORNER THEREOF IN THE SOUTH LINE OF THE 129.610 ACRE TRACT;

THENCE NORTH 87 DEGREES 42 MINUTES 58 SECONDS WEST WITH THE SOUTH LINE OF THE 129.610 ACRE TRACT A DISTANCE OF 485.99 FEET TO THE SOUTHWEST CORNER THEREOF IN THE CENTER OF BYROM ROAD AS DEDICATED IN THE PLAT OF SANDY ACRES ABOVE MENTIONED;

THENCE NORTH 02 DEGREES 52 MINUTES 31 SECONDS EAST WITH THE WEST LINE OF THE 129.610 ACRE TRACT A DISTANCE OF 29.96 FEET TO THE SOUTHEAST CORNER OF TRACT 2, BLOCK B ON THE DEDICATED NORTH RIGHT-OF-WAY OF IKE BYROM ROAD;

THENCE NORTH 87 DEGREES 01 MINUTES 20 SECONDS WEST WITH THE SOUTH LINE OF TRACT 2 AND THE DEDICATED NORTH RIGHT-OF-WAY OF BYROM ROAD A DISTANCE OF 1,278.14 FEET TO THE PLACE OF BEGINNING, AND ENCLOSING 267.680 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED INSIDE THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY ABSTRACT NUMBER 1243 AND THE J. BRIDGES SURVEY ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING PART OF A CALLED 267.680 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2005-71607 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF TRACT 2, BLOCK B OF SANDY ACRES AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 384 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AT THE INTERSECTION OF THE NORTH LINE OF BYROM ROAD WITH THE CENTER OF RUNNING BRANCH ROAD AND ALSO BEING THE SOUTHEAST CORNER OF TRACT 1-B, BLOCK B OF SANDY ACRES AS SHOWN BY THE REPLAT THEREOF RECORDED IN CABINET R, PAGE 73 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 33.74 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING IN THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 1,237.69 FEET TO A POINT AT AN ANGLE POINT THEREIN;

THENCE NORTH 02 DEGREES 41 MINUTES 45 SECONDS EAST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 2 AND TRACT 1-A DISTANCE OF 460.01 FEET TO THE NORTHEAST CORNER OF TRACT 1-A AND A REENTRANT CORNER OF TRACT 2;

THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS WEST WITH THE NORTH LINE OF TRACT 1-A A DISTANCE OF 25.01 FEET TO THE WESTERLY SOUTHWEST CORNER OF TRACT 2 AND THE SOUTHEAST CORNER OF THE CALLED 16.4390 ACRE TRACT DESCRIBED IN THE DEED FROM MELVIN G. HOLBROOK, JR. ET U X TO LANCE LIFKA ET UX RECORDED UNDER CLERK'S FILE NUMBER 2004-163435 OF THE SAID REAL PROPERTY RECORDS ON THE WEST SIDE OF RUNNING BRANCH ROAD;

THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST WITH THE WEST LINE OF TRACT 2 A DISTANCE OF 631.59 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 87 DEGREES 16 MINUTES 19 SECONDS EAST CROSSING RUNNING BRANDY ROAD AND CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF TRACT 2 A DISTANCE OF 1,448.47 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF THE SAID 129.510 ACRE TRACT;

THENCE SOUTH 02 DEGREES 52 MINUTES 21 SECONDS WEST A DISTANCE OF 1,373.61 FEET, TO A POINT IN THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID TRACT 2 AND ALONG SAID CITY OF KRUGERVILLE ETJ BOUNDARY AND ALONG THE NON-TANGENT CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS S 71 DEGREES 18 MINUTES 53 SECONDS W FOR 918.08 FEET, A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 37 SECONDS AND A RADIUS OF 2,640.00 FEET, FOR AN ARC DISTANCE OF 922.78 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID TRACT 2 AND CONTINUING ALONG SAID CITY OF KRUGERVILLE ETJ BOUNDARY ALONG THE NON-TANGENT CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS S 37 DEGREES 45 MINUTES 49 SECONDS W FOR 748.13 FEET, A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 29 SECONDS AND A RADIUS OF 2,640.00 FEET, FOR AN ARC DISTANCE OF 750.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.692 ACRES OF LAND, MORE OR LESS.

FOR A NET TOTAL OF 210.988 ACRES OF LAND, MORE OR LESS.

TRACT 15

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 26.3015 ACRE FIRST TRACT AND ALL OF THE CALLED 26.3015 ACRE SECOND TRACT DESCRIBED IN THE DEED FROM RONALD F. KENNER, TRUSTEE TO CHARLES A. BARNETT, JUNIOR ET UX RECORDED IN VOLUME 1405, PAGE 583 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN ONE TRACT AS FOLLOWS:

BEGINNING FOR THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF THE SAID 26.3015 ACRE FIRST TRACT AND THE SOUTHEAST CORNER OF A CALLED 20.0 ACRE TRACT DESCRIBED IN THE CONTRACT OF SALE AND PURCHASE FROM THE TEXAS VETERANS LAND BOARD TO ELROY P. LEHMANN RECORDED IN VOLUME 627, PAGE 625 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 33 MINUTES 01 SECONDS WEST GENERALLY ALONG A WIRE FENCE ON THE WEST LINE OF THE SAID 150.00 ACRE TRACT A DISTANCE OF 1319.37 FEET TO THE SOUTHEAST CORNER OF THE 26.3015 ACRE SECOND TRACT AND THE NORTHEAST CORNER OF A CALLED 65 ACRE TRACT DESCRIBED IN THE DEED FROM VERNE BLANKS TO LURA WILLIAMS RECORDED IN VOLUME 578, PAGE 391 OF THE SAID DEED;

THENCE NORTH 86 DEGREES 49 MINUTES 21 SECONDS WEST GENERALLY ALONG AN ESTABLISHED FENCE LINE ON THE NORTH LINE OF THE SAID 65 ACRE TRACT AND THE SOUTH LINE OF THE 26.3015 ACRE SECOND TRACT A DISTANCE OF 1735.71 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY SOUTHEAST CORNER OF A CALLED 208.813 ACRE TRACT DESCRIBED IN THE DEED FROM AUBREY PRODUCTS, INC. TO GREGORY S. LYNCH RECORDED IN VOLUME 2683, PAGE 450 OF THE SAID REAL PROPERTY RECORDS;

THENCE NORTH 03 DEGREES 23 MINUTES 05 SECONDS EAST ALONG A WIRE FENCE WITH THE EAST LINE OF THE SAID 208.813 ACRE TRACT A DISTANCE OF 1304.94 (CALLED 1320) FEET TO AT THE NORTHEAST CORNER THEREOF JUST NORTH OF A VERY LARGE OAK TREE FROM WHICH A FENCE CORNER POST BEARS SOUTH 47 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 8.1 FEET;

THENCE SOUTH 87 DEGREES 17 MINUTES 49 SECONDS EAST WITH THE NORTH LINE OF THE 26.3015 ACRE FIRST TRACT A DISTANCE OF 1739.64 (CALLED 1736) FEET TO THE POINT OF BEGINNING AND ENCLOSING 52.341 ACRES OF LAND, MORE OR LESS.

TRACT 16

BEING THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730, DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES C. STORRIE AND ANN L. STORRIE RECORDED IN VOLUME 384, PAGE 244, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931 (VARIABLE WIDTH R.O.W.), AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 625, RPRDCT, AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 587, RPRDCT, FROM WHICH A DISTURBED WOOD MARKER FOUND BEARS SOUTH 09°47'42" WEST, A DISTANCE OF 1.56 FEET;

THENCE NORTH 01°50'56" EAST, WITH SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931 ACCORDING TO SAID DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 625, RPRDCT, A DISTANCE OF 1017.54 FEET TO A WOOD MARKER FOUND FOR CORNER;

THENCE NORTH 02°47'45"EAST, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931, A DISTANCE OF 950.68 FEET TO A 12 INCH WOOD POST FOUND FOR CORNER LOCATED AT THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN VOLUME 573, PAGE 625, RPRDCT, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 568, RPRDCT;

THENCE SOUTH 88°25'37"EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931, AND WITH THE NORTH LINE OF SAID JAMES C. STORRIE AND ANN L. STORRIE TRACT, AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RICHARD KENNETH HARTIN RECORDED IN VOLUME 1870, PAGE 652, RPRDCT, PASSING AT A DISTANCE OF 2146.00 FEET A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR LINE, CONTINUING IN ALL, A TOTAL DISTANCE OF 2303.92 FEET TO A POINT LOCATED NEAR THE APPROXIMATE CENTER OF PECAN CREEK;

THENCE WITH THE MEANDERS OF SAID APPROXIMATE CENTER OF PECAN CREEK, AND GENERALLY WITH THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANDBROCK INVESTMENTS, INC. RECORDED IN INSTRUMENT NO. 2004-1916, RPRDCT, THE FOLLOWING BEARINGS AND DISTANCES TO POINTS FOR CORNER:

SOUTH 25°23'55"EAST, A DISTANCE OF 347.80 FEET;

SOUTH 68°15'53"EAST, A DISTANCE OF 203.95 FEET;

SOUTH 66°26'06"EAST, A DISTANCE OF 85.16 FEET;

SOUTH 52°20'50"EAST, A DISTANCE OF 110.88 FEET;

SOUTH 12°13'57"WEST, A DISTANCE OF 91.64 FEET;

SOUTH 86°37'55"WEST, A DISTANCE OF 388.23 FEET;

SOUTH 73°08'24"WEST, A DISTANCE OF 76.36 FEET;

SOUTH 31°10'15"WEST, A DISTANCE OF 144.41 FEET;

SOUTH 01°58'39"EAST, A DISTANCE OF 176.41 FEET;

SOUTH 48°23'38"EAST, A DISTANCE OF 184.30 FEET;

SOUTH 35°51'06"EAST, A DISTANCE OF 87.92 FEET;

NORTH 83°56'20"EAST, A DISTANCE OF 58.03 FEET;

NORTH 15°49'06"EAST, A DISTANCE OF 167.65 FEET;

NORTH 86°42'59"EAST, A DISTANCE OF 96.86 FEET;

SOUTH 79°28'04"EAST, A DISTANCE OF 59.79 FEET;

SOUTH 27°15'53"EAST, A DISTANCE OF 56.17 FEET;

SOUTH 04°11'59"EAST, A DISTANCE OF 78.61 FEET;

SOUTH 20°09'07" WEST, A DISTANCE OF 214.74 FEET;

SOUTH 12°43'46" WEST, A DISTANCE OF 121.30 FEET;

SOUTH 28°15'38" WEST, A DISTANCE OF 97.06 FEET;

SOUTH 12°51'21" WEST, A DISTANCE OF 104.11 FEET;

SOUTH 37°24'06" EAST, A DISTANCE OF 58.20 FEET;

SOUTH 50°50'00" EAST, A DISTANCE OF 193.14 FEET;

SOUTH 40°16'42" EAST, A DISTANCE OF 53.90 FEET;

SOUTH 25°14'59" EAST, A DISTANCE OF 50.14 FEET;

SOUTH 01°03'36" WEST, A DISTANCE OF 87.33 FEET;

AND SOUTH 20°47'55" WEST, A DISTANCE OF 30.50 FEET;

THENCE NORTH 88°48'26" WEST, LEAVING SAID APPROXIMATE CENTER OF PECAN CREEK, AND WITH THE SOUTH LINE OF SAID JAMES C. STORRIE AND ANN L. STORRIE TRACT, AND THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO RPM XCONSTRUCTION, LLC RECORDED IN INSTRUMENT NO. 2018-26516, RPRDCT, PASSING AT A DISTANCE OF 80.00 FEET A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR LINE, CONTINUING IN ALL, A TOTAL DISTANCE OF 2877.37 FEET TO THE POINT OF BEGINNING, CONTAINING 116.932 ACRES OF LAND.

TRACT 17

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 68.12 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT RECORDED IN INSTRUMENT NO. 2023-131775, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), SAID AFFIDAVIT CORRECTING A GENERAL WARRANTY DEED TO B & B SAND AND GRAVEL, INC. RECORDED IN INSTRUMENT NO. 2018-45267, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND AT THE NORTHEAST CORNER OF SAID CALLED 68.12 ACRE TRACT, AND BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD (CALLED 60-FOOT RIGHT-OF-WAY AT THIS POINT), SAID MCNATT ROAD DEDICATED ACCORDING TO FINAL PLAT OF HIGH COUNTRY PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN INSTRUMENT NO. 2022-376, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT);

THENCE SOUTH 01°19'11" WEST, WITH SAID WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO FINAL PLAT OF HIGH COUNTRY PHASE 1, PASSING AT A DISTANCE OF 993.93 FEET THE CALLED MOST NORTHERLY NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION FOR MCNATT ROAD ACCORDING TO FINAL PLAT OF SILVERADO WEST, PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2021-487, PRDCT (RIGHT-OF-WAY VARIABLE WIDTH AT THIS POINT), CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO SAID FINAL PLAT OF SILVERADO WEST, PHASE 1, IN ALL, A TOTAL DISTANCE OF 1104.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND FOR CORNER;

THENCE SOUTH 03°30'41" WEST, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO SAID FINAL PLAT OF SILVERADO WEST, PHASE 1, A DISTANCE OF 237.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND FOR CORNER;

THENCE NORTH 88°50'27" WEST, CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO THE FINAL PLAT OF SILVERADO WEST, PHASE 1, A DISTANCE OF 60.05 FEET;

THENCE OVER AND ACROSS CALLED 68.12 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 03°30'41" EAST, A DISTANCE OF 187.68 FEET;

NORTH 42°35'04" WEST, A DISTANCE OF 41.61 FEET;

NORTH 88°40'49" WEST, A DISTANCE OF 412.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID CURVE WHICH HAS A CENTRAL ANGLE OF 20°56'36", A RADIUS OF 800.00 FEET, A CHORD WHICH BEARS SOUTH 80°50'53" WEST, A DISTANCE OF 290.80 FEET, AND AN ARC LENGTH OF 292.42 FEET;

NORTH 38°39'46" WEST, A DISTANCE OF 153.26 FEET;

NORTH 22°23'48" WEST, A DISTANCE OF 209.23 FEET;

NORTH 15°46'46" WEST, A DISTANCE OF 335.03 FEET;

AND NORTH 04°55'29" WEST, A DISTANCE OF 543.74 FEET, SAID POINT BEING LOCATED ON THE NORTH LINE OF SAID CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, TRACT 3, IN DEED TO AUBREY AGGREGATES, LLC RECORDED IN INSTRUMENT NO. 2017-115329, RPRDCT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "COLEMAN" FOUND AT THE SOUTHWEST CORNER OF SAID AUBREY AGGREGATES, LLC TRACT BEARS NORTH 89°03'08" WEST, A DISTANCE OF 606.52 FEET;

THENCE SOUTH 89°03'08" EAST, WITH SAID NORTH LINE OF THE CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THE AUBREY AGGREGATES, LLC TRACT, PASSING AT A DISTANCE OF 167.97 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT RPLS 4087" FOUND AT THE SOUTHEAST CORNER OF THE AUBREY AGGREGATES, LLC TRACT, CONTINUING WITH THE NORTH LINE OF THE CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THAT CERTAIN CALLED 93.860 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO D.R. HORTON TEXAS, LTD. RECORDED IN INSTRUMENT NO. 2020-67973, RPRDCT, IN ALL, A TOTAL DISTANCE OF 1129.67 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 27.07 ACRES OF LAND.

FOR A COMBINED TOTAL AREA IN ALL FOURTEEN (14) TRACTS OF 1,880.628 ACRES OF LAND, MORE OR LESS.

"THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY (OR CURRENT DEED RECORD INFORMATION), AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

EXHIBIT B
Annexation Tract Concept Plan

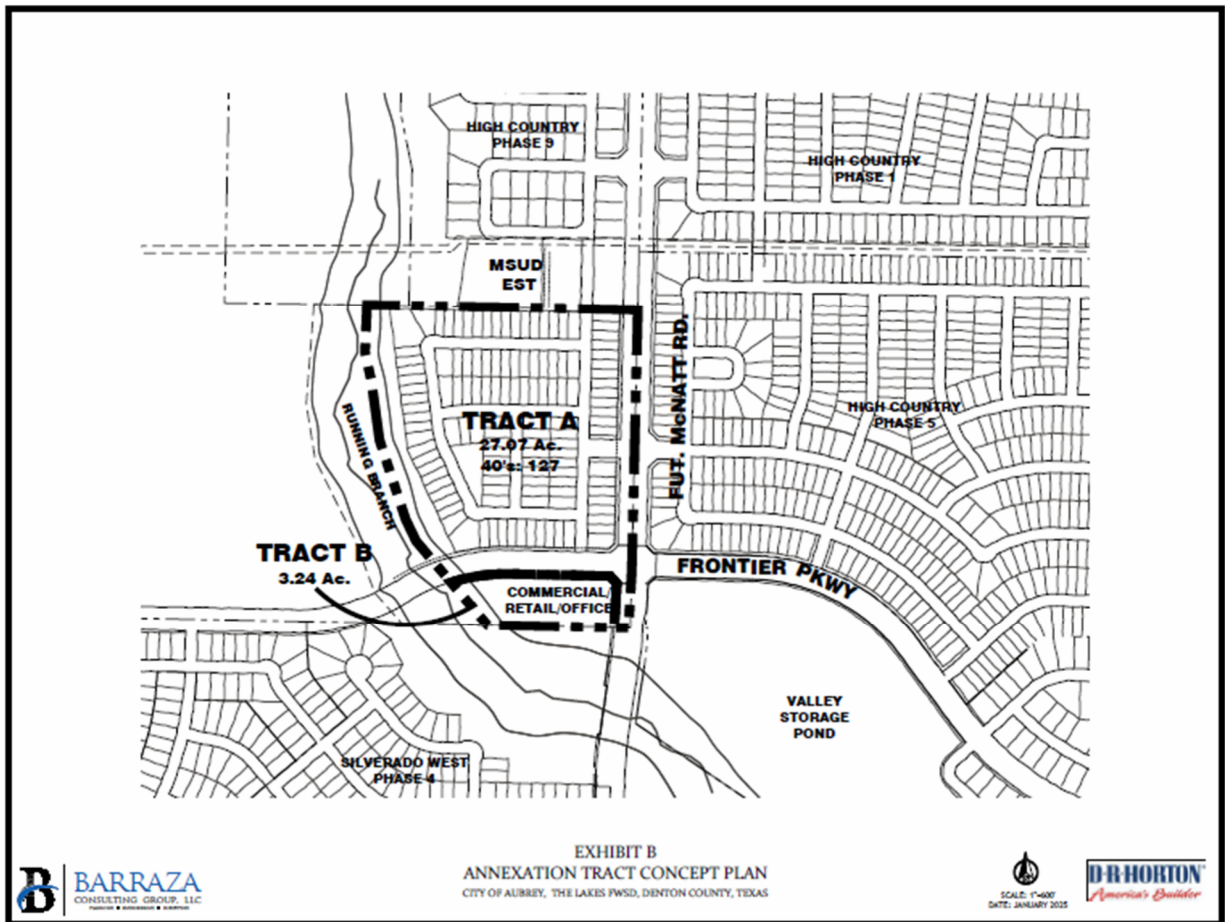


EXHIBIT C

Frontier Parkway Improvement Map

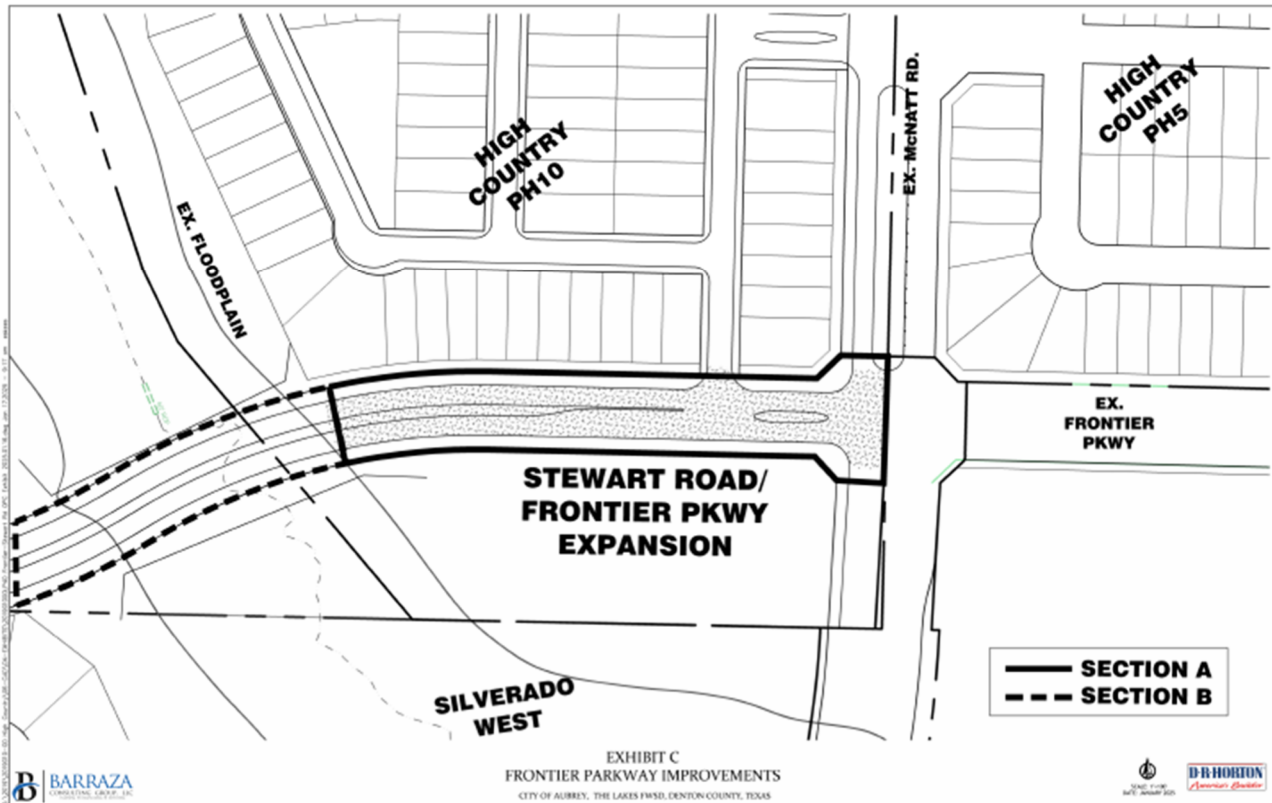


EXHIBIT D **Exclusion Tract**



EXHIBIT E
General Retail Tract

DESCRIPTION
TRACT B
3.24 ACRES

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, a distance of 60.05 feet to a called northwest corner of said right-of-way line for McNatt Road and the **POINT OF BEGINNING**;

THENCE North 88°50'27" West, continuing with the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, a distance of 580.81 feet from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE over and across called 68.12 acre tract, the following courses:

North 38°39'46" West, a distance of 217.02 feet to the beginning of a non-tangent curve to the right;

With said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears North 80°50'53" East, a distance of 290.80 feet, and an arc length of 292.42 feet;

South 88°40'49" East, a distance of 412.62 feet;

South 42°35'04" East, a distance of 41.61 feet;

South 03°30'41" West, a distance of 187.68 feet to the **POINT OF BEGINNING**, containing an area of 3.24 acres of land.

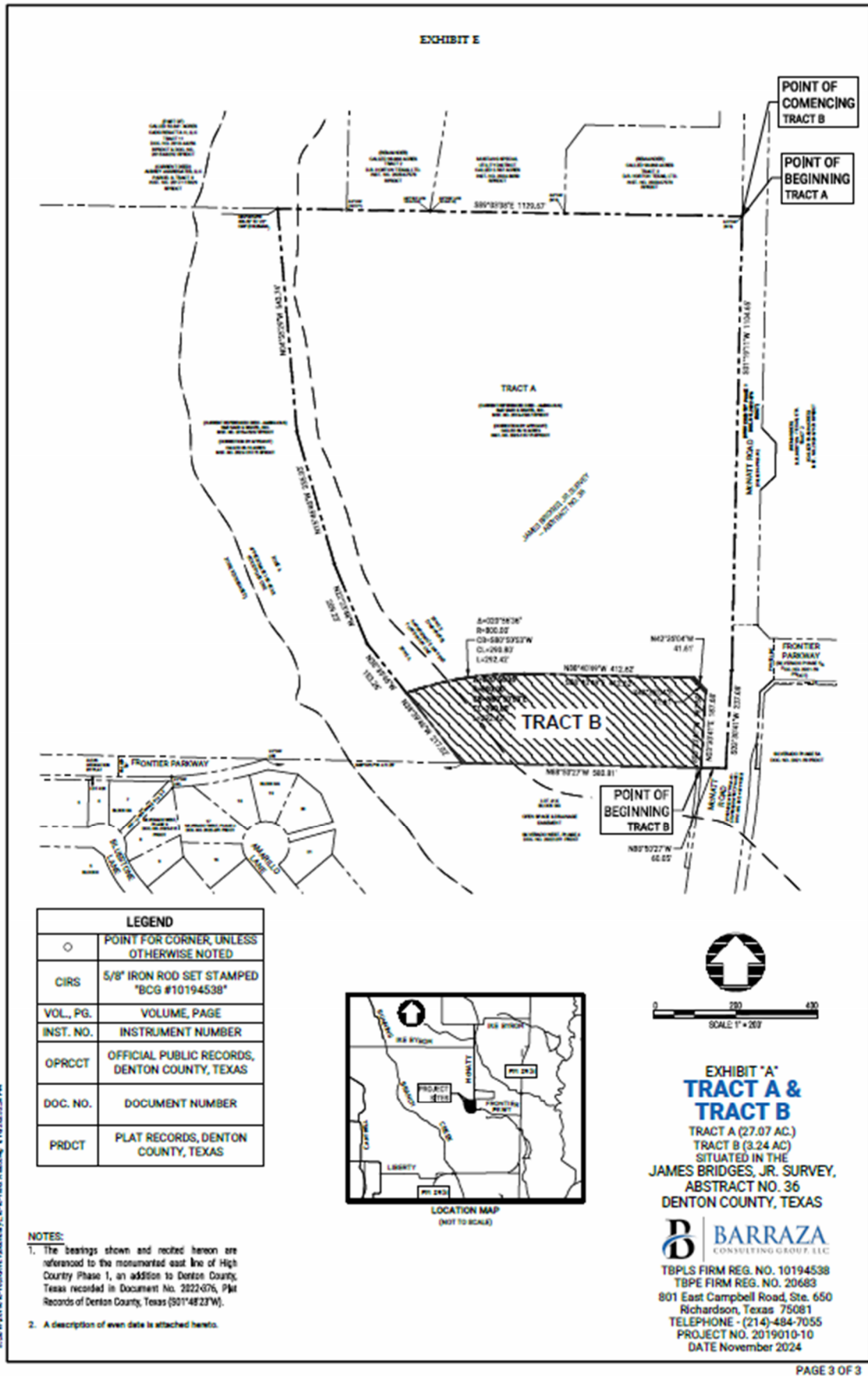


EXHIBIT F
General Retail Standards

DEVELOPMENT REGULATIONS
GR-GENERAL RETAIL TRACT
SWC FRONTIER PARKWAY AND IKE BYROM ROAD

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to Tract B as depicted in Exhibit E (the “Property”), as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City’s adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.
All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted; and

13. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=25 feet	1 story 20 feet	1 story=30 feet
	2 story= 60 feet	2 story-20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		

CITY OF AUBREY
ORDINANCE NUMBER -25

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM UNZONED TO PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DISTRICT OF "GR" GENERAL RETAIL USES ("PD- -25") AS THE ZONING CLASSIFICATION FOR APPROXIMATELY 3.243 ACRES OF LAND, GENERALLY LOCATED NORTH AND WEST OF THE INTERSECTION OF FRONTIER PARKWAY AND MCNATT ROAD, BEING SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, CITY OF AUBREY, DENTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT REQUIREMENTS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARS (\$2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the property owner owns an approximate 3.243-acre tract of land, generally located north and west of the intersection of Frontier Parkway and McNatt Road, and situated in the James Bridges, Jr. Survey, Abstract No. 36, legally described and depicted in Exhibit A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, approximately 3.243 acres of the Property was recently annexed into the City boundaries and is currently unzoned; and

WHEREAS, the City received a request from the property owner to change the zoning on the Property to Planned Development District with general retail uses ("PD- -25"); and

WHEREAS, the Development Regulations, as set forth in Exhibit B, attached hereto and incorporated herein, define the land uses and standards for the development of the Property; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the Planned Development District; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

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

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

SECTION 2. ZONING AMENDMENT. The Zoning Ordinance of the City is amended to change the zoning of the Property from unzoned to Planned Development District with "GR" General Retail District as the base zoning classification ("PD-___-25"), subject to **Exhibit B, "Development Regulations"**, which Exhibits is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing, except as may be modified by this Ordinance.

SECTION 3. ZONING MAP. The official zoning map of the City shall be amended to reflect the change in zoning for the Property as described herein.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used and developed only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 5. PENALTY. Any person who violates of any provision 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 6. 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 7. 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 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 27TH DAY OF MARCH, 2025.

APPROVED:

ATTEST:

Chris Rich, Mayor

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams
City Attorney

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
3.243 ACRE PARCEL
A PORTION OF DENTON COUNTY APPRAISAL DISTRICT PARCEL ID 1059776

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 30.312 acre tract of land described in Deed to D.R. Horton - Texas, Ltd. recorded in Instrument No. 2024-132781, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found on the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said right-of-way according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT, said iron also being the southeast corner of said D.R. Horton - Texas, Ltd. tract;

THENCE North 88°50'27" West, with the north dedication line of said McNatt Road, a distance of 60.05 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set at the northwest corner of the McNatt Road dedication (becoming called 120-foot right-of-way at this point);

THENCE North 88°50'27" West, with the north line of said Silverado West, Phase 1, and the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, a distance of 580.81 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the southwest corner of said D.R. Horton - Texas, Ltd. tract, from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE North 38°39'46" West, with the southwest line of the D.R. Horton - Texas, Ltd. tract, a distance of 217.02 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a non-tangent curve to the right, from which a 5/8-inch iron rod with cap stamped "BCG 10194538" found at a southwest corner of the D.R. Horton - Texas, Ltd. tract bears North 38°39'46" West, a distance of 153.26 feet;

THENCE over and across said called 30.312 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

Northeasterly, with said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears North 80°50'53" East, a chord distance of 290.80 feet, and an arc distance of 292.42 feet;

South 88°40'49" East, a distance of 412.62 feet;

South 42°35'04" East, a distance of 41.61 feet;

And South 03°30'41" West, a distance of 187.68 feet to the **POINT OF BEGINNING**, and containing an area of 3.243 acres of land.

EXHIBIT B DEVELOPMENT REGULATIONS

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to Tract B as depicted in Exhibit E (the "Property"), as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.
All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Stores. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted.
4. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street

	1 story=25 feet	1 story=20 feet	1 story=30 feet
	2 story=60 feet	2 story=20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		

Concept Plan Required.

A PD Concept Plan shall be required to be submitted as a PD amendment prior to a Development Site Plan application.

CITY OF AUBREY
ORDINANCE NUMBER 896-25

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, (THE "ZONING ORDINANCE") AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM UNZONED TO PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DISTRICT OF "GR" GENERAL RETAIL USES ("PD-896-25") AS THE ZONING CLASSIFICATION FOR APPROXIMATELY 3.243 ACRES OF LAND, GENERALLY LOCATED NORTH AND WEST OF THE INTERSECTION OF FRONTIER PARKWAY AND McNATT ROAD, BEING SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, CITY OF AUBREY, DENTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT REQUIREMENTS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARS (\$2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the property owner owns an approximate 3.243-acre tract of land, generally located north and west of the intersection of Frontier Parkway and McNatt Road, and situated in the James Bridges, Jr. Survey, Abstract No. 36, legally described and depicted in **Exhibit A**, attached hereto (the "Property"); and

WHEREAS, the Property was recently annexed into the City boundaries and is currently unzoned; and

WHEREAS, the City received a request from the owner of the Property to change the zoning on the Property to Planned Development District with general retail uses ("PD-896-25"); and

WHEREAS, the Development Regulations, as set forth in **Exhibit B**, attached hereto and incorporated herein, define the land uses and standards for the development of the Property; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the Planned Development District; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration that are key features for City's consideration of zoning land as a planned development zoning district; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

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

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

SECTION 2. ZONING AMENDMENT. Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, (the "Zoning Ordinance") is hereby amended to change the zoning on the approximate 3.243-acre tract of land, generally located north and west of the intersection of Frontier Parkway and McNatt Road, and situated in the James Bridges, Jr. Survey, Abstract No. 36, legally described and depicted in **Exhibit A** (the "Property") attached hereto and incorporated herein, from unzoned land to Planned Development District with "GR" General Retail District as the base zoning classification ("PD-896-25") in accordance with **Exhibit B, ("Development Regulations")**, attached hereto and incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing, except as expressly modified by this Ordinance. A Planned Development Concept Plan has not been

approved but shall be required to be submitted as a PD amendment prior to a Development Site Plan application being filed or approved.

SECTION 3. ZONING MAP. The official zoning map of the City shall be amended to reflect the change in zoning for the Property as described herein.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used and developed only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 5. PENALTY. Any person who violates of any provision 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 6. 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 7. 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 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 27TH DAY OF MARCH, 2025.

APPROVED:

ATTEST:

Chris Rich, Mayor

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams
City Attorney

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
3.243 ACRE PARCEL
A PORTION OF DENTON COUNTY APPRAISAL DISTRICT PARCEL ID 1059776

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 30.312 acre tract of land described in Deed to D.R. Horton - Texas, Ltd. recorded in Instrument No. 2024-132781, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found on the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said right-of-way according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT, said iron also being the southeast corner of said D.R. Horton - Texas, Ltd. tract;

THENCE North 88°50'27" West, with the north dedication line of said McNatt Road, a distance of 60.05 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set at the northwest corner of the McNatt Road dedication (becoming called 120-foot right-of-way at this point);

THENCE North 88°50'27" West, with the north line of said Silverado West, Phase 1, and the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, a distance of 580.81 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the southwest corner of said D.R. Horton - Texas, Ltd. tract, from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE North 38°39'46" West, with the southwest line of the D.R. Horton - Texas, Ltd. tract, a distance of 217.02 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a non-tangent curve to the right, from which a 5/8-inch iron rod with cap stamped "BCG 10194538" found at a southwest corner of the D.R. Horton - Texas, Ltd. tract bears North 38°39'46" West, a distance of 153.26 feet;

THENCE over and across said called 30.312 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

Northeasterly, with said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears North 80°50'53" East, a chord distance of 290.80 feet, and an arc distance of 292.42 feet;

South 88°40'49" East, a distance of 412.62 feet;

South 42°35'04" East, a distance of 41.61 feet;

And South 03°30'41" West, a distance of 187.68 feet to the **POINT OF BEGINNING**, and containing an area of 3.243 acres of land.

EXHIBIT B DEVELOPMENT REGULATIONS

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to Tract B as depicted in Exhibit E (the "Property"), as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.
All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Stores. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted.
4. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street

	1 story=25 feet	1 story=20 feet	1 story=30 feet
	2 story=60 feet	2 story=20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		

Concept Plan Required.

A PD Concept Plan shall be required to be submitted as a PD amendment prior to a Development Site Plan application.



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Consider and take action on a site plan application for 403 S. Main Street, for restaurant use within Aubrey city limits. (*Applicant: SHAP, LLC*)

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

Owner: SHAP, LLC
Engineer: Triangle Engineering LLC (Kartavya S. Patel, PE)

Application Date: October 16, 2024

Location: South of the intersection between S. Main Street and W. Plum Street
General Retail, Zone "GR"
Current Use: Single Family Home. Proposed use is restaurant.

Analysis: Per Aubrey's zoning ordinance (Chapter 14) Section 5Q2(a) prior to receipt of a building permit, properties greater than one (1) acre or within 200 ft of single-family platted development shall have their site plans reviewed by the Planning and Zoning Commission and City Council. The applicant has provided a complete application. This property is less than 1 acre (it is 0.557 acres) but is located within an existing single family neighborhood. The owners desire to convert the existing 2,175 SF house into a restaurant. The proposed site plan has a lot coverage of 63.6% impervious surfaces and 36.4% of pervious area. The site plan provides 22 parking spaces. At 1 space per 3 seats for restaurant use, a maximum capacity of 66 customers is allowed. One ADA accessible space has been provided.

Water and sewer are provided by the City and connections have been provided along S. Main.

The applicant has provided a substantially complete application but has not been able to comply with drainage requirements.

- A TXDOT driveway plan for proposed grading, storm pipe, and driveway connection was not provided.
- A concrete flume was not indicated for the drainage channel.
- The plans included cross-lot drainage.
- Slopes for proposed grade (X – Section AA) and channels were missing.
- The slope Max is required to be 3:1.
- No hydraulic data was provided for all channels. Minimum of 2' of freeboard is required.
- Plans did not show existing grade on all cross sections and how it connects to existing grade.
- Culvert capacities were inadequate for conveyance. HGL shall be 1.5 feet below gutter.
- No design point discharge comparison table was provided.
- Discrepancies in the pre and post runoff between submittals was identified.

This item was on the January agenda and prior to the Planning and Zoning meeting the client requested

additional time to comply with requirements. The Planning and Zoning Board voted to table the item until the March meeting, allowing the client a 60-day extension.

Since the January meeting, the client has not been able to comply with drainage requirements and in the last communication we received, they were evaluating alternative uses for the property. The applicant has not submitted a request to pull the item or request additional time to comply as of the March 13, 2025, Planning & Zoning meeting.

The Planning & Zoning Commission voted to recommend denial of the site plan at the March 13, 2025, meeting.

The City Council may

- a) approval of the site plan,
- b) approval of the site plan subject to certain conditions, or
- c) denial of the site plan.

Staff recommends denial of the site plan, based on civil plans not approved by the City Engineer - Chapter 10, Subdivision Ordinance, Article 1, Section 4.

Financial Summary

NA

Staff Recommended Action

Denial

Staff Recommended Motion

Motion to deny the site plan, based on civil plans not approved by the City Engineer - Chapter 10, Subdivision Ordinance, Article 1, Section 4.



Site Plan Application

In Accordance with ORD 135-87, Section 5 and
ORD 496-13, Exhibit A, Adopted 03/19-2013

Property Owner (or representative): SHAP, LLC

Property Owner Address: 10812 Capri Dr.

City: McKinney State: TX Zip: 75072

Site Location Address: 403 S. Main St. Aubrey, TX 76227

Description of Use: Proposed Restaurant

Existing Zoning: GR- General Retail

Legal Description: O T AUBREY BLK 23 LOT 82 & ADJ TRIANGLE

Section 5.Q of the Zoning Ordinance requires approval of a site plan prior to issuance of any building permit for new nonresidential or multi-family construction, and for any substantial renovation, as defined in Section 23.F. A site plan is also required as part of a conditional use and specific use permit.

Site Plan Fee	\$500.00
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Applicant Signature

10.03.2024 **10241622**
Date

For Office Use Only:

Date Application & Site Plan Received: **10.16.2024**

Date Fee Paid & Amount: **10.16.2024**

P&Z Public Hearing: _____

Administrative Approval Date: _____

**CB deem
complete
10/24/24**

**403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304
0.557 ACRES**

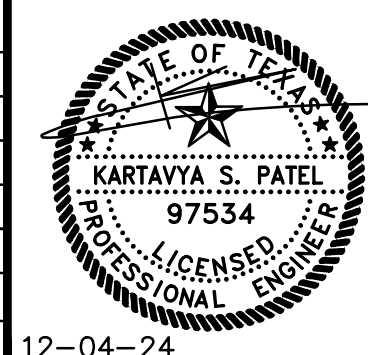
The map shows the site location relative to several streets. Sycamore Street runs north-south. W Plum Street runs east-west, intersecting Sycamore Street. The site is located on the east side of W Plum Street, south of Sycamore Street. Other streets shown include S Main Street, S Magnolia Street, E Pecan Street, and U.S. Route 377. A north arrow is located in the top left corner.

SHEET LIST TABLE	
C-1.0	COVER SHEET
	SURVEY
C-1.1	GENERAL NOTES
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-3.1	SITE DETAILS
C-3.2	DIMENSION CONTROL PLAN
C-3.2	GARBAGE TRUCK ROUTE
C-4.0	GRADING PLAN
C-4.1	CROSS SECTIONS
C-5.0	PRE-DRAINAGE PLAN
C-6.0	POST-DRAINAGE PLAN
C-6.1	DETENTION CALCULATIONS
C-7.0	EROSION CONTROL PLAN
C-7.1	EROSION CONTROL DETAILS
C-8.0	PAVING PLAN
C-8.1	PAVING DETAILS
C-9.0	UTILITY PLAN
C-9.1	UTILITY DETAILS
L.1	TREE PRESERVATION PLAN
L.2	LANDSCAPE PLAN
L.3	LANDSCAPE SPECIFICATIONS
L.4	IRRIGATION PLAN
L.5	IRRIGATION SPECIFICATIONS

NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



12-04-24



COVER SHEET

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

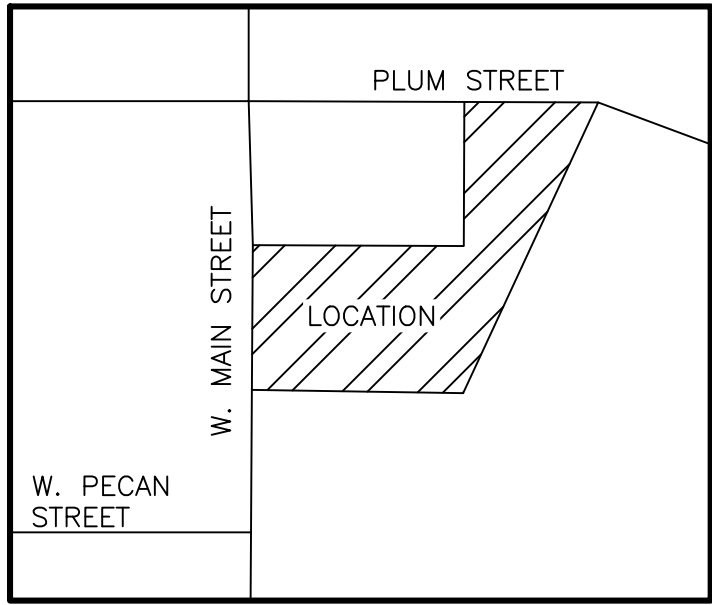
DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



T: 469.331.8596 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning		Civil Engineering		Construction Management	
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.0
TX. C.S. #211525					

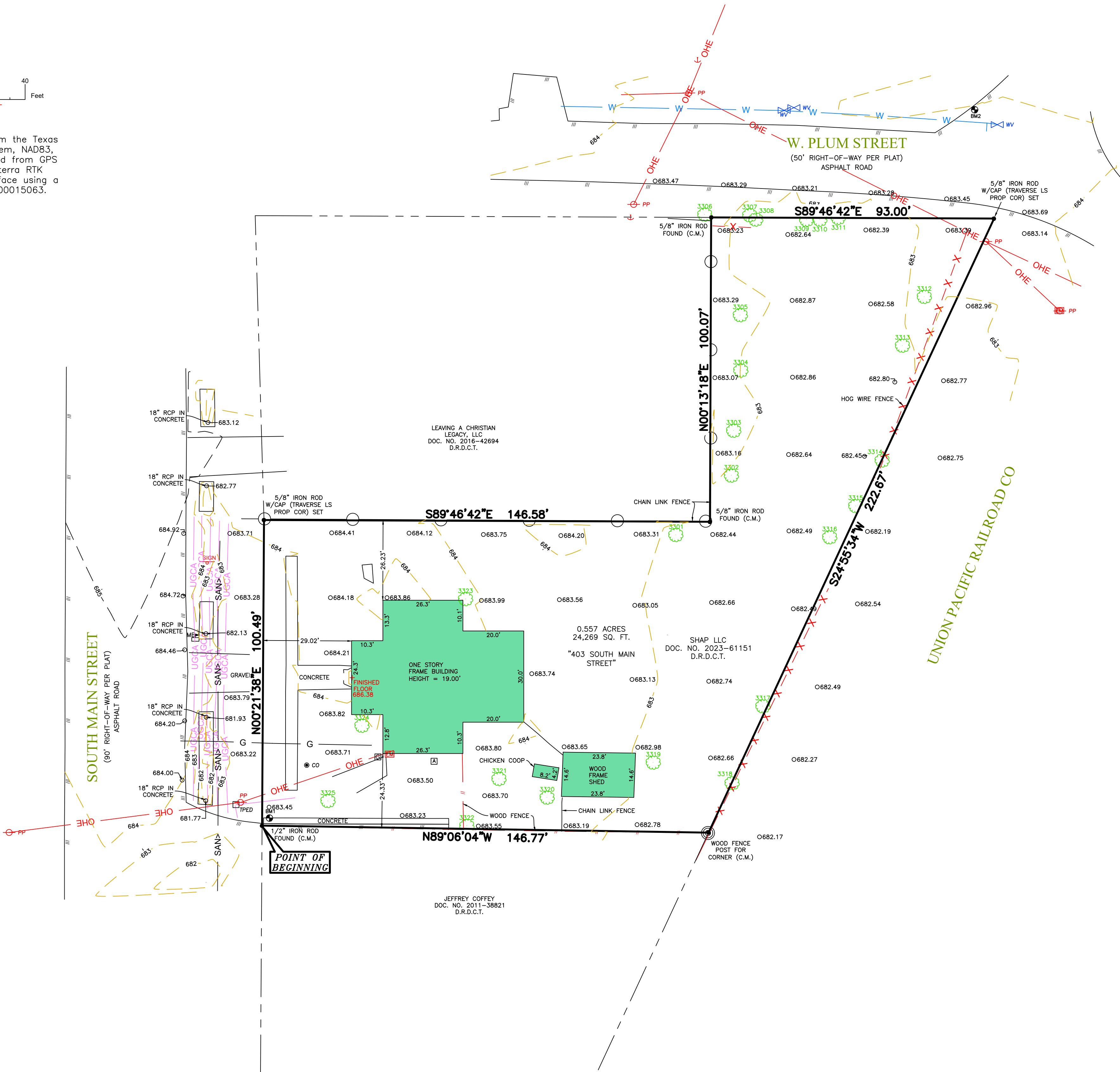
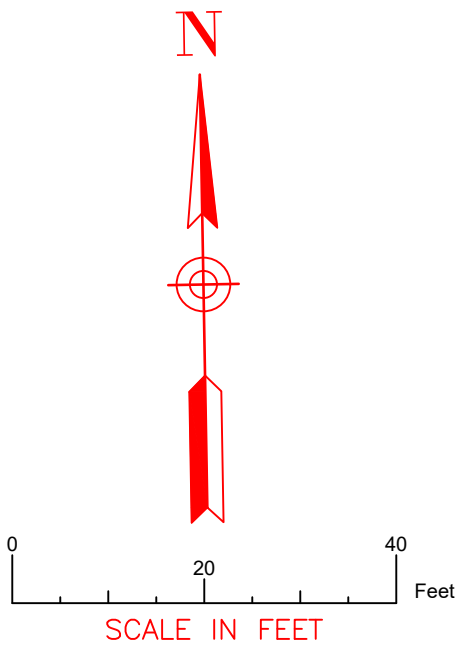


VICINITY MAP
NOT TO SCALE

The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015063.

TREE TABLE		
NO.	SIZE"	SPECIES
3301	8	REDBUD
3302	8	APRICOT
3303	14	CHERRY
3304	6	PEACH
3305	6	PLUM
3306	16	HACKBERRY
3307	23	ELM
3308	17	ELM
3309	16	ELM
3310	17	ELM
3311	32	MAPLE
3312	7	PEAR
3313	6	PEACH
3314	18	HACKBERRY
3315	18	ELM
3316	6	PEAR
3317	27	COTTONWOOD
3318	19	ELM
3319	16	CYPRESS
3320	13	REDBUD
3321	16	PINE
3322	12	CHINABERRY
3323	34	ELM
3324	28	ELM
3325	8	CEDAR

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SEWER LINE
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MAN HOLE
	STORM MAN HOLE
	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	FLAG POLE
	TRAFFIC SIGN
	BENCH MARK
	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS



LAND DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the Dennis Cowan Survey, Abstract Number 304, being all of that certain called 0.56 acres to SHAP LLC in Warranty Deed recorded in Document Number 2023-61151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the most southwesterly corner of said SHAP tract, same being the most northwesterly corner of Jeffrey Coffey recorded in Document Number 2011-38821 of the Deed Records of Denton County, Texas, also being a point in the most easterly Right-of-Way line of South Main Street (90 foot Right-of-Way);

THENCE North 00 degrees 21 minutes 38 seconds East, in a northerly direction along said South Main Street, a distance of 100.49 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northwesterly corner of said SHAP tract, same being the most southwesterly corner of Leaving a Christian Legacy, LLC recorded in Document Number 2016-42694 of the Deed Records of Denton County, Texas;

THENCE South 89 degrees 46 minutes 42 seconds East, in an easterly direction departing from said South Main Street, a distance of 146.58 feet to a 5/8 inch iron rod found for corner in the most southeasterly corner of said Christian Legacy tract, same being at an outside "L" corner of said SHAP tract;

THENCE North 00 degrees 13 minutes 18 seconds East, in a northerly direction along the common line between said Christian Legacy tract and said SHAP tract, a distance of 100.07 feet to a 5/8 inch iron rod found for corner in the most northeasterly corner of said Christian Legacy tract, same being a an inside "L" corner of said SHAP tract, also being a point in the most southerly Right-of-Way line of W. Plum Street (50 foot Right-of-Way)

THENCE 89 degrees 46 minutes 42 seconds East, in an easterly direction along said W. Plum Street, a distance of 93.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northeasterly corner of said SHAP tract;

THENCE South 24 degrees 55 minutes 34 seconds West, in a southerly direction departing from said W. Plum Street following the most easterly line of said SHAP tract, a distance of 222.67 feet to a Wood Fence Post found for corner in the most southeasterly corner of said SHAP tract, same being the most northeasterly corner of said Coffey tract;

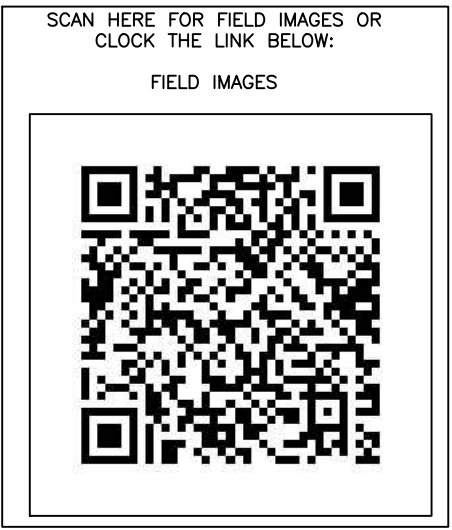
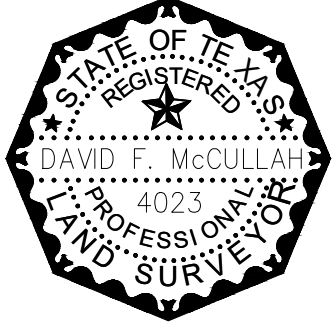
THENCE North 89 degrees 06 minutes 04 seconds West, in a westerly direction along the common line between said SHAP tract and Coffey tract, a distance of 146.77 feet to the POINT OF BEGINNING and containing 0.557 acres (24,269 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas. The fieldwork was completed on 3-18-2024.

Date of Plat or Map: 3-25-2024

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023



ALTA/NSPS LAND TITLE SURVEY
0.557 ACRES SITUATED IN
DENNIS COWAN SURVEY, ABSTRACT NO. 304
CITY OF AUBREY, DENTON COUNTY, TEXAS



Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
JCN	DM	3-18-2024	1" = 20'	TR-93-24	1

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Allterra RTK Network.

Benchmark No. 1
From the most southwesterly corner North 2.49 feet thence East 2.43 feet to a "Square cut X" on top of concrete. Elevation: 683.50'

Benchmark No. 2
From the most northeasterly corner North 35.76 feet thence West 36.60 feet to a Rail Road Spike in asphalt. Elevation: 683.09'

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C02650, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

1. All underground utilities shown hereon were observed in the field, none of the underground utilities shown hereon have been field verified by the surveyor.
2. This survey was created with the information provided by the client or their representative, the surveyor did not abstract the subject property and cannot be used to represent warranty of title or guarantee of ownership.

GENERAL NOTES

1. ALL MATERIALS MUST BE DOMESTICALLY SOURCED AND PRODUCED UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.

PAVING NOTES

1. CONCRETE FOR ALL STREETS, ALLEYS, & DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "C" CONCRETE (3,600 P.S.I. COMPRESSIVE STRENGTH @ 28 DAYS). DRIVEWAYS SHALL BE HAND POURED. CONCRETE FOR ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "A" CONCRETE (3,000 COMPRESSIVE STRENGTH @ 28 DAYS).
2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS UNLESS OTHERWISE NOTED IN THE DETAILS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
3. ALL REINFORCING STEEL SHALL BE TIED (100%). REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS BE MINIMUM 30 DIAMETERS.
4. EXPANSION JOINTS SHALL BE SPACED EVERY 200 FEET AND AT ALL INTERSECTIONS. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 20 FEET ON PAVING 8 INCHES OR THICKER AND EVERY 15 FEET FOR PAVING THICKNESS LESS THAN 8 INCHES SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING. OTHERWISE THE SECTION SHALL BE REMOVED AND LONGITUDINAL BUTT JOINT CONSTRUCTED.
6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 8 INCHES OF EITHER HYDRATED LIME OR CEMENT TREATED SUBGRADE, WITH OPTIMUM CONTENT AND COMPACTION REQUIREMENTS AS RECOMMENDED BY THE GEOTECHNICAL DESIGN, AS WELL AS APPROVED BY THE PUBLIC WORKS DIRECTOR. CONTENT AND COMPACTION TESTS SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET DISTANCES. ALL TESTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY AND PAID FOR BY THE CONTRACTOR.
7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOSTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY.
8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 3.8, 3.9, 3.10 & 3.11 OF NCTCOG.
11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 3.12.
12. ALL SIDEWALKS SHALL INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND BE APPROVED BY THE TEXAS LICENSING BOARD.
13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. REDWOOD EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
15. SIDEWALKS REQUIRE 2-INCH SAND CUSHION ON SUBGRADE COMPACTED WITHIN 95% STANDARD PROCTOR DENSITY.
16. POURS SHALL REQUIRE A PRE-POUR INSPECTION FOR FORMWORK, REINFORCEMENT AND GEOPMETRY. VISUAL INSPECTIONS MAY BE MADE AFTER THE POUR TO ADDRESS TOOLED JOINTS, FINISH, SUBGRADE INTEGRITY, ETC.
17. ENSURE THAT FLATWORK DOES NOT OBSCURE ABOVE-GROUND APPURTENANCES (I.E. VALVES, MH LIDS).
18. EXPOSED AGGREGATE CONCRETE IS NOT ACCEPTABLE FOR SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY.
19. SIDEWALKS SHALL BE 5' WIDE MINIMUM WIDTH.

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACE.
5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.
6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2- SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 PSI @ 28 DAYS.
9. STORM DRAIN TILE SHALL BE PLACED IN THE CENTER OF THE INLET, 2 INCHES FROM THE EDGE OF OPENING AS SHOWN IN THE DRAWING USE PL-200 CONSTRUCTION ADHESIVE FOR APPLICATION. TILES CAN BE ORDERED FROM: CENTERLINE SUPPLY, INC., 425 JESSE STREET, GRAND PRAIRIE, TEXAS 75061-1141. 1-800-321-1731, METRO: 214-647-8300, FAX: 214-641-1221.
10. EXISTING STORM SEWER PIPE AND/ OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OF CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
11. REINFORCED CONCRETE PIPE CLASS III MINIMUM.

SANITARY SEWER

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS
2. ALL SANITARY SEWER MAINS SHALL BE A MINIMUM OF 6" INSIDE DIAMETER. ALL SERVICE LINES SHALL BE A MINIMUM OF 4" INSIDE DIAMETER. PIPES 6 INCHES THROUGH 24 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 26.
3. PIPES LARGER THAN 24 INCHES SHALL BE CCFRPM, CENTRIFUGALLY CAST FIBER REINFORCED POLYMER MORTAR PIPE(HOBAS OR APPROVED EQUIVALENT) OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR. SHALL BE IN ACCORDANCE WITH ASTM STANDARDS D3262, D4161, D2412, D3681, D638.
4. MANHOLES SHALL BE CAST IN PLACE OR PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 6.7 2) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL VHS FORMATTED TAPE SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.

WATER

1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS.
2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWAC 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).
5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
8. WATER LINES SHALL BE PRESSURE TESTEDCOG ITEM 6.7.3..
9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED USING 3,000 PSI COMMERCIAL CONCRETE. NO HAND MIXING OF SAID CONCRETE SHALL BE PERFORMED ON SITE.
10. ALL SADDLES SHALL BE MUELLER/HYMAX BR2B 4"-16" SADDLES, FORD METER 202B DOUBLE STRAP BRASS SADDLE, OR APPROVED EQUIVALENT.

SCREENING WALLS

1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @28 DAYS.
2. REINFORCEMENT - ASTM A-36.
3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
4. WIND LOAD FOR DESIGN - 20 P.S.F.
5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
6. MORTAR - TYPE "S".
7. PROVIDE CONTROL JOINTS AT 50 FEET.
8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5 FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
12. MAXIMUM PILASTER SPACING 40 FEET.
13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.
16. A 3"x8"x10' GALVANIZED ANGLE IRON PLATE SHALL BE INSTALLED BELOW THE BOTTOM ROW OF BRICKS & ANCHORED INTO THE COLUMNS FOR MASONRY SCREENING WALLS.

TRAFFIC SIGNS AND LIGHTING

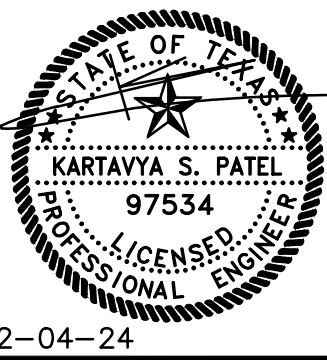
1. THE EXISTING SIGNS LOCATED ON PUBLIC CONSTRUCTION SITES ARE THE PROPERTY OF THE CITY OF AUBREY. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY.
2. PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE CITY INSPECTOR AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC.THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE COMPLETION OF THE PROJECT.
3. ALL GROUND MOUNTED AND OVERHEAD SIGNS SHALL USE ANSI STANDARD BQ1528 ALUMINUM BLANKS.
4. ALL BLANKS TO BE INSTALLED SHALL BE 5052-H38 ALUMINIUM (ASTM B –209).
5. THE THICKNESS FOR ALL SIGN BLANKS IS 0.080" EXCEPT OVERHEAD STREET NAME BLADES WHICH ARE 0.100".
6. ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND / OR ROUGH EDGES.
7. ALL SIGN FACE MATERIALS SHALL BE ASTM-4956 TYPE XI FULL CUBE PRISMATIC GRADE RETROREFLECTIVE SHEETING OR EQUIVALENT.
8. ALL STREETNAME SIGNS SHALL HAVE 1/4" DIAMETER HOLES DRILLED ON EACH END AND AFFIXED TOGETHER.
9. SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON SHEET 5.
10. ALL SIGN BLANK ARE TO BE ETHCHED, DEGREASEODINE FINISH PRIOR TO APPLICATION OF LEGENDS.
11. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE LATEST CITY OF AUBREY SIGN STANDARDS.
12. DETAILS ARE FOR ALL NEW AND REPLACEMENT SIGN INSTALLATIONS.
13. ALL ADVISORY SPEED SIGNS SHALL BE BASED ON A TRAFFIC STUDY, PLEASE FOLLOW TXDOT PROCEDURES FOR ESTABLISHING SPEED ZONES. THE PROCEDURES ARE AVAILABLE AT <http://onlinemanuals.txdot.gov/txdotmanuals/szn/szn.pdf>.
14. ALL SCHOOL ZONE WARNING SIGNS SHALL HAVE FLUORESCENT YELLOW GREEN BACKGROUNDS. REFER TO STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS AVAILABLE AT <https://www.txdot.gov/inside-txdot/forms-publications/publications/highway-signs.html> OR CONTACT THE PUBLIC WORKS MAINTENANCE MANAGER FOR GUIDANCE.
16. SPEED LIMIT WITHIN CITY LIMIT SHALL BE 25 MPH

DETAILS

1. ALL DETAILS ARE NOT TO SCALE
2. SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.
3. The minimum depth of cover for cable television and copper cable communications lines shall be 24 inches. The minimum depth of cover for fiber optic facilities shall be 42 inches. The minimum depth of cover for cable television and copper cab:e communication line shall be 24 inches under ditches or 18 inches beneath the bottom of the pavement structure, whichever is greater.



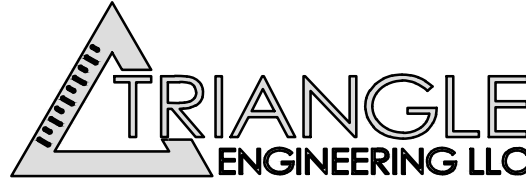
NO.	DATE	DESCRIPTION	BY
1	09–17–24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12–04–24	3rd CITY SUBMITTAL	KP
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12–04–24

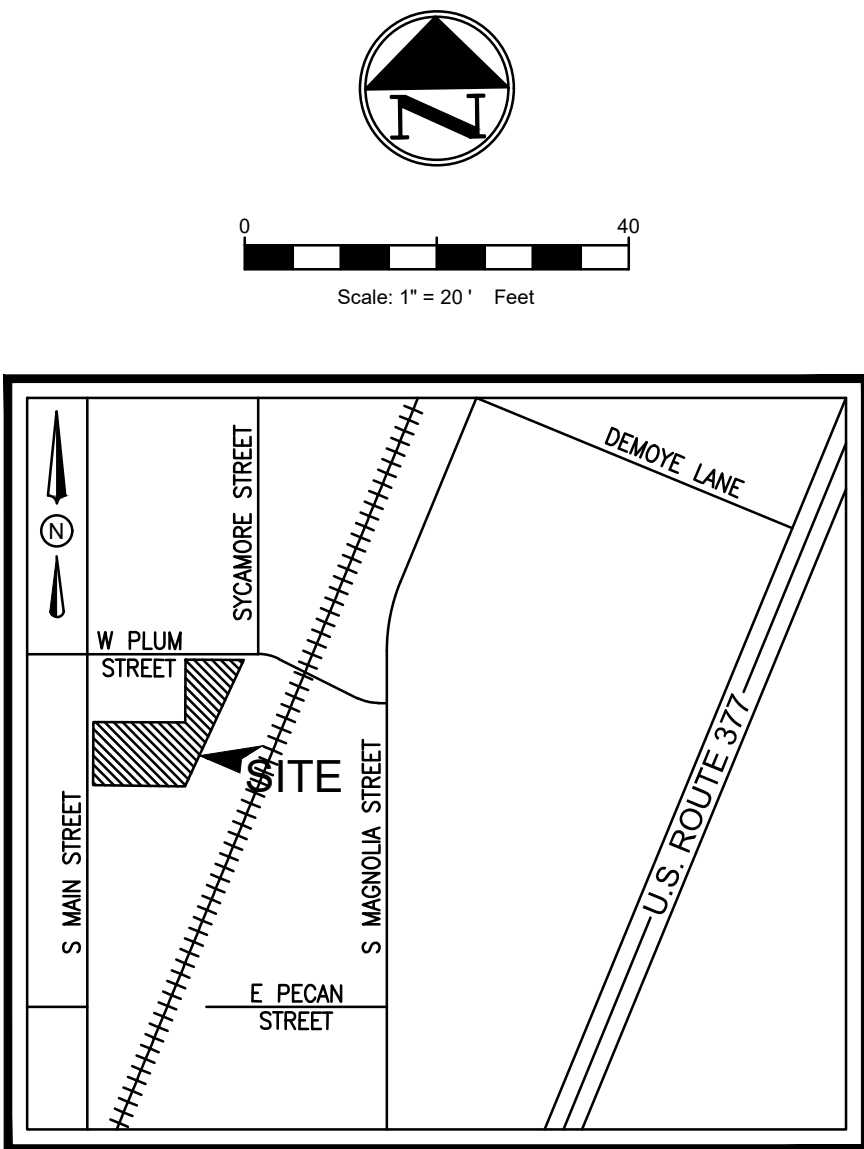
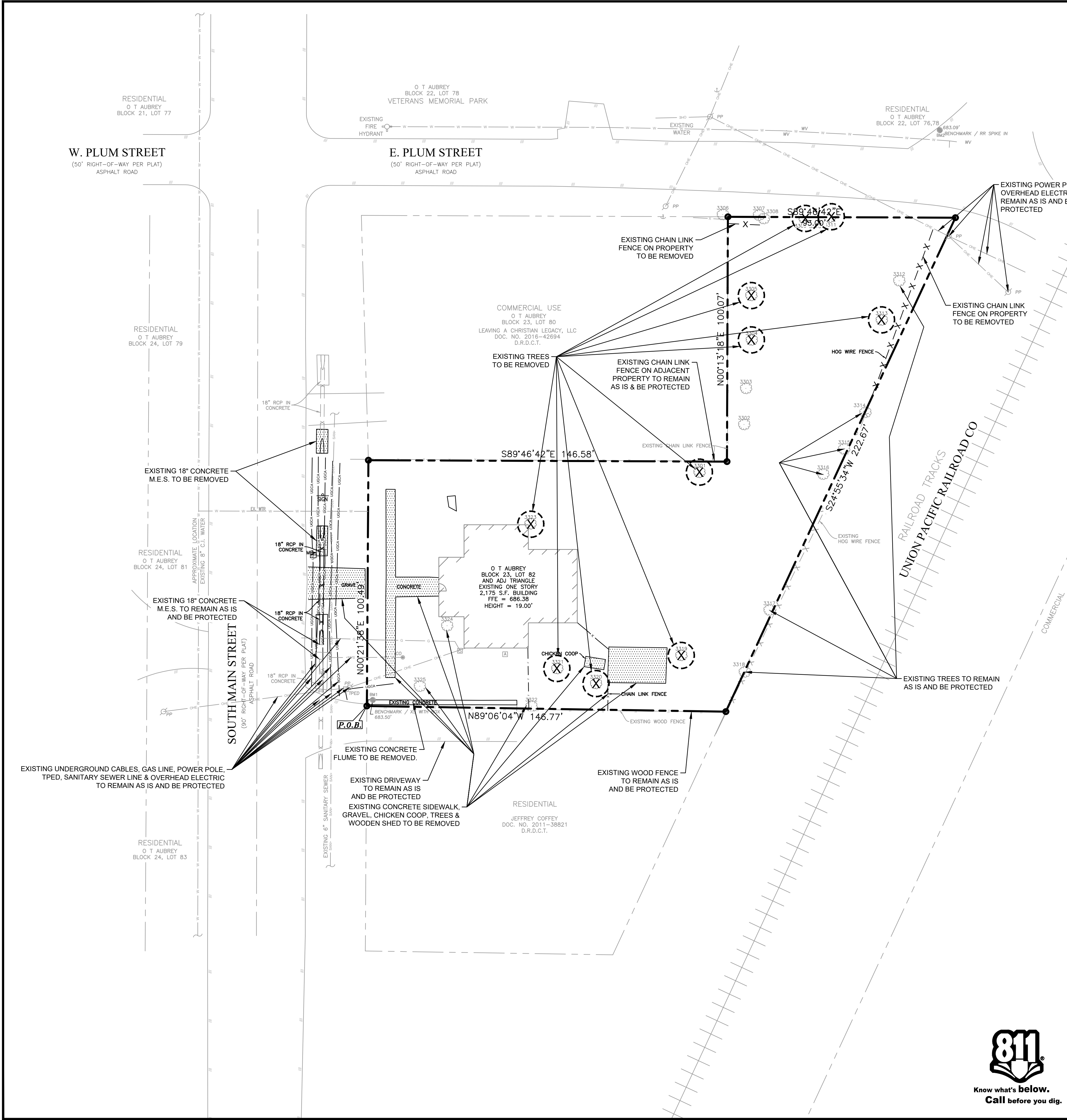
GENERAL NOTES

RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.1
TX. P.E. FIRM #11525					

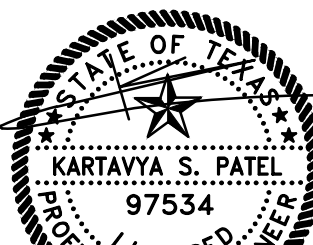


- DEMOLITION GENERAL NOTES**
- ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
 - EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
 - THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY GET FAMILIARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 - THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY, ENGINEER AND/OR OWNER PRIOR TO REMOVING ITEMS NOT SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
 - UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
 - BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
 - AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. CONTRACTOR TO PREVENT WATER FROM DRAINING ONTO ADJACENT PROPERTIES.
 - EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

EXISTING LEGEND		
---	BOUNDARY LINE	○ SET IRON ROD (AS NOTED)
---	ADJOINER BOUNDARY LINE	● FOUND IRON ROD (AS NOTED)
---	EASEMENT LINE (AS NOTED)	⊗ "X" CUT FOUND
W	WATER LINE	⊗ "X" CUT SET
-SAN-	SANITARY SEWER LINE	WM WATER METER
---	STORM DRAIN LINE (AS NOTED)	○ FH FIRE HYDRANT
---	OVERHEAD ELECTRIC LINE	○ SS SANITARY SEWER MANHOLE
BM	BENCH MARK	CV CABLE VAULT
(CM)	CONTROL MONUMENT	UV UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	FO FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	WV WATER VALVE
✓	POWER POLE	TS TRAFFIC SIGN
•	BOLLARD	SM STORM MANHOLE
○ (G)	SANITARY SEWER CLEAN OUT	LP LIGHT POLE
		GM GAS METER
		GT GREASE TRAP
		TR TELEPHONE RISER

DEMOLITION LEGEND	
SAWCUT LINE	---
AREA TO BE REMOVED	[Hatched Pattern]
TREES TO BE REMOVED	(X)

NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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DEMOLITION PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

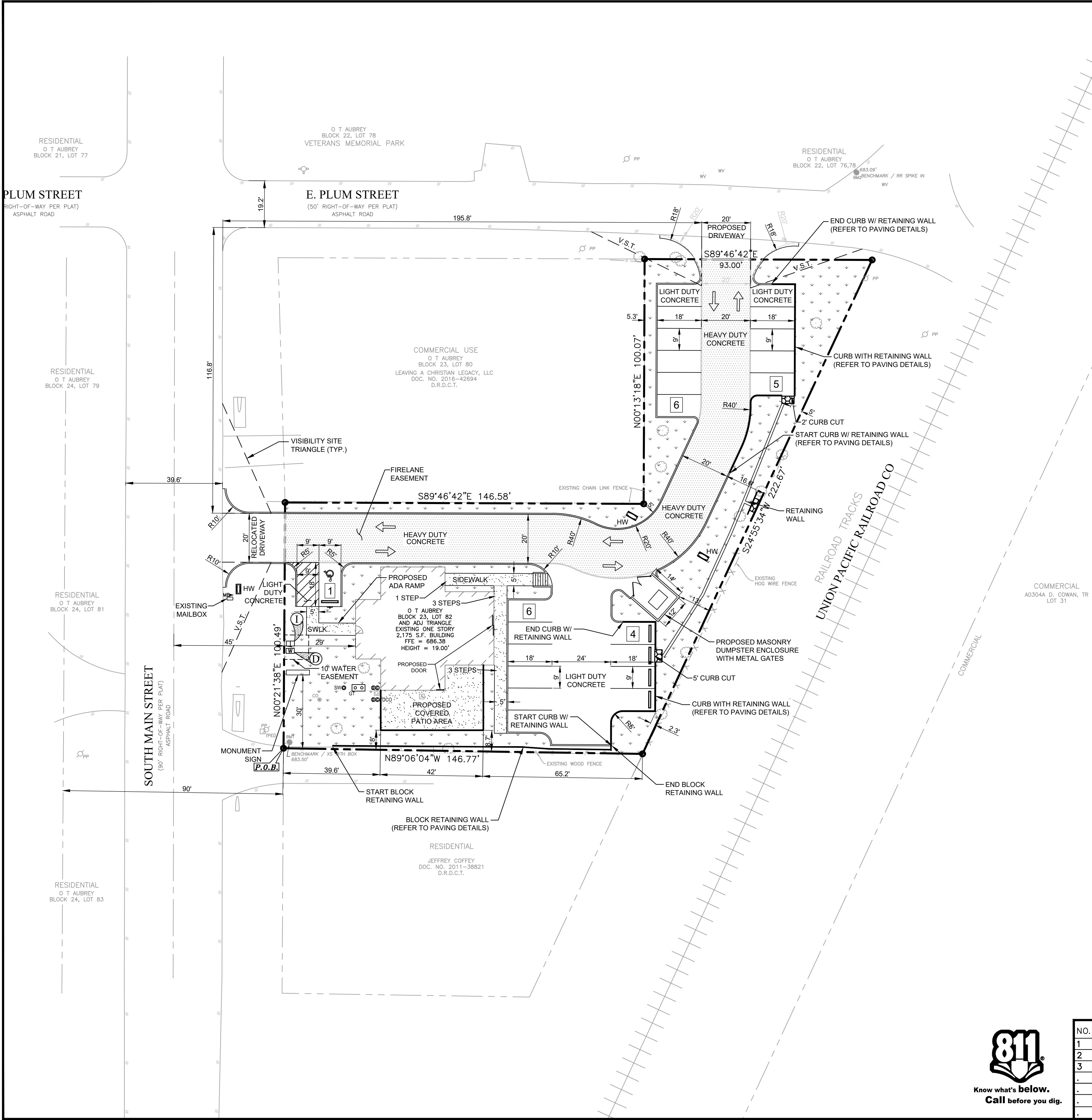
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-2.0

TX. P.E. FIRM #11525





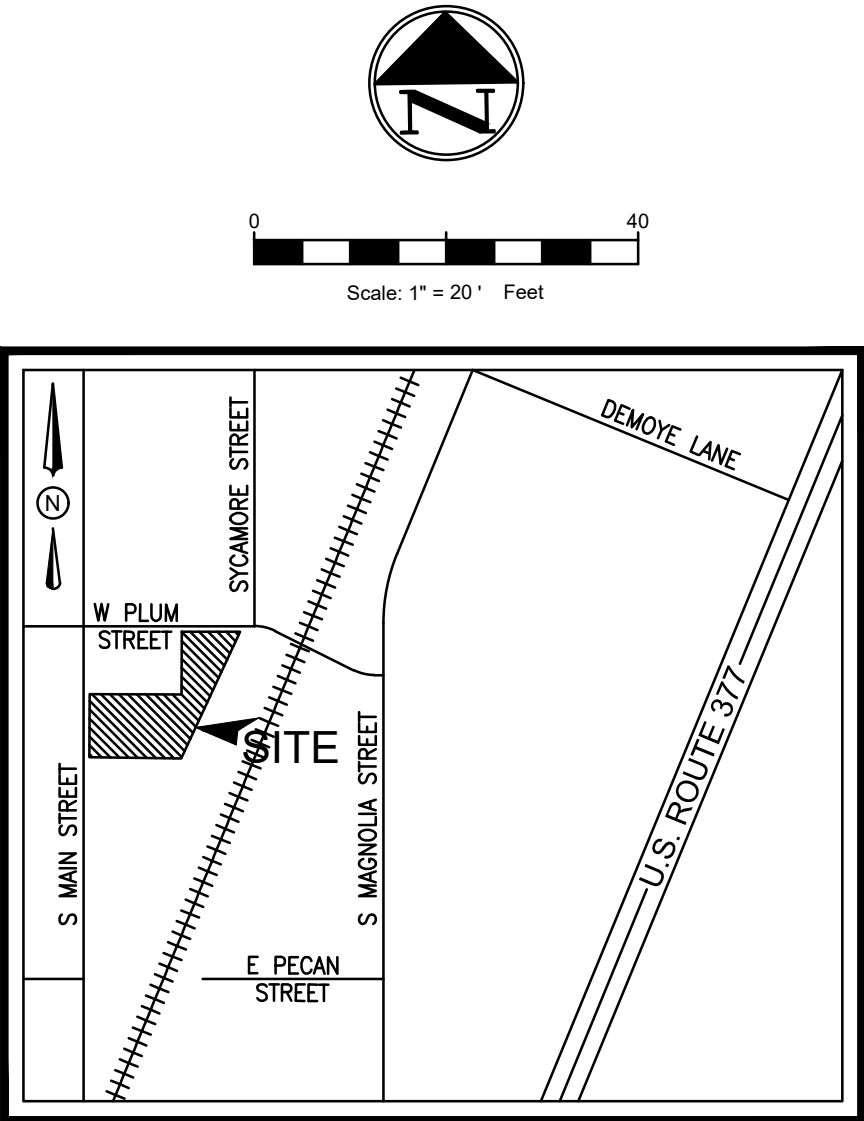
EXISTING LEGEND			
---	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
---	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
---	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
---	WATER LINE	⊗	"X" CUT SET
---	SANITARY SEWER LINE	⊗	WATER METER
---	STORM DRAIN LINE (AS NOTED)	○	FIRE HYDRANT
---	OVERHEAD ELECTRIC LINE	○	SANITARY SEWER MANHOLE
○	BENCH MARK	□	CABLE VAULT
□	CONTROL MONUMENT	□	UTILITY VAULT
○	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	○	FIBER OPTIC MARKER
○	MAP RECORDS DENTON COUNTY, TEXAS	○	TRAFFIC SIGN
○	POWER POLE	○	STORM MANHOLE
○	BOLLARD	○	LIGHT POLE
○	SANITARY SEWER CLEAN OUT	○	GAS METER
○		○	GREASE TRAP
○		○	TELEPHONE RISER

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.557 ACRES (24,269 S.F.)
ZONING:	GR - GENERAL RETAIL
PROPOSED USE:	RESTAURANT
BUILDING AREA:	EXISTING 2,175 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-0"
BUILDING COVERAGE:	8.9%
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	15,437 S.F. (63.6%)
PERVIOUS/LANDSCAPE AREA:	8,832 S.F. (36.4%)
REGULAR PARKING REQUIRED:	22 SPACES
1 SPACE PER 3 SEATS	
REGULAR PARKING PROVIDED:	21 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	22 SPACES

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
LANDSCAPE AREA	---
STRIPING	---
PARKING SPACES	X
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---

CITY NOTES

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. MECHANICAL, HEATING AND AIR-CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.



- #### VICINITY MAP
- N.T.S.
- #### SITE GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS AND ROADWAYS.
 6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

- ENGINEER**
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
PHONE: 469-331-8566
- SURVEYOR**
TRAVERSE LAND SURVEYING
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: MARK NACE
PHONE: 469-784-9321
- OWNER/DEVELOPER**
JP&R MCKINNEY
2629 SHADOW GLEN DRIVE
PROSPER, TEXAS 76058
CONTACT: HARI NAMASIVAYAM
PHONE: 469-554-0390

SITE PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



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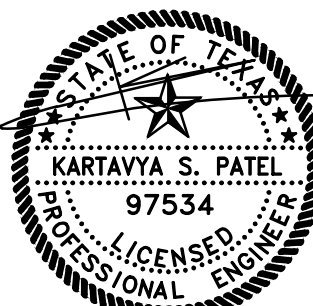
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-3.0
TX. P.E. FIRM #11525					

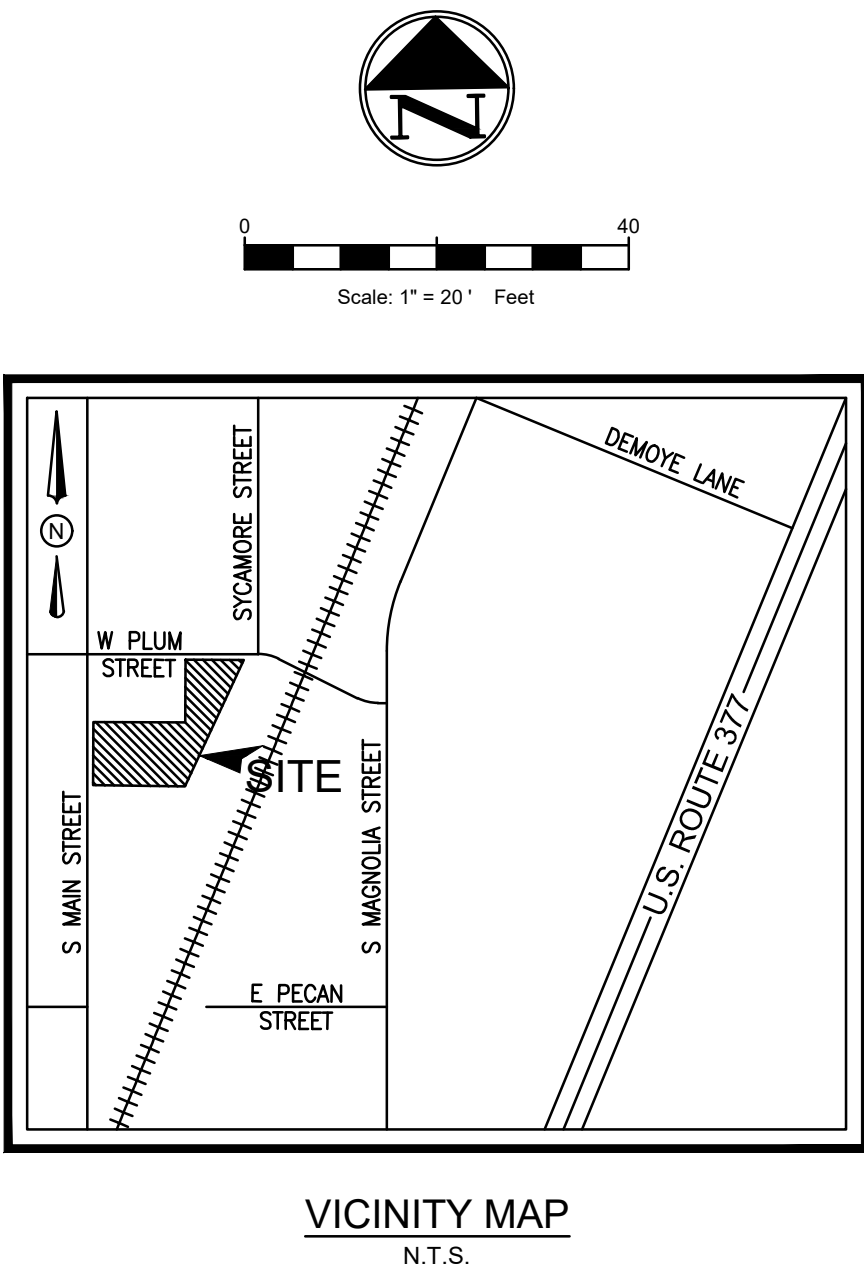
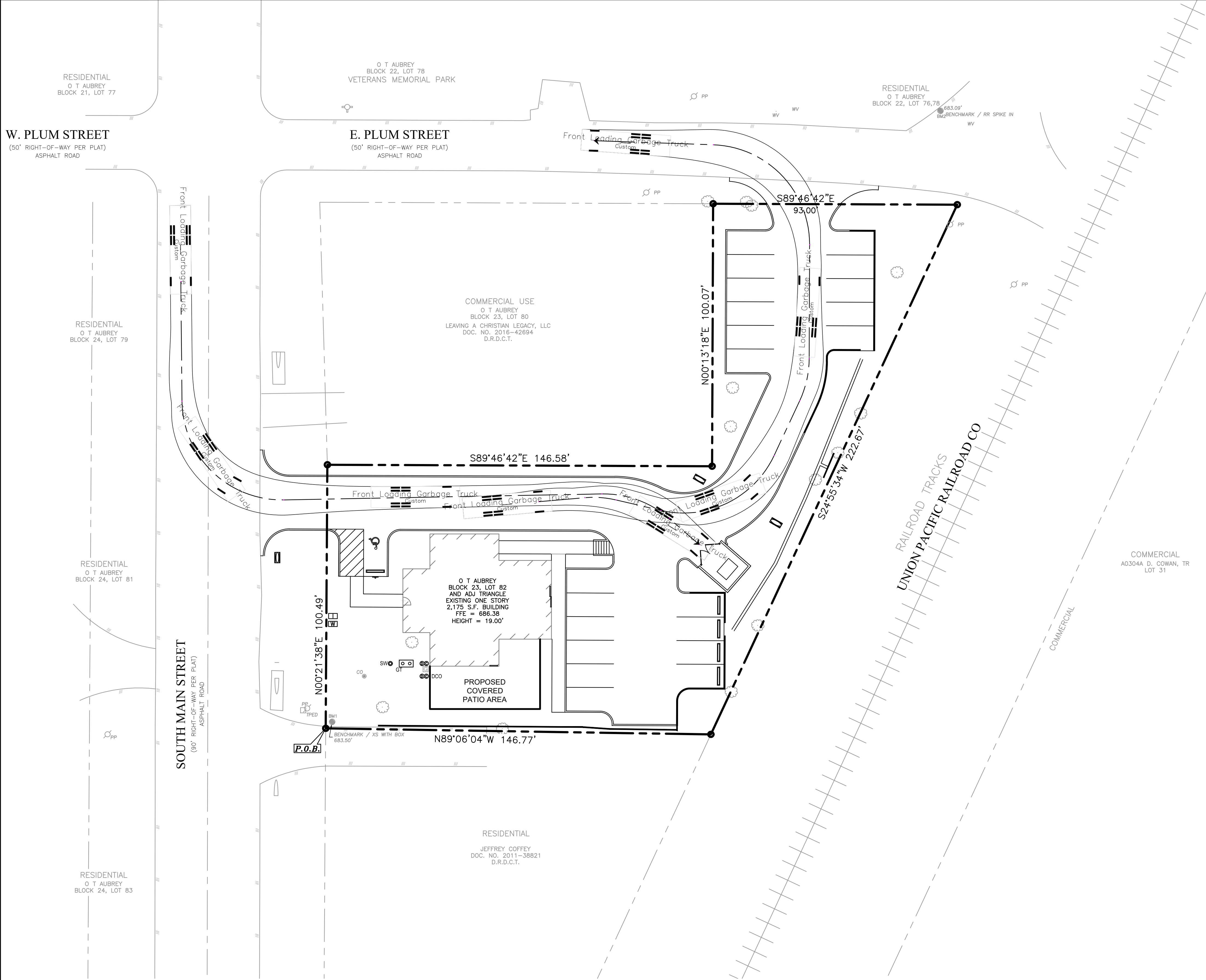


Know what's below.
Call before you dig.

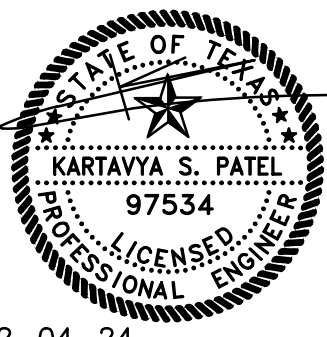
NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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12-04-24



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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GARBAGE TRUCK PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



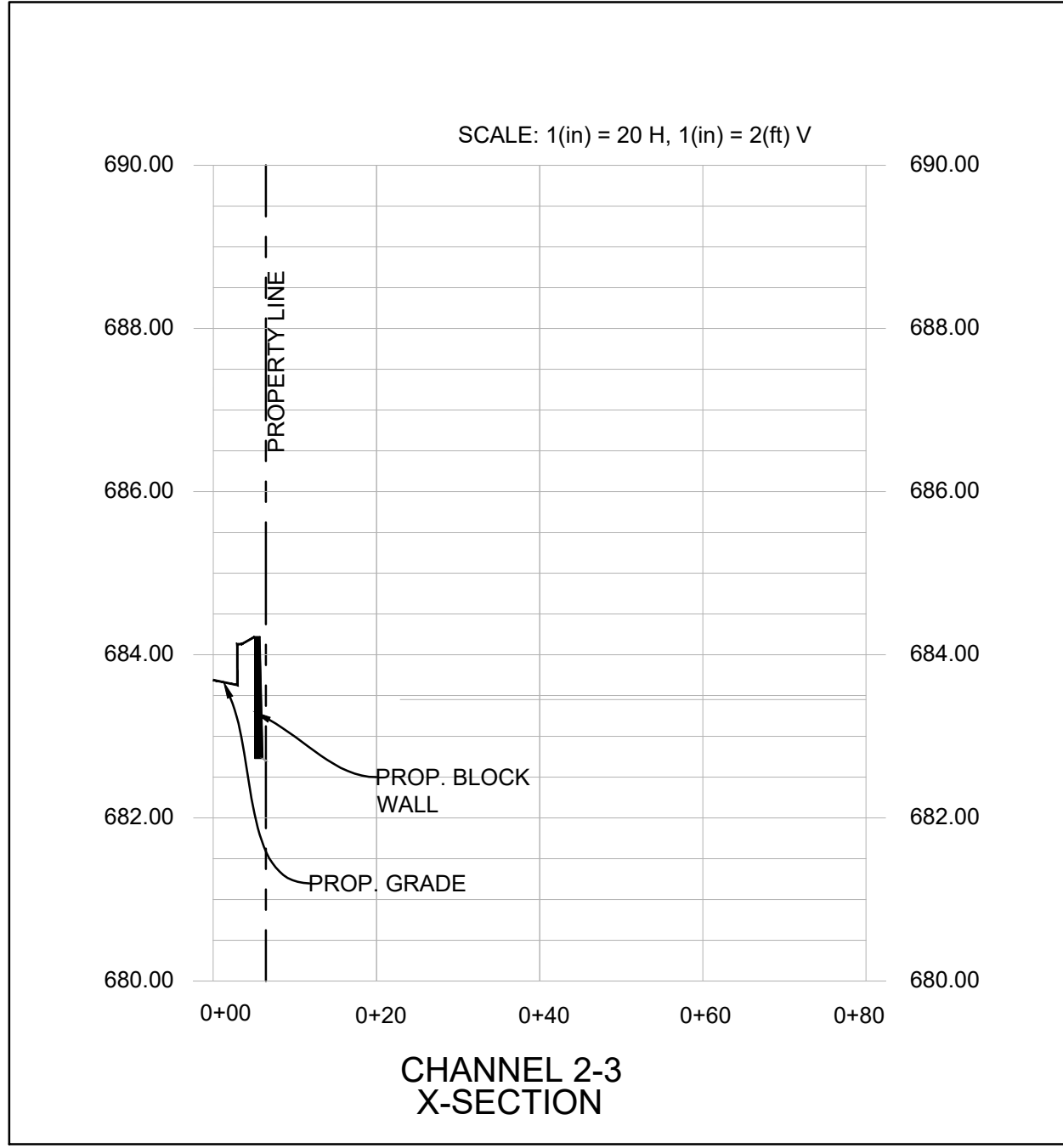
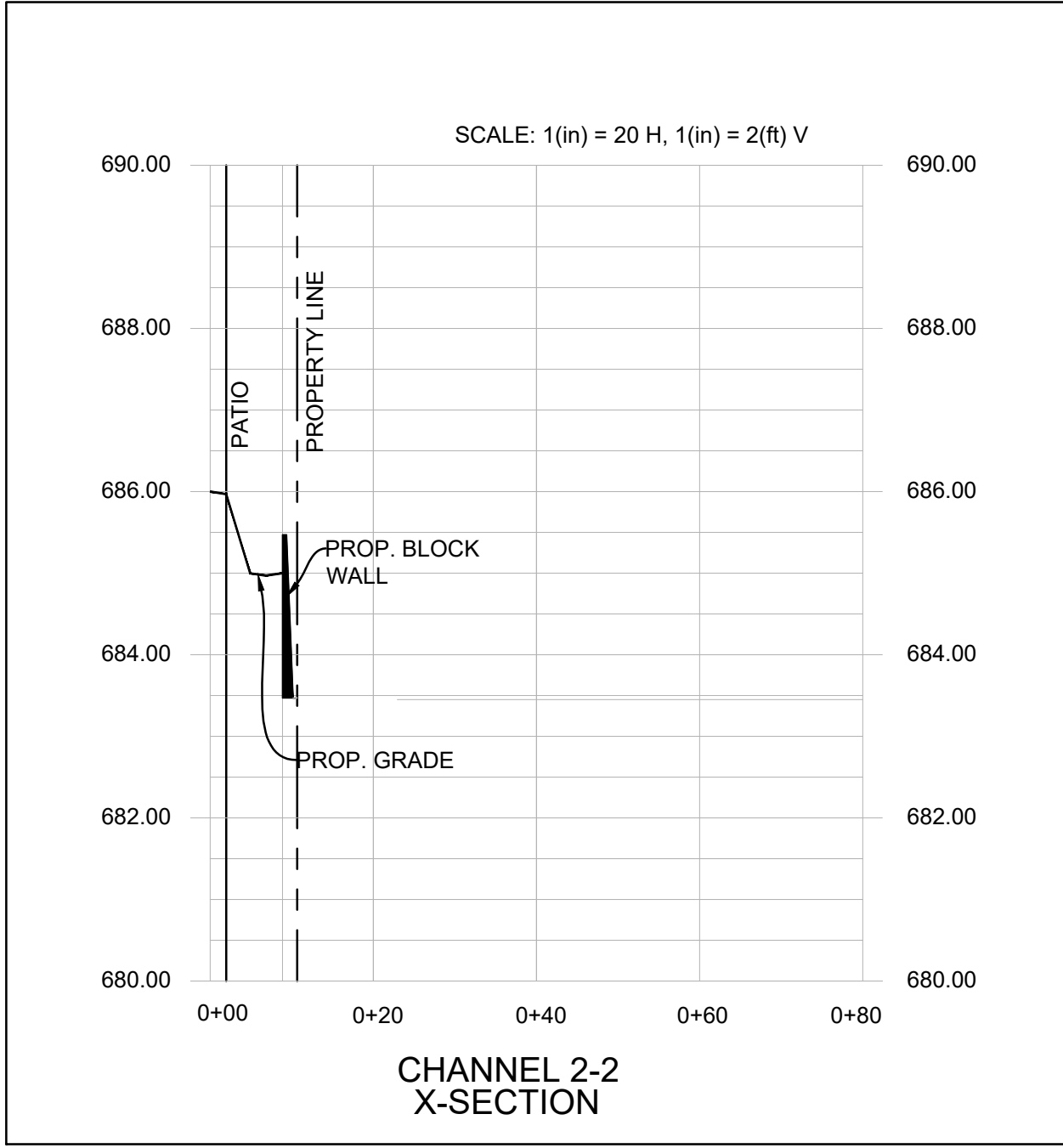
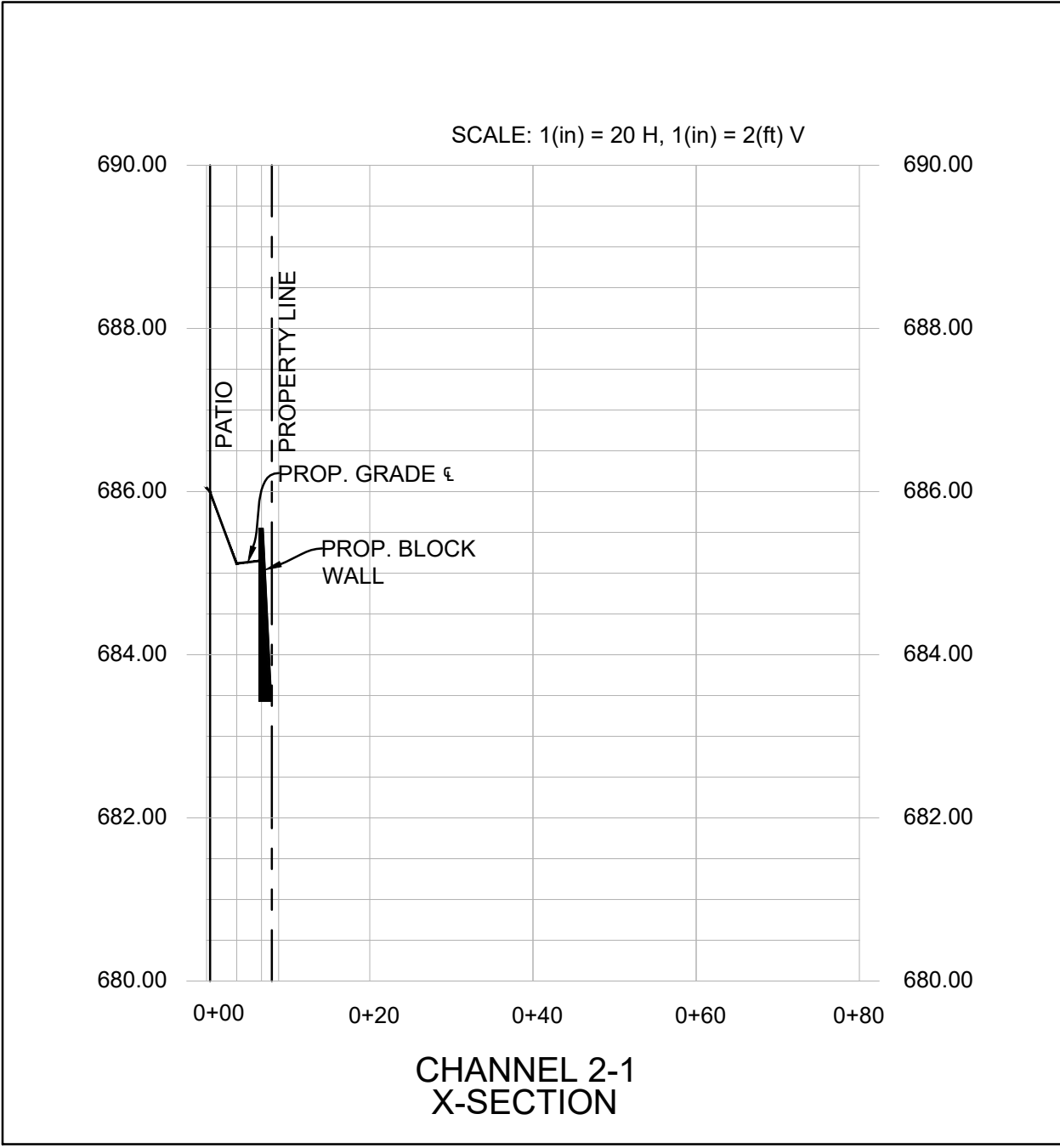
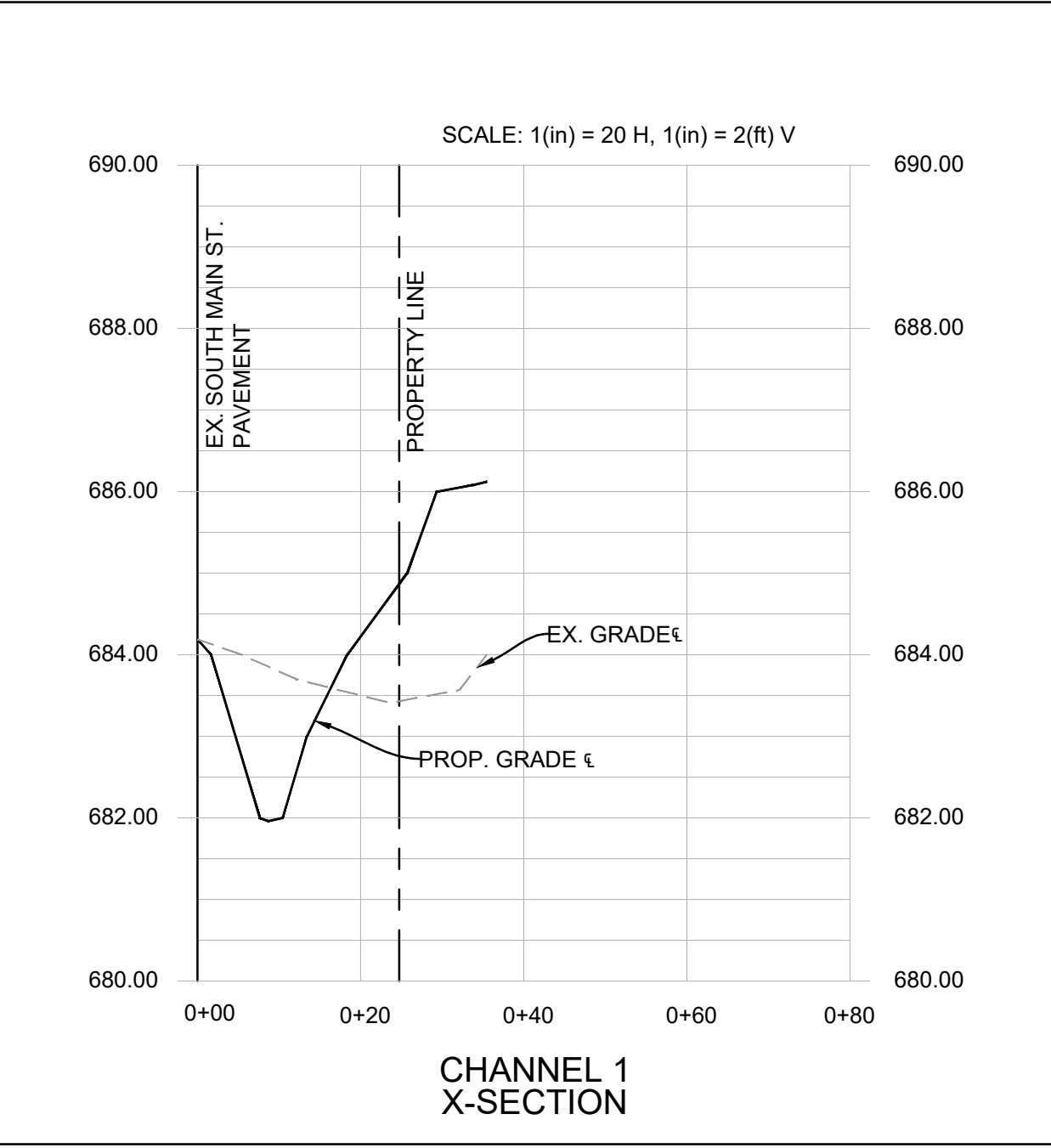
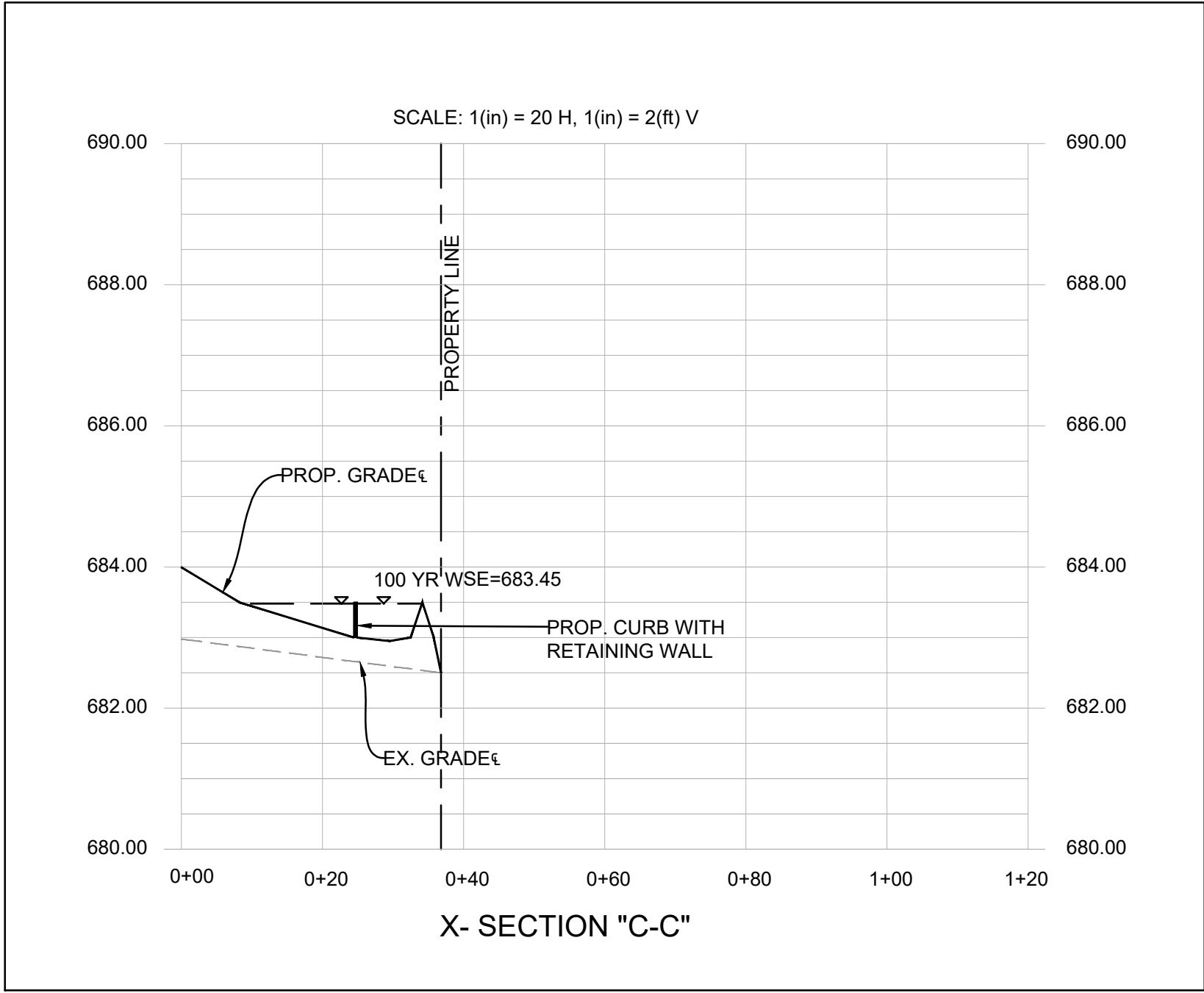
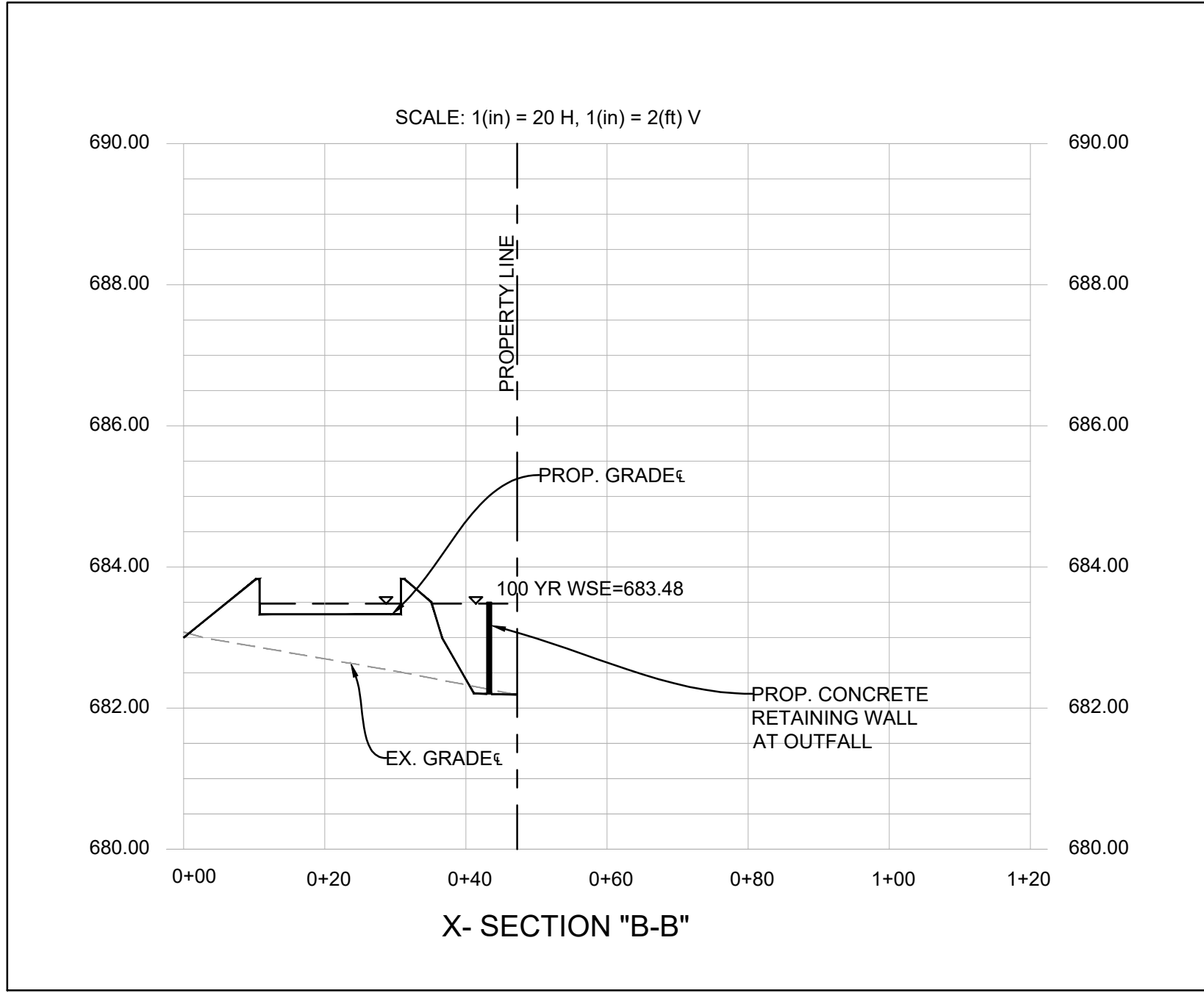
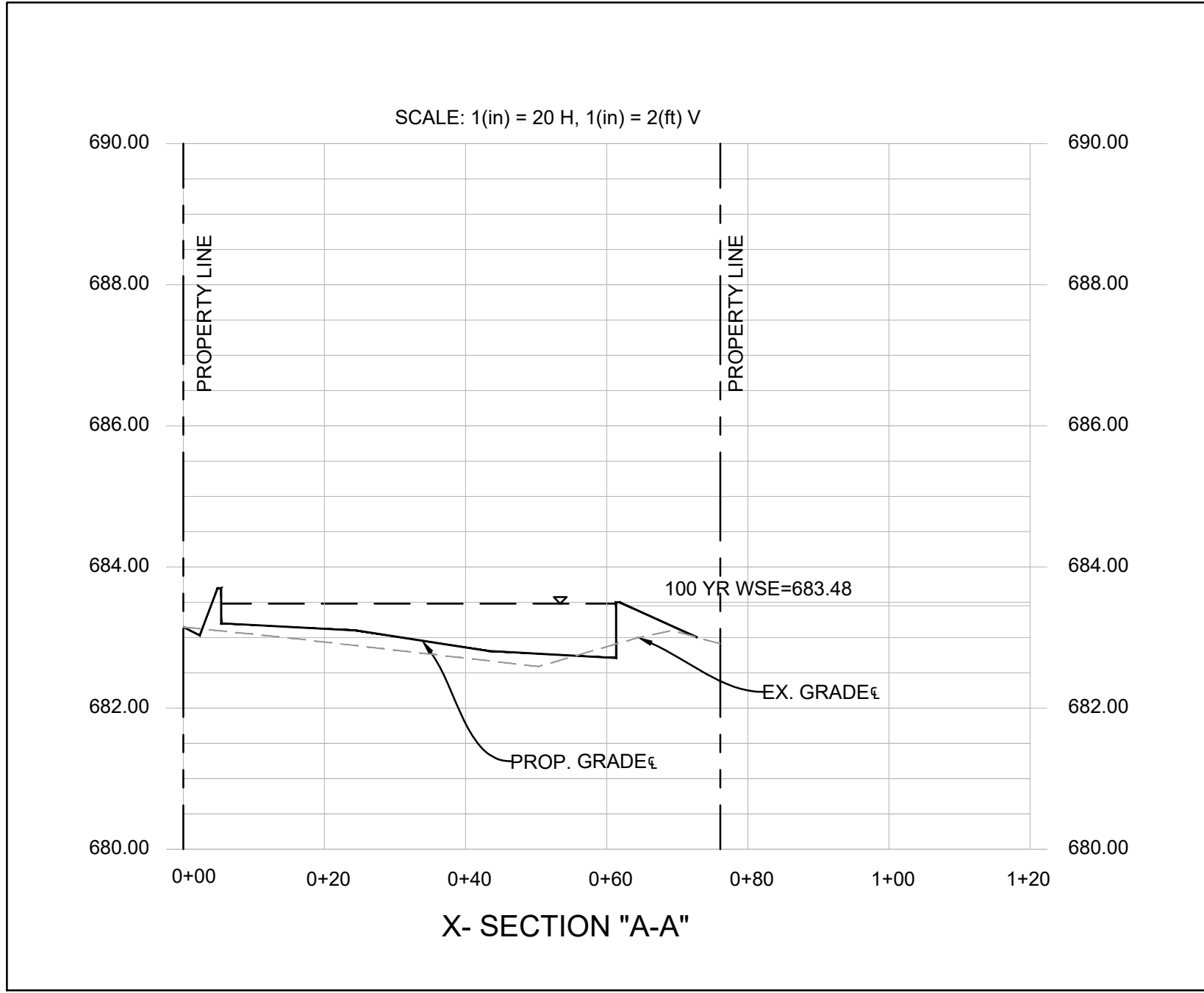
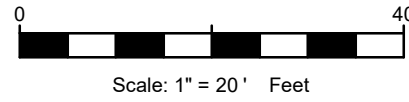
TRIANGLE
ENGINEERING LLC

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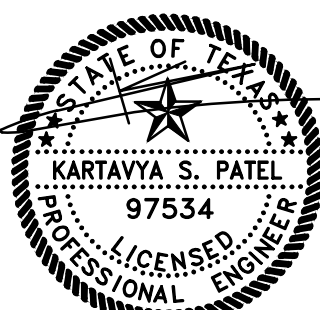
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-3.2

TX. P.E. FIRM #11525



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NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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12-04-24

CROSS SECTIONS

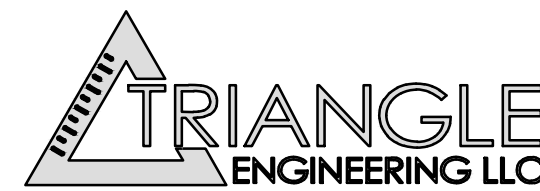
RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-4.1
TX. P.E. FIRM #11525					



DETENTION CALCUALTIONS-2YR							
ALLOWABLE RELEASE RATE EQUAL TO THE 2-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=3.89 @ Tc=15 MINS TOTAL SITE AREA:0.471 ACRES ALLOWABLE RUNOFF FROM SITE: (0.45 x3.89x 0.471+0.80)(XOS-1+XOS-2) =1.62 CFS ALLOWABLE RELEASE FROM STORAGE AREA: (1.62 CFS - 0.30CFS BYPASS FLOW) AREA FLOW TO THE DETENTION POND: 0.772 ACRES							1.32
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :							
TIME	C	I2	TOTAL AREA	Q	INFLOW	OUTFLOW	STORAGE
(Min)	Full Dev.	(2-Year)	(Acres)	(CFS)	(CF)	(CF)	(CF)
10	0.80	4.69	0.772	2.90	1,738	792	946
20	0.80	3.50	0.772	2.16	2,591	1,188	1,403
30	0.80	2.71	0.772	1.67	3,013	1,584	1,429
40	0.80	2.39	0.772	1.48	3,547	1,980	1,567
50	0.80	2.08	0.772	1.28	3,846	2,376	1,470
60	0.80	1.76	0.772	1.09	3,913	2,772	1,141
70	0.80	1.65	0.772	1.02	4,275	3,168	1,107
80	0.80	1.54	0.772	0.95	4,553	3,564	989
90	0.80	1.43	0.772	0.88	4,752	3,960	792
100	0.80	1.31	0.772	0.81	4,865	4,356	509
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.							
2 YEAR STORM EVENT @ 40 MIN. INFLOW =40 x 0.80 x2.39x 0.772x 60 =3,547 OUTFLOW = 0.5 x 50x1.32x 60 = 1,980							
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 3,547-1,980 CF = 1,567 CF PROPOSED DETENTION STORAGE VOLUME = 3,225 CF							

2 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.11	683	1113	1,564
	683.5	3225	

2-year Storm Event			
a) The required storage for 2-year is 1,564 CF.			
b) Interpolate the water surface elevation, 683.11 ft			
b) Using Weir Equation. Q=CLH^3/2			
Allowable discharge, Q=1.32cfs			
Orifice coefficient, C=0.6			
Opening A			
Pond Bottom Elev.(ft)= 682.20 ft			
h (ft)= 0.71 ft			
L(ft)= 0.7 ft			
H(ft)= 0.7 ft			
Q= 1.30 cfs			
Total Q= 1.30 cfs < 1.32cfs (OK)			

DETENTION CALCUALTIONS-10YR							
ALLOWABLE RELEASE RATE EQUAL TO THE 10-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=5.48 @ Tc=15 MINS TOTAL SITE AREA:0.471 ACRES ALLOWABLE RUNOFF FROM SITE: (0.45 x5.48 x 0.471+1.12)(XOS-1+XOS-2) =2.28 CFS ALLOWABLE RELEASE FROM STORAGE AREA: (2.28 CFS - 0.42CFS BYPASS FLOW) AREA FLOW TO THE DETENTION POND: 0.772 ACRES							1.86
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :							
TIME	C	I10	TOTAL AREA	Q	INFLOW	OUTFLOW	STORAGE
(Min)	Full Dev.	(10-Year)	(Acres)	(CFS)	(CF)	(CF)	(CF)
10	0.80	6.62	0.772	4.09	2,453	1,116	1,337
20	0.80	4.92	0.772	3.04	3,646	1,674	1,972
30	0.80	3.80	0.772	2.35	4,224	2,232	1,992
40	0.80	3.36	0.772	2.08	4,985	2,790	2,195
50	0.80	2.93	0.772	1.81	5,421	3,348	2,073
60	0.80	2.49	0.772	1.54	5,536	3,906	1,630
70	0.80	2.34	0.772	1.44	6,059	4,464	1,595
80	0.80	2.18	0.772	1.35	6,471	5,022	1,449
90	0.80	2.03	0.772	1.25	6,770	5,580	1,190
100	0.80	1.88	0.772	1.16	6,952	6,138	814
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.							
10 YEAR STORM EVENT @ 40 MIN. INFLOW =40 x 0.80 x3.36x 0.772x 60 =4,985 OUTFLOW = 0.5 x 50x1.86x 60 = 2,790							
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 4,985-2,790 CF =2,195 CF PROPOSED DETENTION STORAGE VOLUME = 3,225 CF							

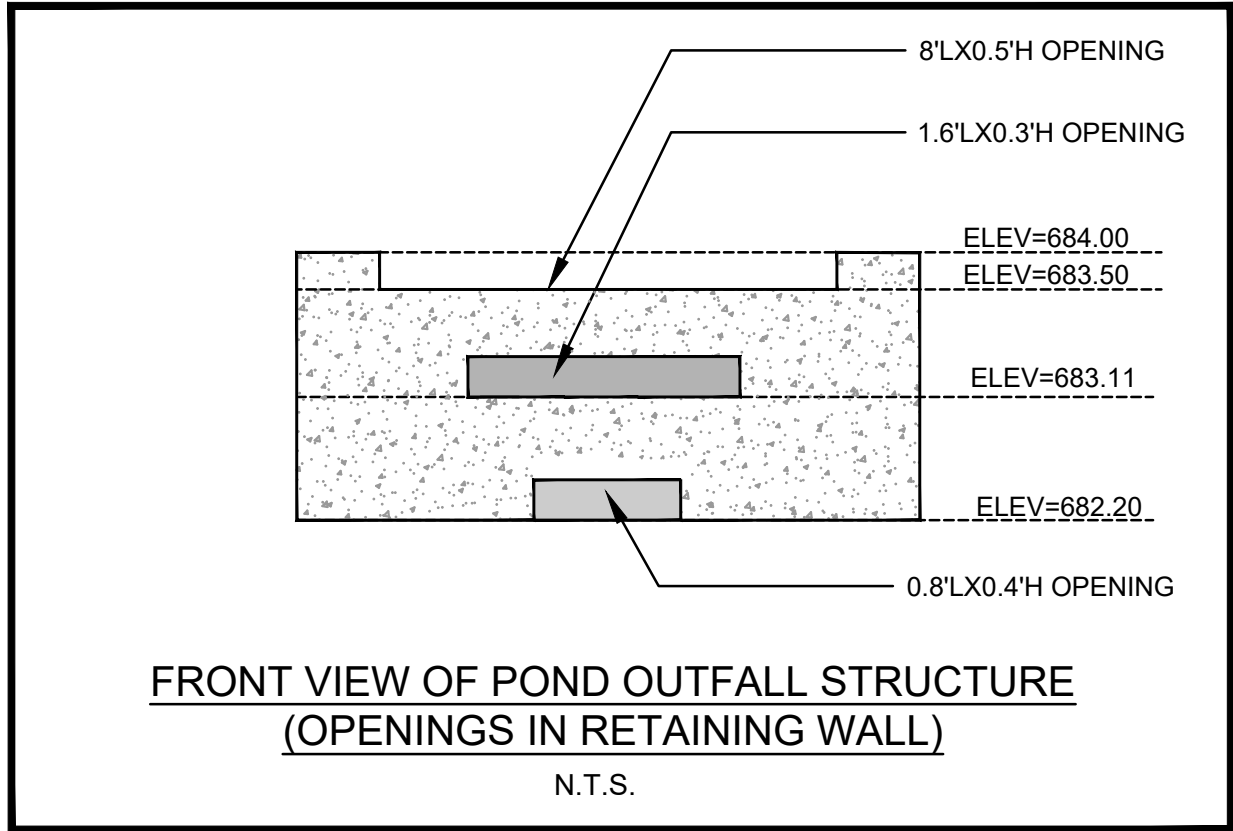
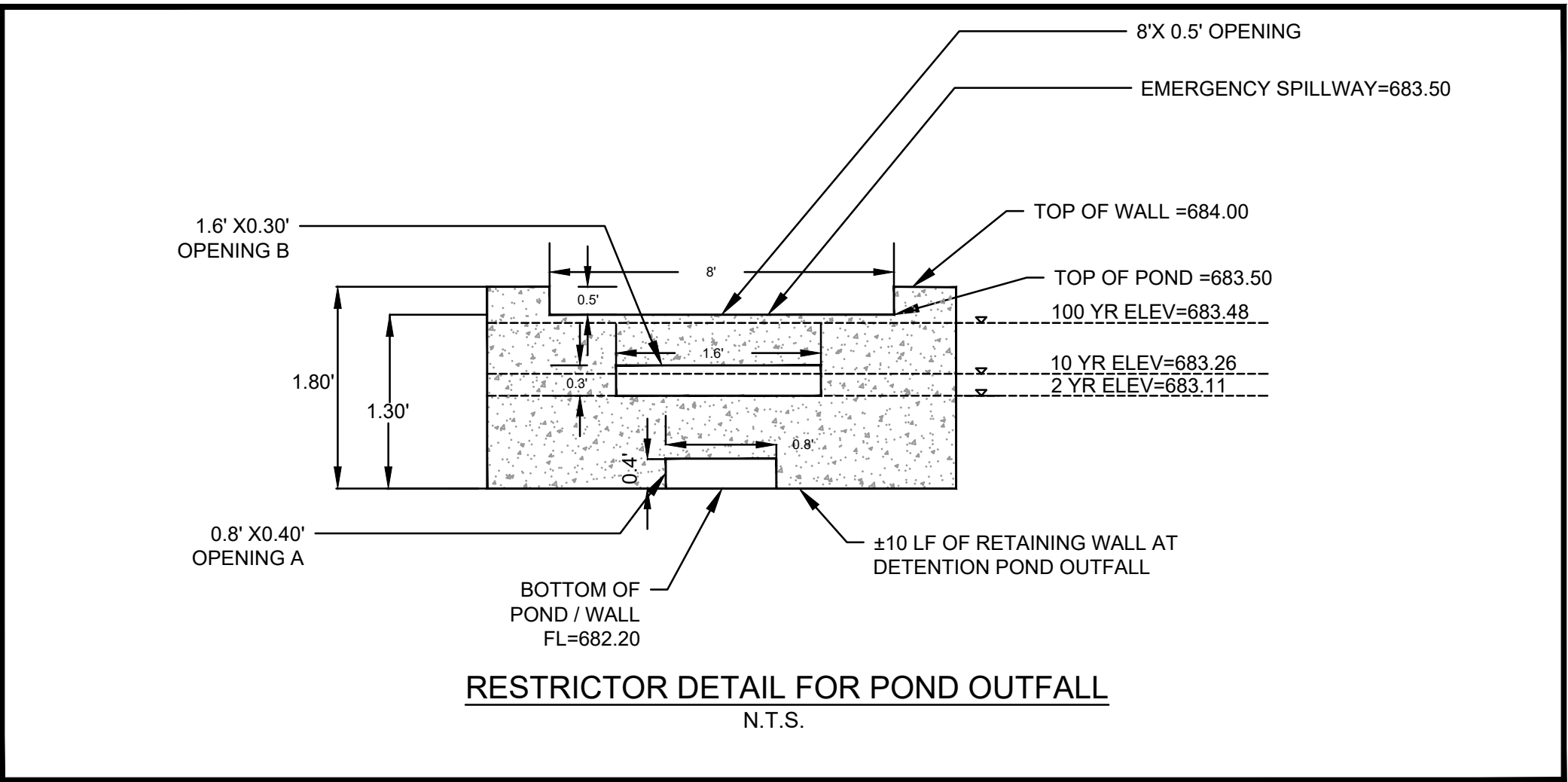
10 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.26	683	1113	2,195
	683.5	3225	

10-year Storm Event			
a) The required storage for 10-year is 2,195 CF.			
b) Interpolate the water surface elevation, 683.26ft			
c) Using Weir Equation. Q=CLH^3/2			
Allowable discharge, Q=1.86cfs			
Orifice coefficient, C=0.6			
Opening A			
Pond Bottom Elev.(ft)= 682.20 ft			
h (ft)= 0.86 ft			
L(ft)= 0.3 ft			
H(ft)= 0.97 ft			
Q= 1.43 cfs			
Opening B			
Weir coefficient, C=3.1			
Opening Elev.(ft)= 683.11 ft			
L(ft)= 1.6 ft			
H(ft)= 0.15 ft			
Q= 0.29 cfs			
Q= 0.29 cfs			
Total Q= 1.72 cfs<1.86 cfs(OK)			

DETENTION CALCUALTIONS-100YR							
ALLOWABLE RELEASE RATE EQUAL TO THE 100-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=7.85 @ Tc=15 MINS TOTAL SITE AREA:0.471 ACRES ALLOWABLE RUNOFF FROM SITE: (0.45 x7.85 x 0.471+1.61)(XOS-1+XOS-2) =3.27 CFS ALLOWABLE RELEASE FROM STORAGE AREA: (3.27 CFS - 0.61CFS BYPASS FLOW) AREA FLOW TO THE DETENTION POND: 0.772 ACRES							2.66
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :							
TIME	C	I100	TOTAL AREA	Q	INFLOW	OUTFLOW	STORAGE
(Min)	Full Dev.	(100-Year)	(Acres)	(CFS)	(CF)	(CF)	(CF)
10	0.80	9.53	0.772	5.89	3,531	1,596	1,935
20	0.80	7.04	0.772	4.35	5,215	2,394	2,821
30	0.80	5.41	0.772	3.34	6,014	3,192	2,822
40	0.80	4.80	0.772	2.96	7,115	3,990	3,125
50	0.80	4.19	0.772	2.59	7,761	4,788	2,973
60	0.80	3.58	0.772	2.21	7,960	5,586	2,374
70	0.80	3.37	0.772	2.08	8,744	6,384	2,360
80	0.80	3.16	0.772	1.95	9,377	7,182	2,195
90	0.80	2.96	0.772	1.83	9,855	7,980	1,875
100	0.80	2.75	0.772	1.70	10,176	8,778	1,398
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.							
100 YEAR STORM EVENT @ 40 MIN. INFLOW =40 x 0.80 x4.80x 0.772x 60 =7,115 OUTFLOW = 0.5 x 50x2.73x 60 = 4,095							
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 7,115-4,095 CF = 3,020 CF PROPOSED DETENTION STORAGE VOLUME = 3,225 CF							

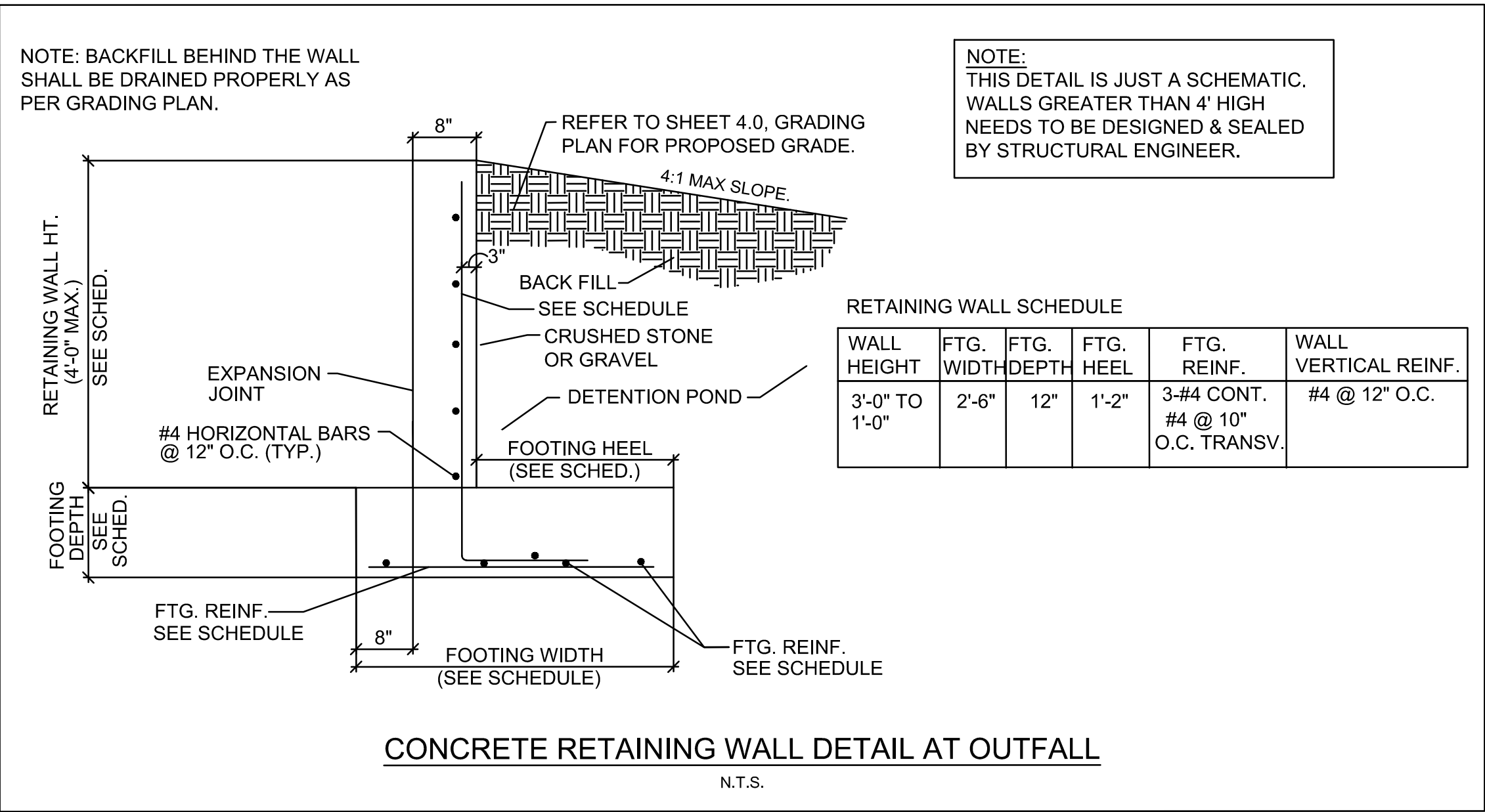
100 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.48	683	1113	3,125
	683.5	3225	

100-year Storm Event			
a) The required storage for 100-year is 3,125 CF.			
b) Interpolate the water surface elevation, 683.48ft			
c) Sizing discharger regulator, orifice. Q=CAsg(2gh)			
Allowable discharge, Q=2.66cfs			
Orifice coefficient, C=0.6			
Opening A			
Pond Bottom Elev.(ft)= 682.20 ft			
h (ft)= 1.05 ft			
L(ft)= 0.8 ft			
H(ft)= 0.4 ft			
Q= 1.58 cfs			
Opening B			
Opening Elev.(ft)= 683.11 ft			
h (ft)= 0.22 ft			
L(ft)= 1.6 ft			
H(ft)= 0.3 ft			
Q= 1.08 cfs			
Total Q= 2.66 cfs<2.66 cfs (OK)			



SPILLWAY OVERFLOW WEIR CALCULATIONS			
Using Weir Equation. Q=CLH^3/2			
Wire coefficient, C=3.1			
lenth of opening, L=8'			
Post development Q100 = 5.50CFS			
Bottom of Pond = 1026			
Spillway Emergency WSE = 683.50'			
L(ft)= 8 ft			
H(ft)= 0.5 ft			
Q= 8.77 cfs			
Total Q= 8.77 cfs > 5.50cfs (OK)			

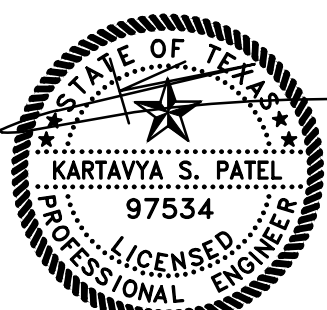
DETENTION POND OUTFLOW SUMMARY			
YEAR	Q ALLOWABLE	Q RELEASE	
2YEAR	1.32 CFS	1.30 CFS	
10YEAR	1.86 CFS	1.72 CFS	
100YEAR	2.66 CFS	2.66 CFS	

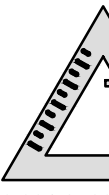


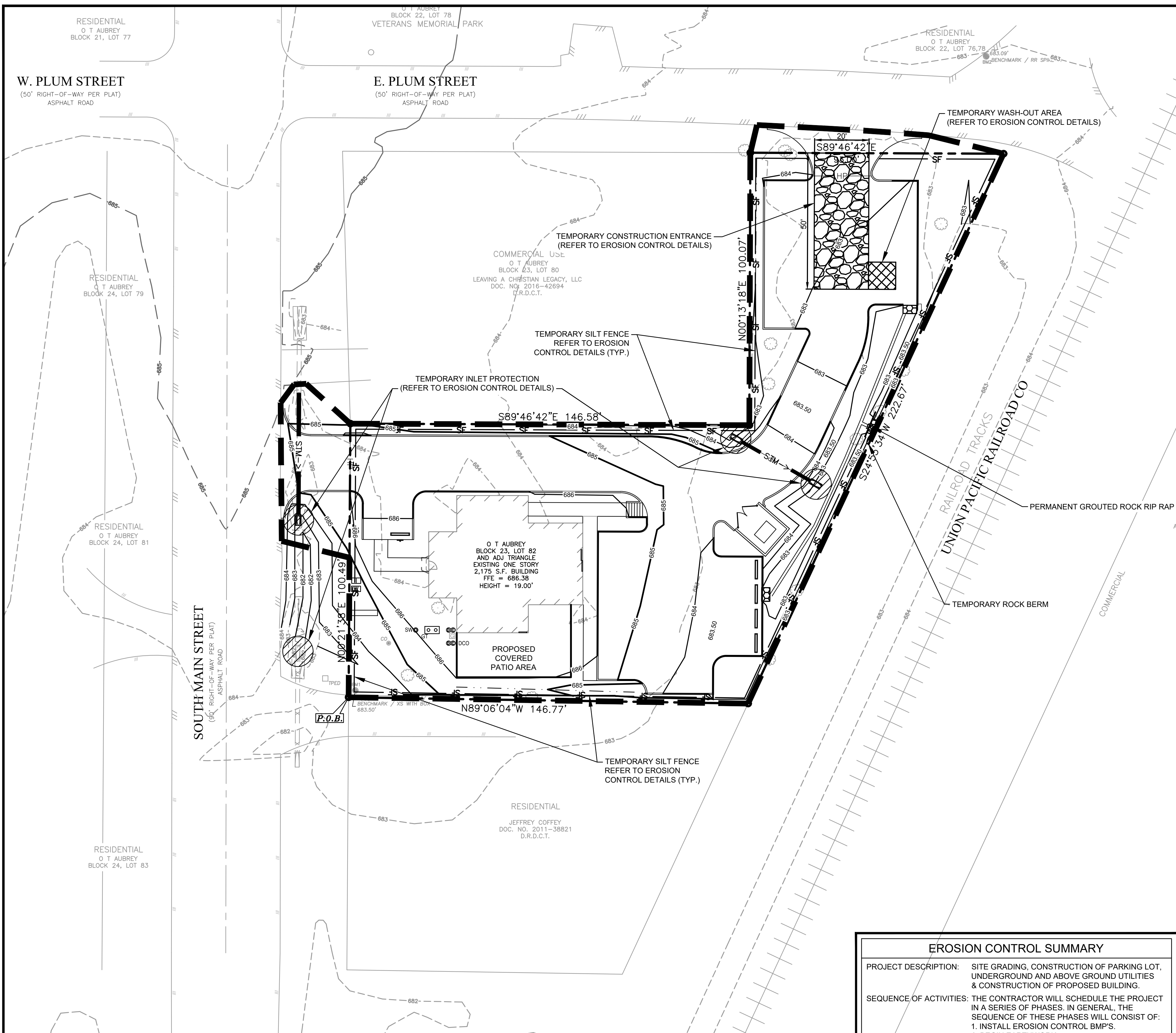
COMBINED DETENTION POND				
Stage	Elevation	Contour Area	Incremental Storage	Total Storage
(ft)	(ft)	(sqft)	(cuft)	(cuft)
0.00	682.20	0	0.000	0.000
0.80	683.00	2,783	1,113	1,113
1.30	683.50	5,663	2,111	3,225



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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PRELIMINARY DETENTION CALCULATION					
RESTAURANT					
403 SOUTH MAIN STREET					
CITY OF AUBREY					
DENTON COUNTY, TEXAS					
DENNIS COWAN SURVEY, ABSTRACT No. 304					
TRIANGLE ENGINEERING LLC					
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013					
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-6.1
TX. P.E. FIRM #11525					



SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespezeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespezeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zaysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

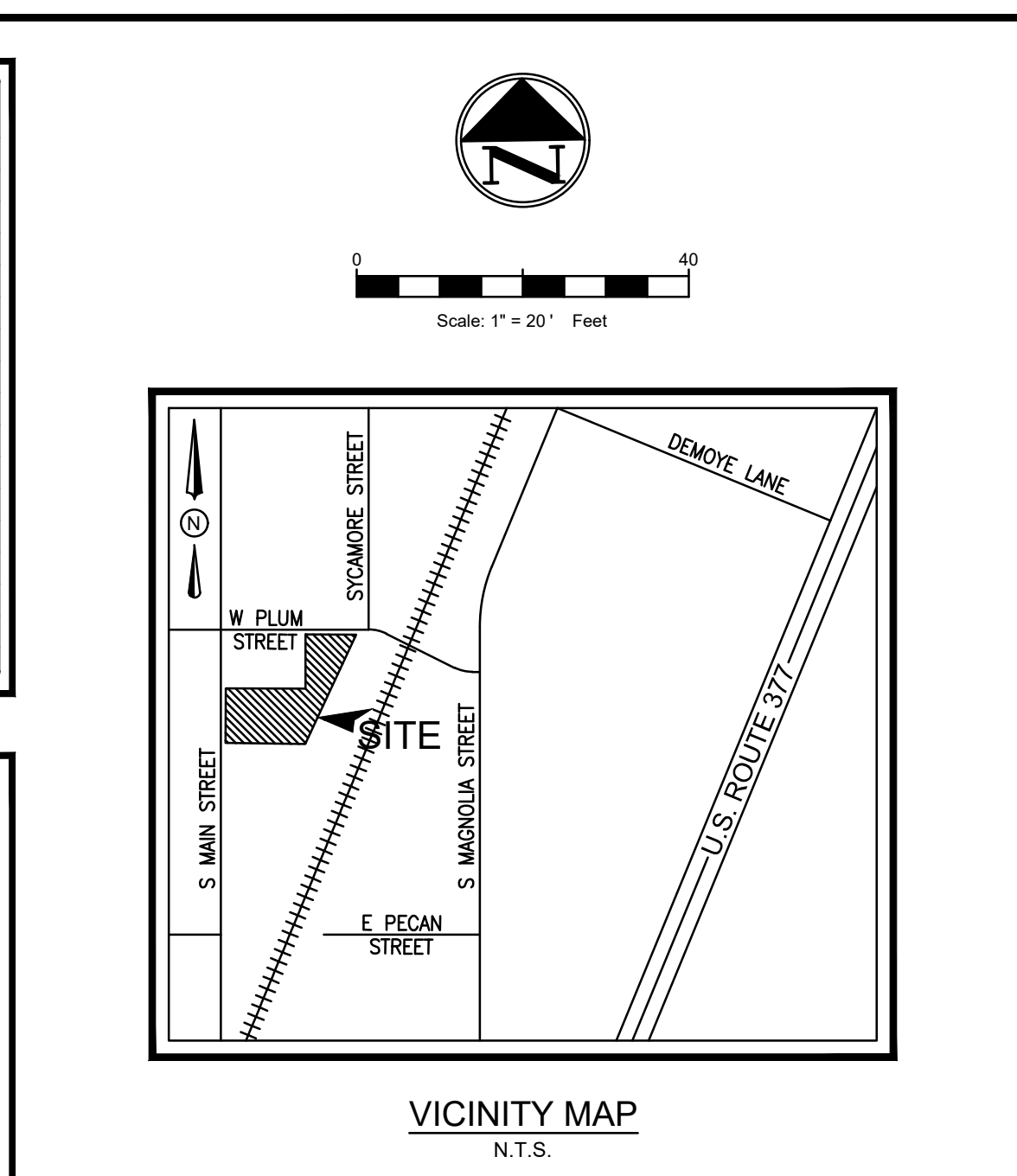
EROSION & SEDIMENT CONTROLS	
SOIL STABILIZATION PRACTICES: SELECT T = TEMPORARY OR P = PERMANENT (AS APPLICABLE)	
—	MULCHING (HAY OR STRAW)
—	BUFFER ZONES
P	PLANTING
T	SEEDING
P	SODDING
—	PRESERVATION OF NATURAL RESOURCES
—	FLEXIBLE CHANNEL LINER
—	RIGID CHANNEL LINER
—	SOIL RETENTION BLANKET
—	COMPOST MANUFACTURED TOPSOIL
—	EROSION CONTROL BLANKET

EROSION CONTROL SUMMARY	
PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GROUND UTILITIES & CONSTRUCTION OF PROPOSED BUILDING.
SEQUENCE/OF ACTIVITIES:	THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF: 1. INSTALL EROSION CONTROL BMPs. 2. BEGIN EARTHWORK 3. INSTALL WET AND DRY UTILITIES. 4. INSTALL STORM SEWER LINES AND INLETS. 5. BEGIN SITE GRADING. 6. INSTALL CURBS, DRIVEWAY AND PARKING LOT. 7. POUR BUILDING FOUNDATION PAD. 8. BEGIN VERTICAL BUILDING CONSTRUCTION. 9. INSTALL TREES, SHRUBS, ETC. AND RESTORE ALL DISTURBED VEGETATION. 10. REMOVAL OF EXISTING EROSION CONTROL BMPs & INSTALLATION OF PERMANENT EROSION CONTROL BMPs.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	0.557 ACRES
TOTAL DISTURBED AREA:	0.60 ACRES

EXISTING LEGEND			
—	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
—	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
—	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—SAN>—	SANITARY SEWER LINE	WM	WATER METER
—OHE—	STORM DRAIN LINE (AS NOTED)	—O—FH	FIRE HYDRANT
—	OVERHEAD ELECTRIC LINE	—O—SS	SANITARY SEWER MANHOLE
—	BENCH MARK	—O—CV	CABLE VAULT
(CM)	CONTROL MONUMENT	—O—UV	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	—O—FV	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	—O—WV	WATER VALVE
—	POWER POLE	—O—TS	TRAFFIC SIGN
—	BOLLARD	—O—SM	STORM MANHOLE
—	SANITARY SEWER CLEAN OUT	—O—LP	LIGHT POLE
		—O—GM	GAS METER
		—O—GT	GREASE TRAP
		—O—TR	TELEPHONE RISER

EROSION CONTROL LEGEND	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY CONCRETE WASHOUT AREA	
RIP RAP	
TEMPORARY SILT FENCE	SF
TEMPORARY COMPOST FILTER SOCK	FS
HIGH POINT	HP
LIMITS OF DISTURBANCE	
TEMPORARY INLET PROTECTION	
ROCK BERM	

- EROSION CONTROL GENERAL NOTES**
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
 - MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
 - EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MEASURES THAT PROVIDE A PROTECTIVE COVER MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
 - THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), OR AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
 - A PERMANENT GROUND COVER, SUFFICIENT TO RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
 - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
 - IF SOIL STOCKPILES IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
 - ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



- EROSION CONTROL GENERAL NOTES**
- EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN.
 - THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
 - NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.
 - THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
 - THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.
 - CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24" WIDE X 50' LONG X 6" DEEP. (3'-5" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.
- BMP MAINTENANCE NOTES**
- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
 - THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.



Know what's below.
Call before you dig.

EROSION CONTROL PLAN	
RESTAURANT	
403 SOUTH MAIN STREET	
CITY OF AUBREY	
DENTON COUNTY, TEXAS	
DENNIS COWAN SURVEY, ABSTRACT No. 304	

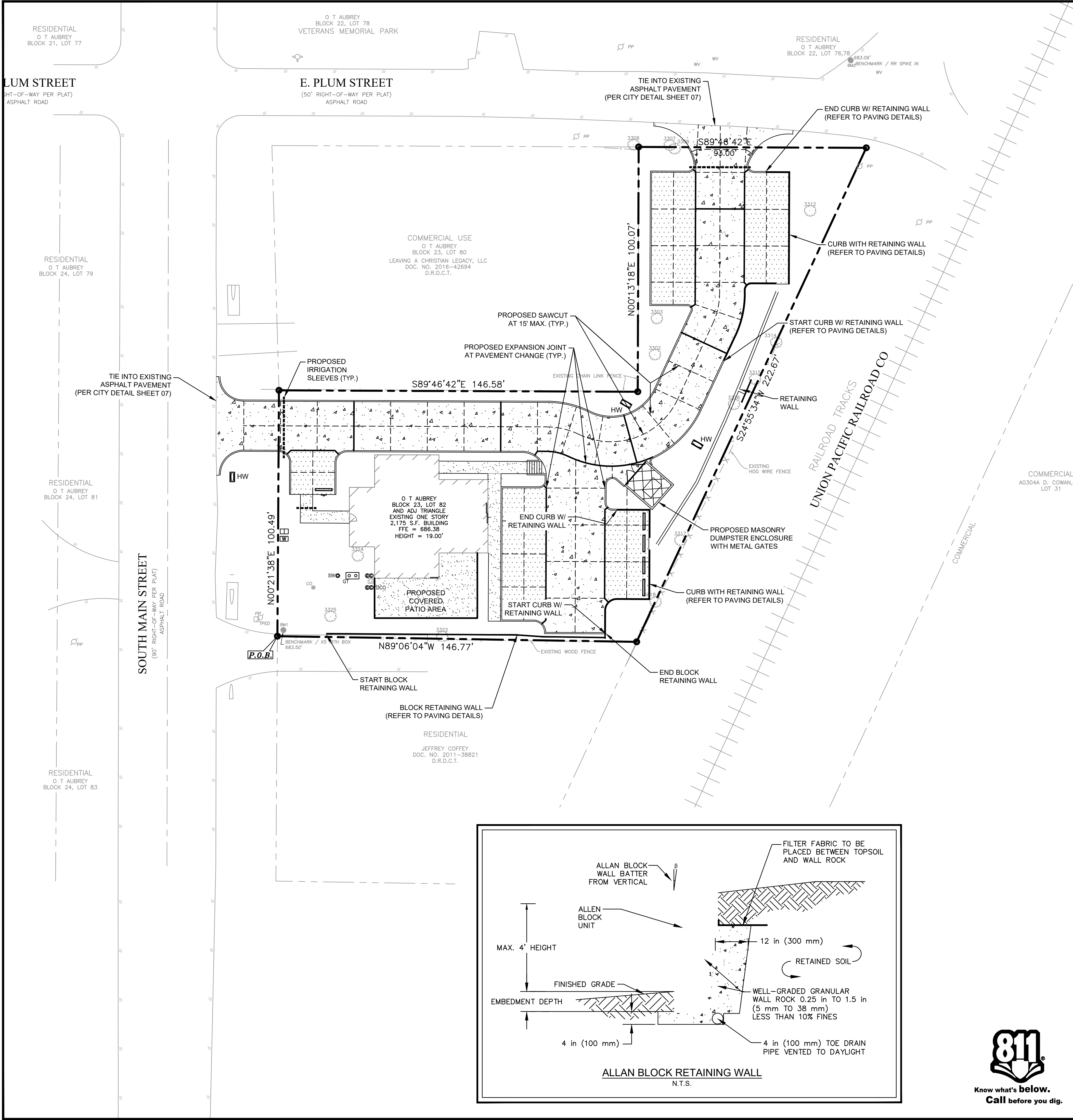


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Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-7.0

TX. P.E. FIRM #11525

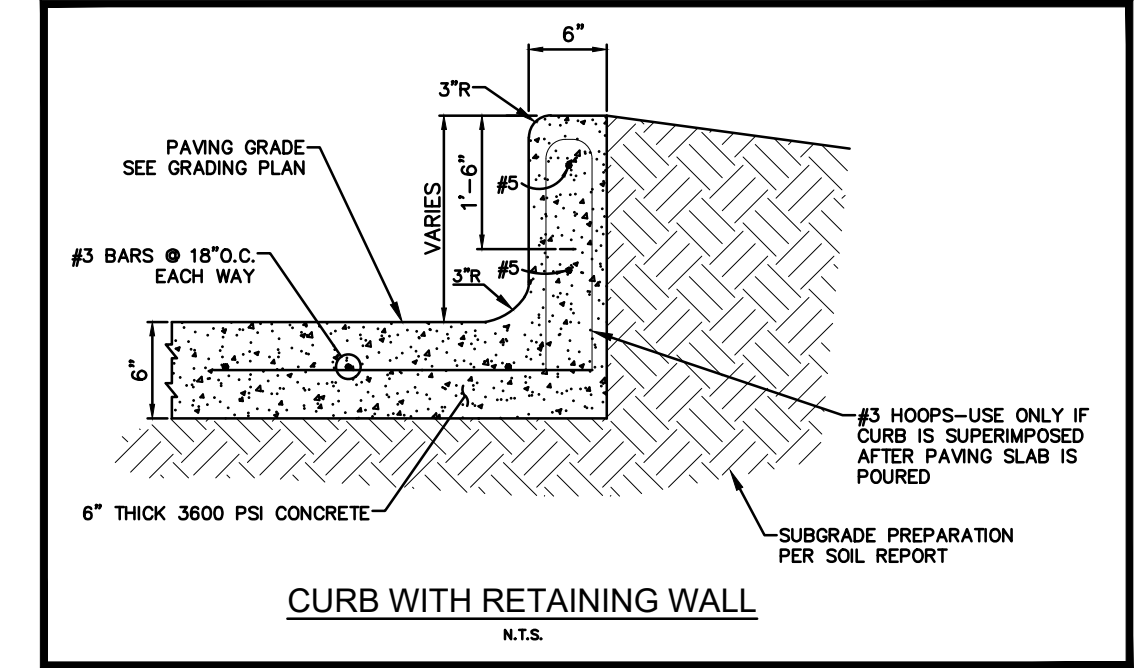


EXISTING LEGEND			
—	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
—	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
—	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—S—	SANITARY SEWER LINE	⊗	WATER METER
—O—	STORM DRAIN LINE (AS NOTED)	○	FIRE HYDRANT
—O—	OVERHEAD ELECTRIC LINE	○	SANITARY SEWER MANHOLE
⊗	BENCH MARK	□	CABLE VAULT
(CM)	CONTROL MONUMENT	□	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	⊗	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	⊗	WATER VALVE
⊗	POWER POLE	⊗	TRAFFIC SIGN
⊗	BOLLARD	⊗	STORM MANHOLE
⊗	SANITARY SEWER CLEAN OUT	⊗	LIGHT POLE
		⊗	GAS METER
		⊗	GREASE TRAP
		⊗	TELEPHONE RISER

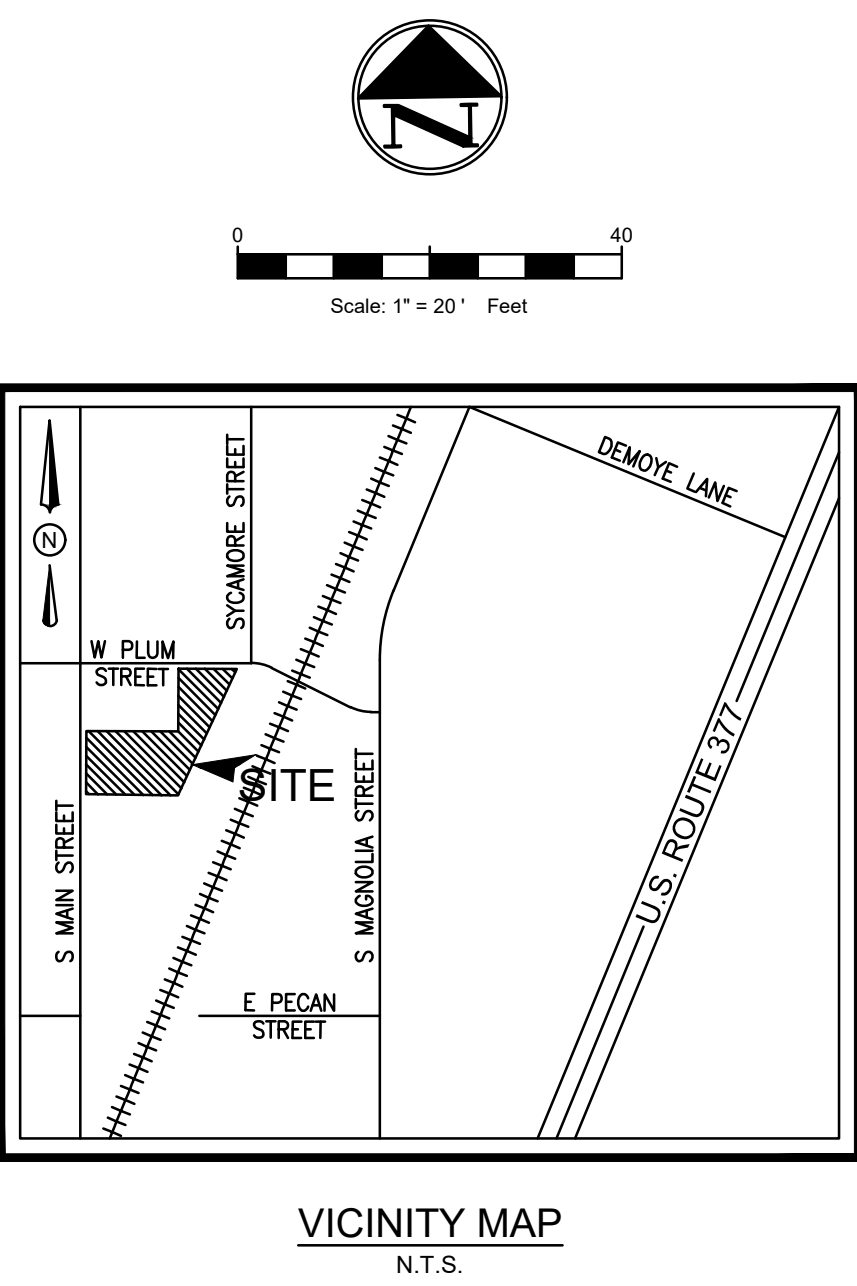
PAVING LEGEND	
EXPANSION JOINT (@ 60' MAX.)	—
SAWCUT JOINT (@ 15' MAX.)	---
4" CONCRETE SIDEWALK	
5" LIGHT DUTY CONCRETE	
6" HEAVY DUTY CONCRETE	
7" HEAVY DUTY DUMPSTER CONCRETE	

UTILITY STRUCTURE LEGEND	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION-FDC	
GAS METER	
GREASE TRAP	
LIGHT POLE	
POWER POLE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
STORM SEWER MANHOLE	
STORM SEWER CLEANOUT	
TRANSFORMER	
WATER METER - DOMESTIC	
WATER METER - IRRIGATION	

PROPOSED RIGID PAVEMENT RECOMMENDATIONS	
PROPOSED CONTINUOUSLY REINFORCED RIGID CONCRETE PAVEMENT RECOMMENDATIONS (BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH)	
SIDEWALK - PRIVATE 4" THICK CONCRETE PAVEMENT @ 3,000 P.S.I. #3 REBAR @ 18" O.C. EACH-WAY 6" THICK COMPACTED SUBGRADE	
PARKING AREAS 5" THICK CONCRETE PAVEMENT @ 3,600 P.S.I. #3 REBAR @ 18" O.C. EACH-WAY 6" THICK COMPACTED & LIME STABILIZED SUBGRADE	
FIRE LANE / DRIVE AISLES 6" THICK CONCRETE PAVEMENT @ 4,000 P.S.I. #3 REBAR @ 24" O.C. EACH-WAY 6" THICK COMPACTED & LIME STABILIZED SUBGRADE	
DUMPSTER PAD 7" THICK CONCRETE PAVEMENT @ 3,600 P.S.I. #4 REBAR @ 12" O.C. EACH-WAY 6" THICK COMPACTED & LIME STABILIZED SUBGRADE	



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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- PAVING GENERAL NOTES**
- STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.
 - CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
 - DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.
 - FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.
 - SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.
 - ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE. THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.
 - LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.
 - CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH, UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLANS.
 - THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM.
 - MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
 - SEE IRRIGATION PLAN FOR IRRIGATION SLEEVE PLACEMENT PRIOR TO PAVING CONSTRUCTION.

PAVING PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

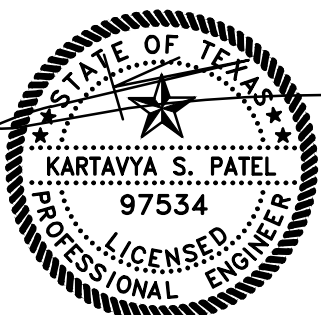
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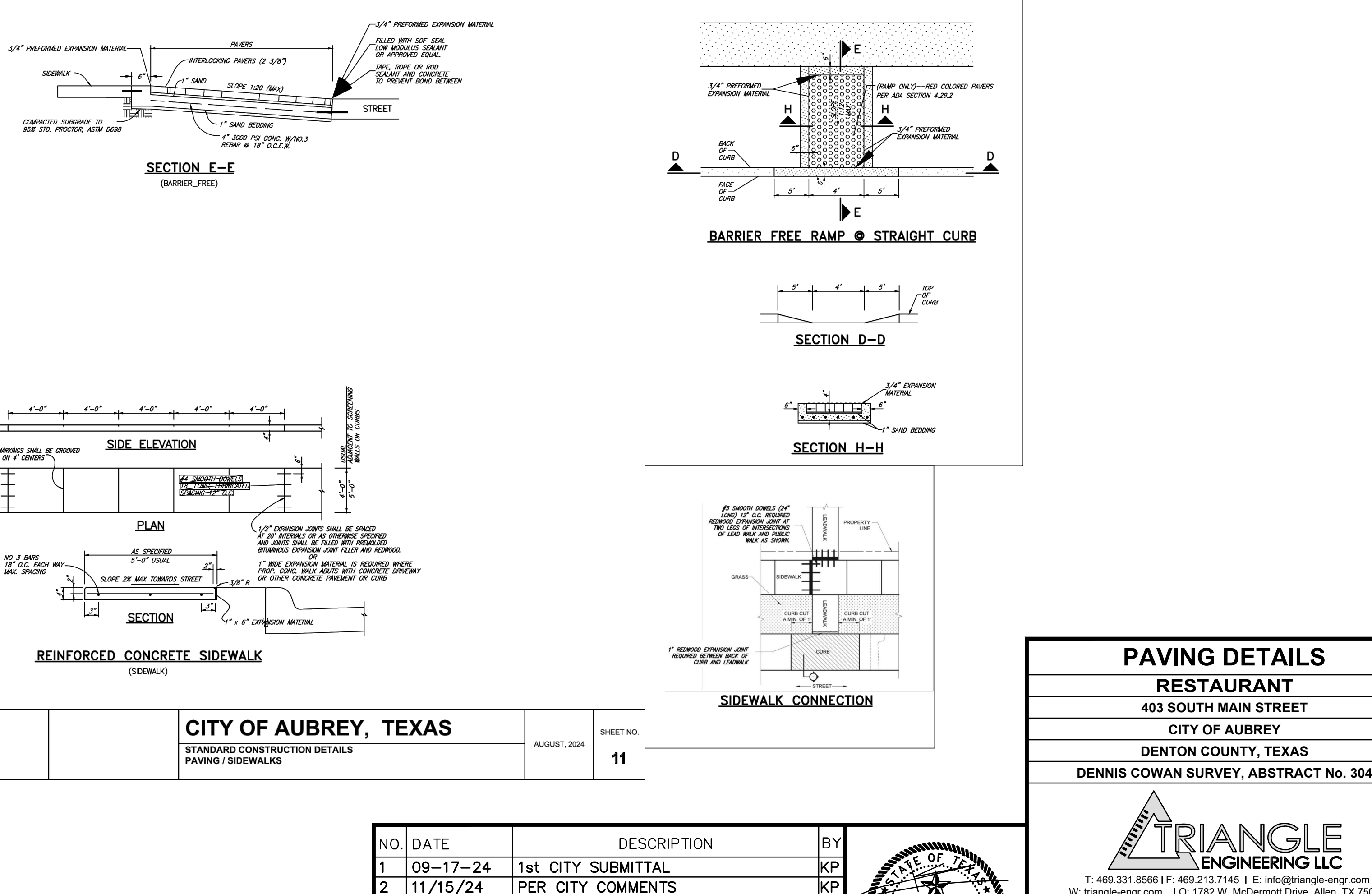
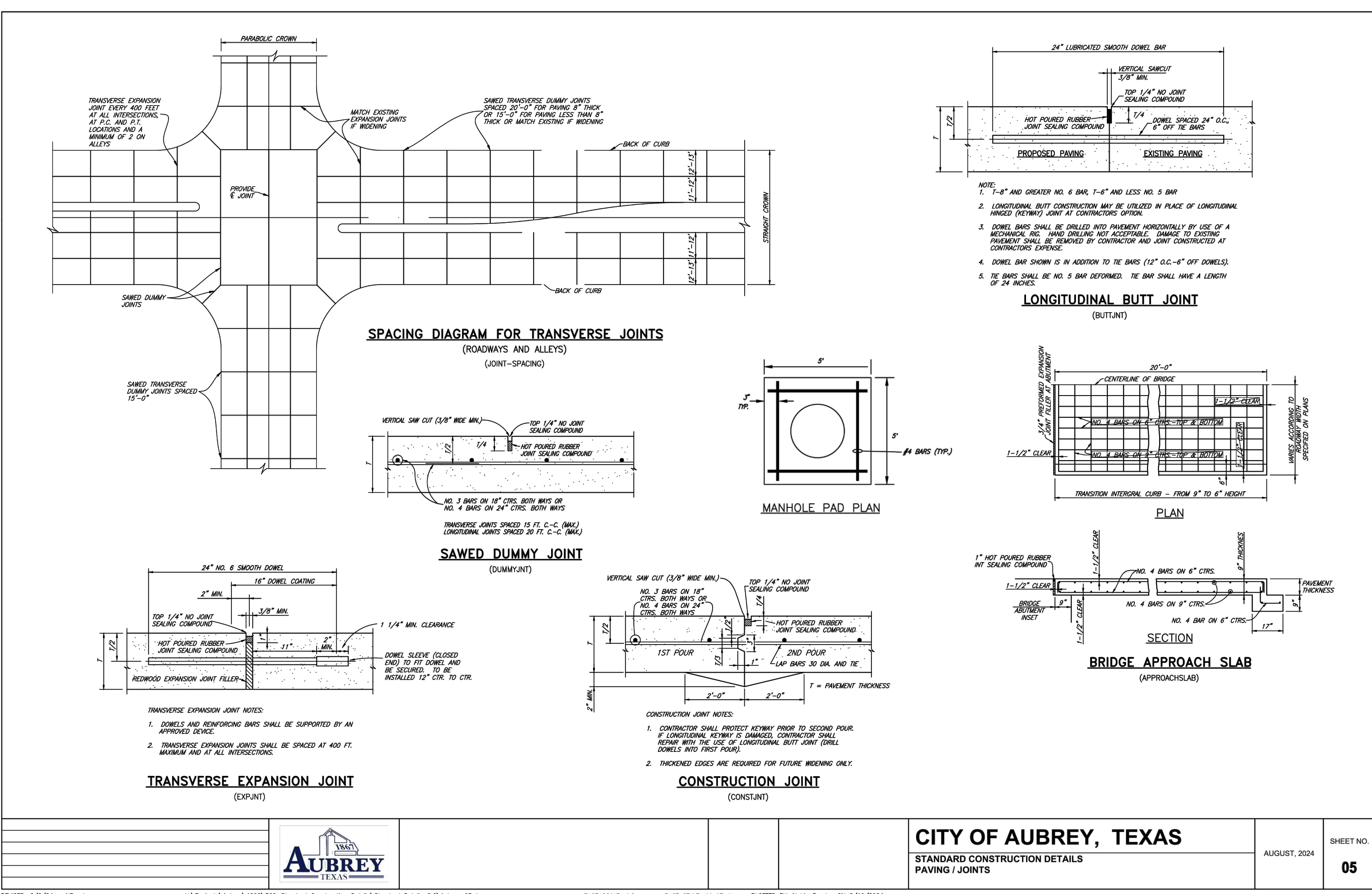
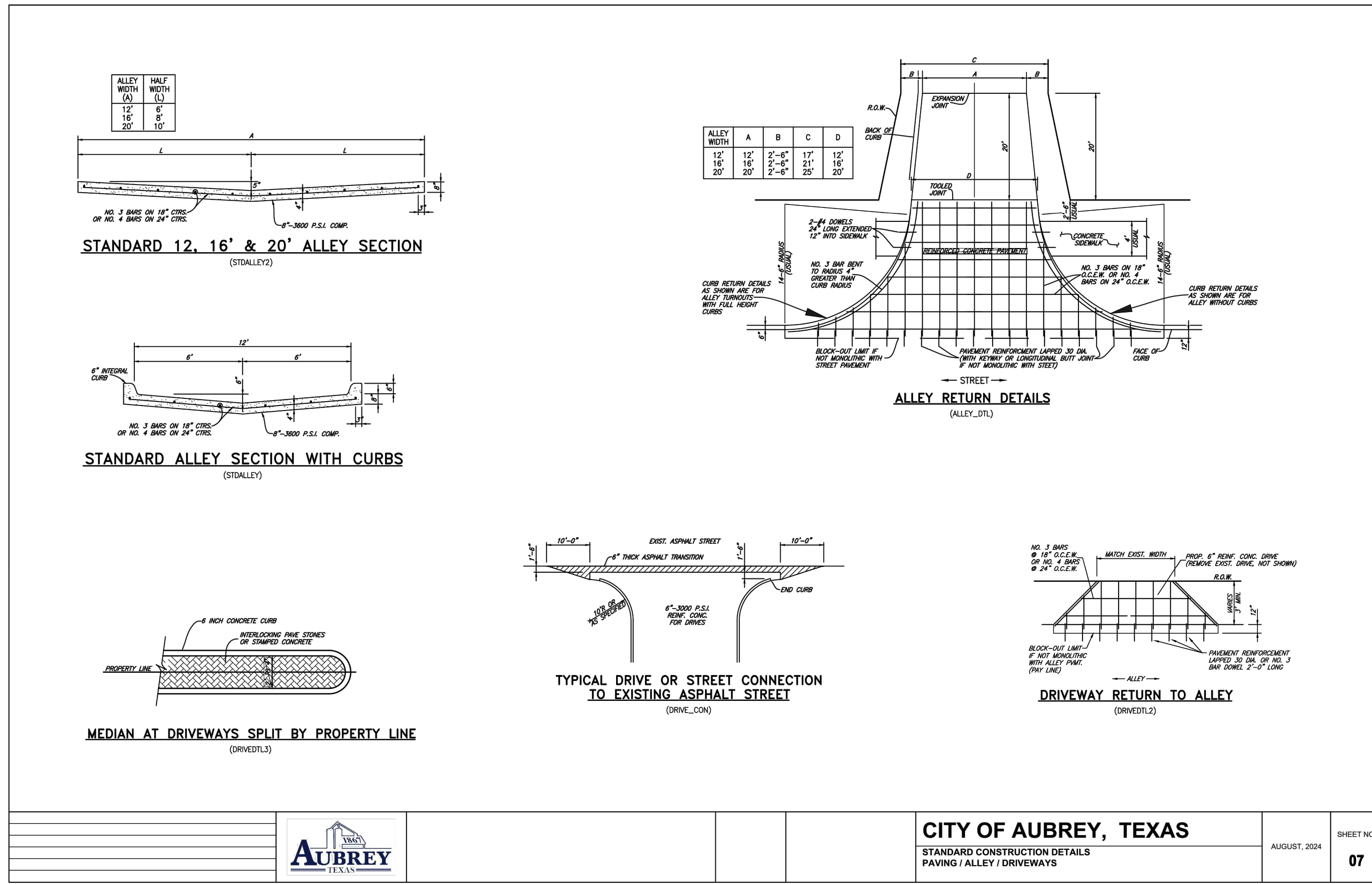
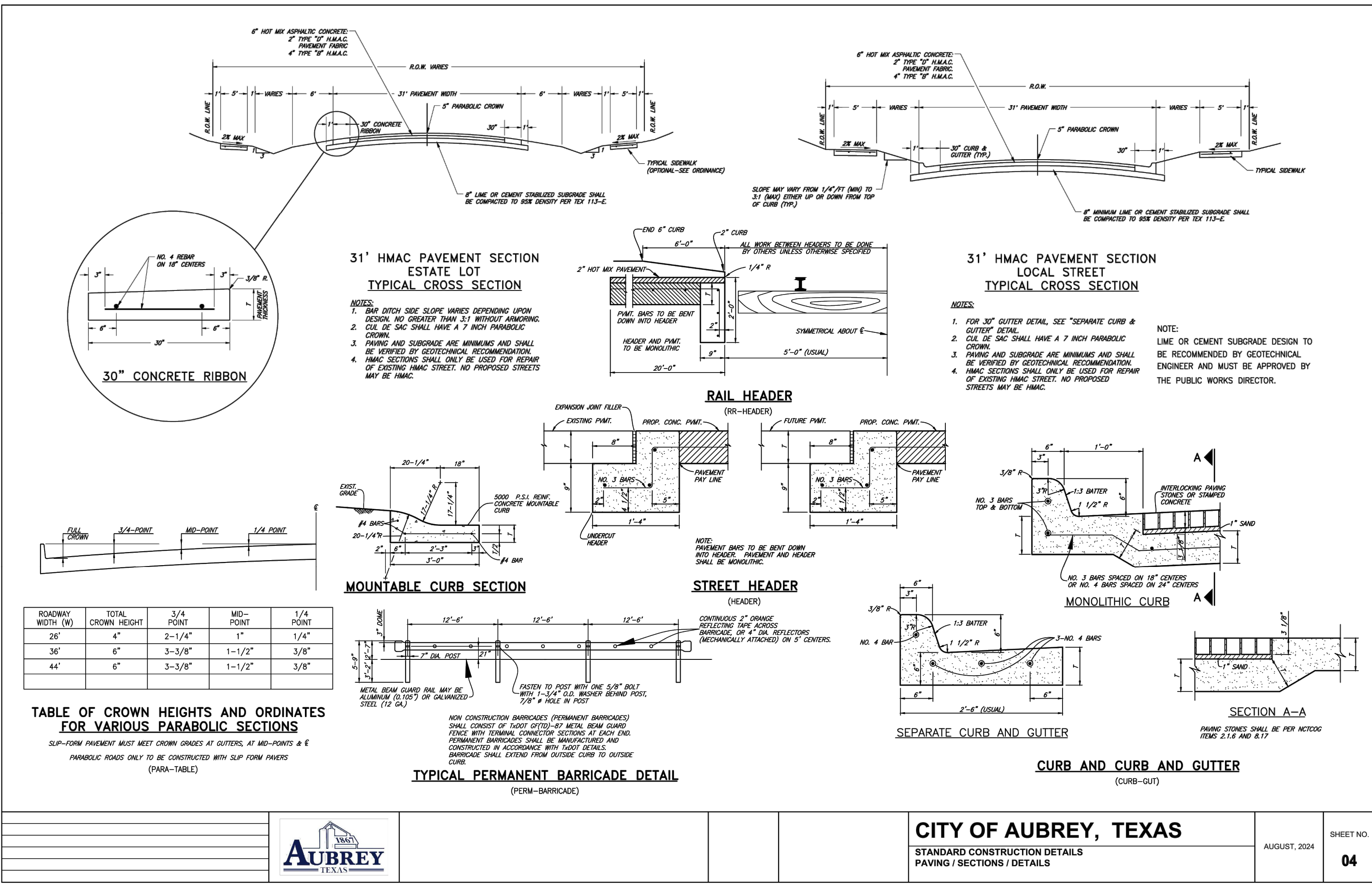
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TX. P.E. FIRM #11525





PAVING DETAILS

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE

ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

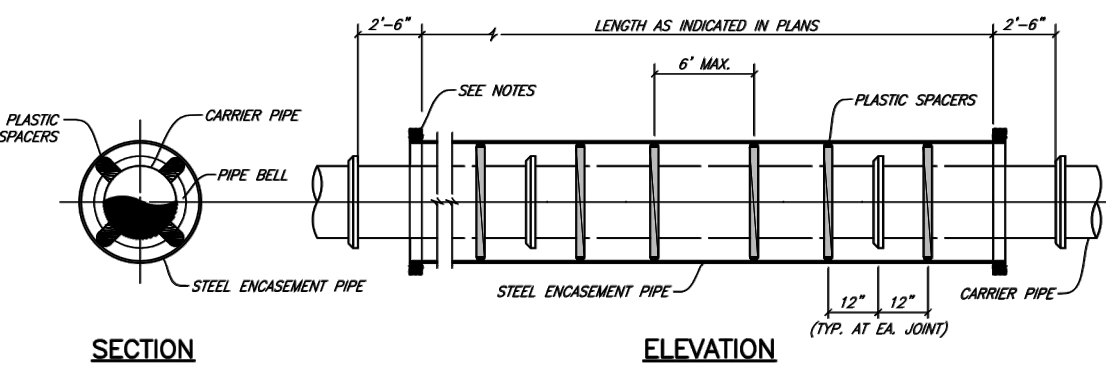
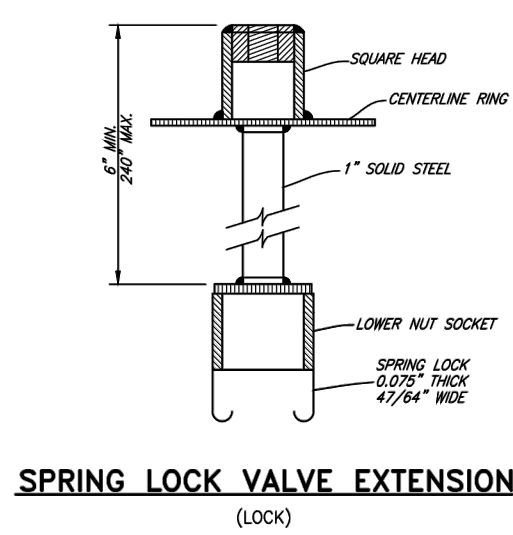
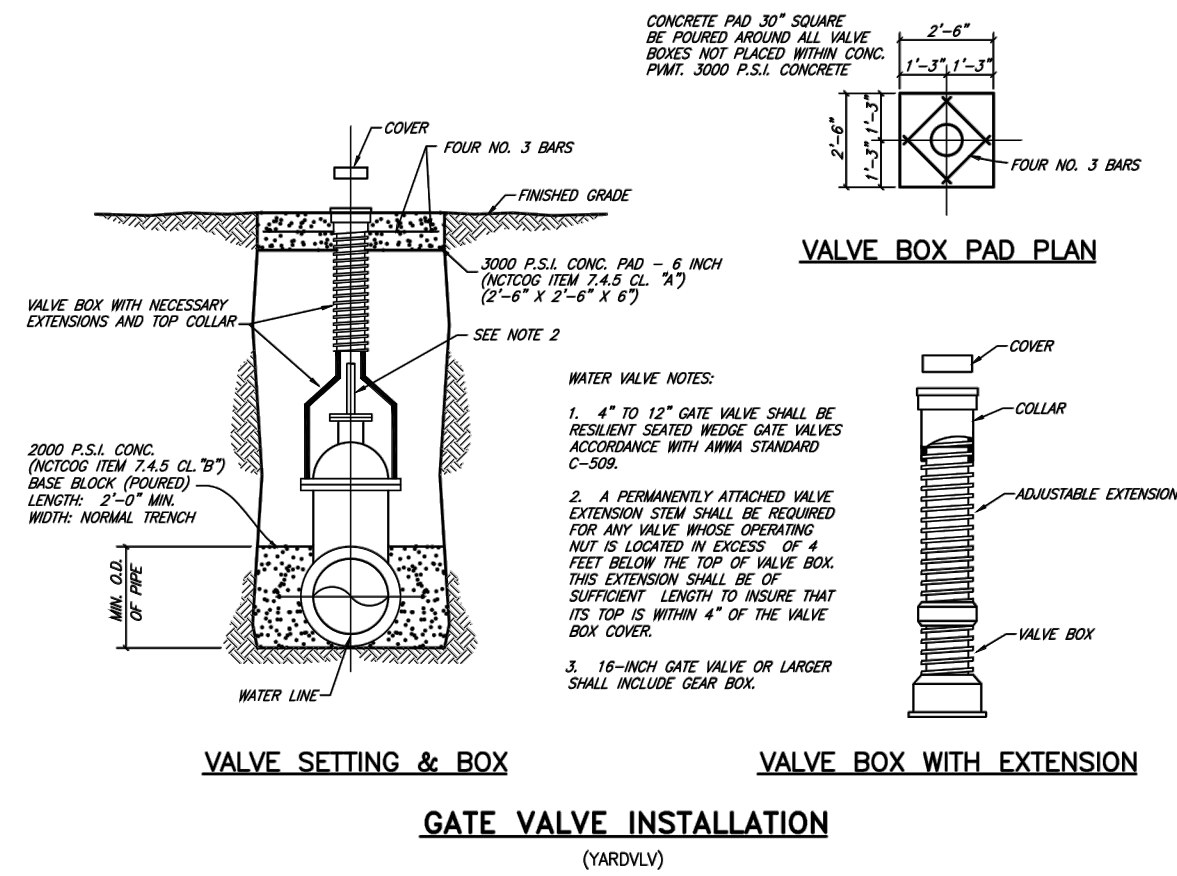
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	

C-8.1

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ENCASED ROAD BORE

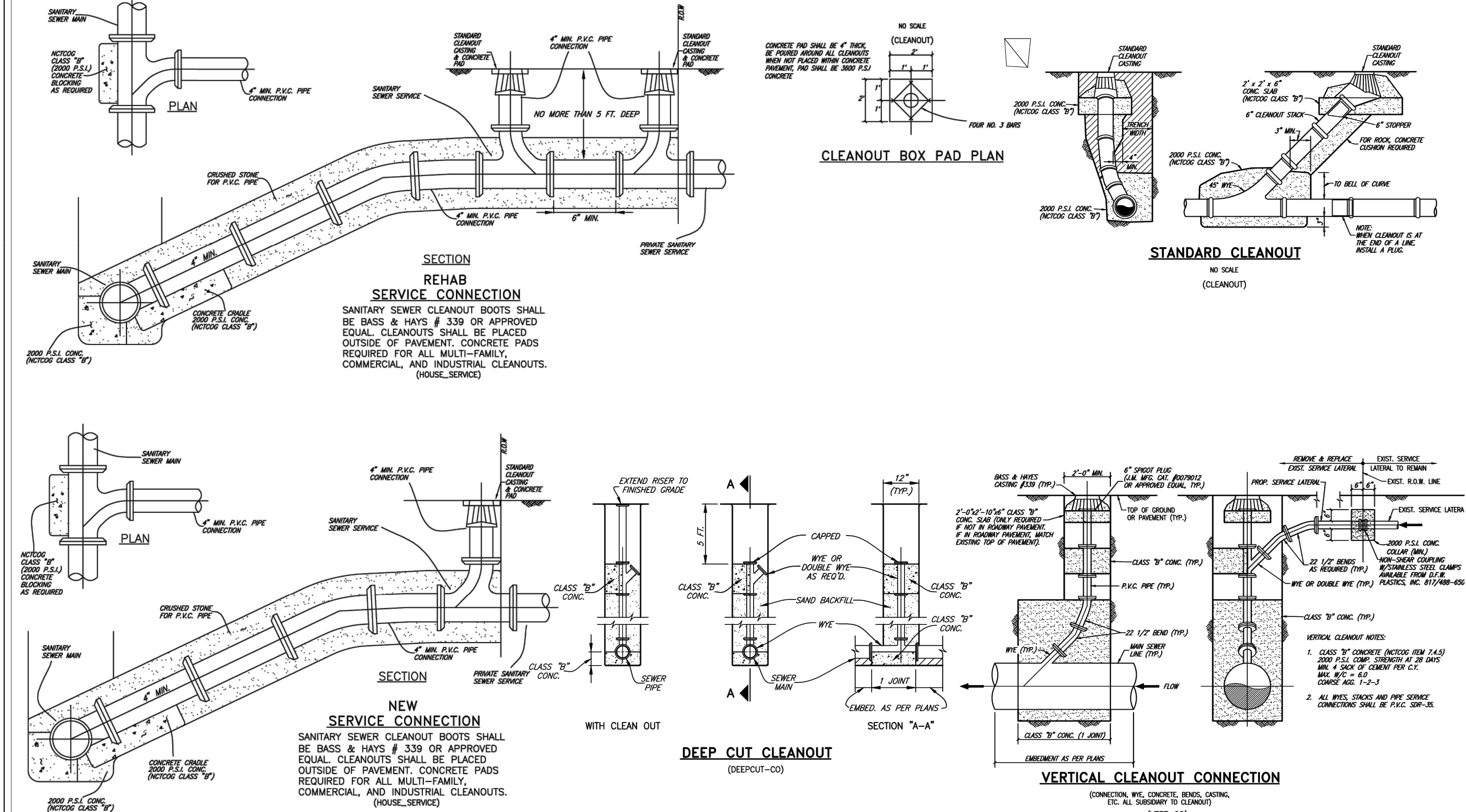
- NOTES:
- 1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER.
 - 2) CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO MAINTAIN MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASUREMENT PIPE.
 - 3) ENDS OF ENCASUREMENT PIPE SHALL BE PLUGGED WITH BRICK AND MORTAR FOR ROADWAY CROSSINGS. PLUGS SHALL BE CONSTRUCTED WITH A DEEP HOLE.



CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER

AUGUST, 2024
SHEET NO.
19

REVISED: 8/18/24 - NParley
H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-19.dwg
PLOT SCALE: 1:2
PLOT STYLE: 11x17.ctb
PLOT BY: Nabin Parley ON 8/18/2024

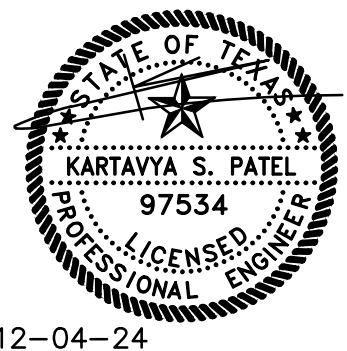


CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER

AUGUST, 2024
SHEET NO.
25

REVISED: 8/18/24 - NParley
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PLOT SCALE: 1:2
PLOT STYLE: 11x17.ctb
PLOT BY: Nabin Parley ON 8/18/2024

NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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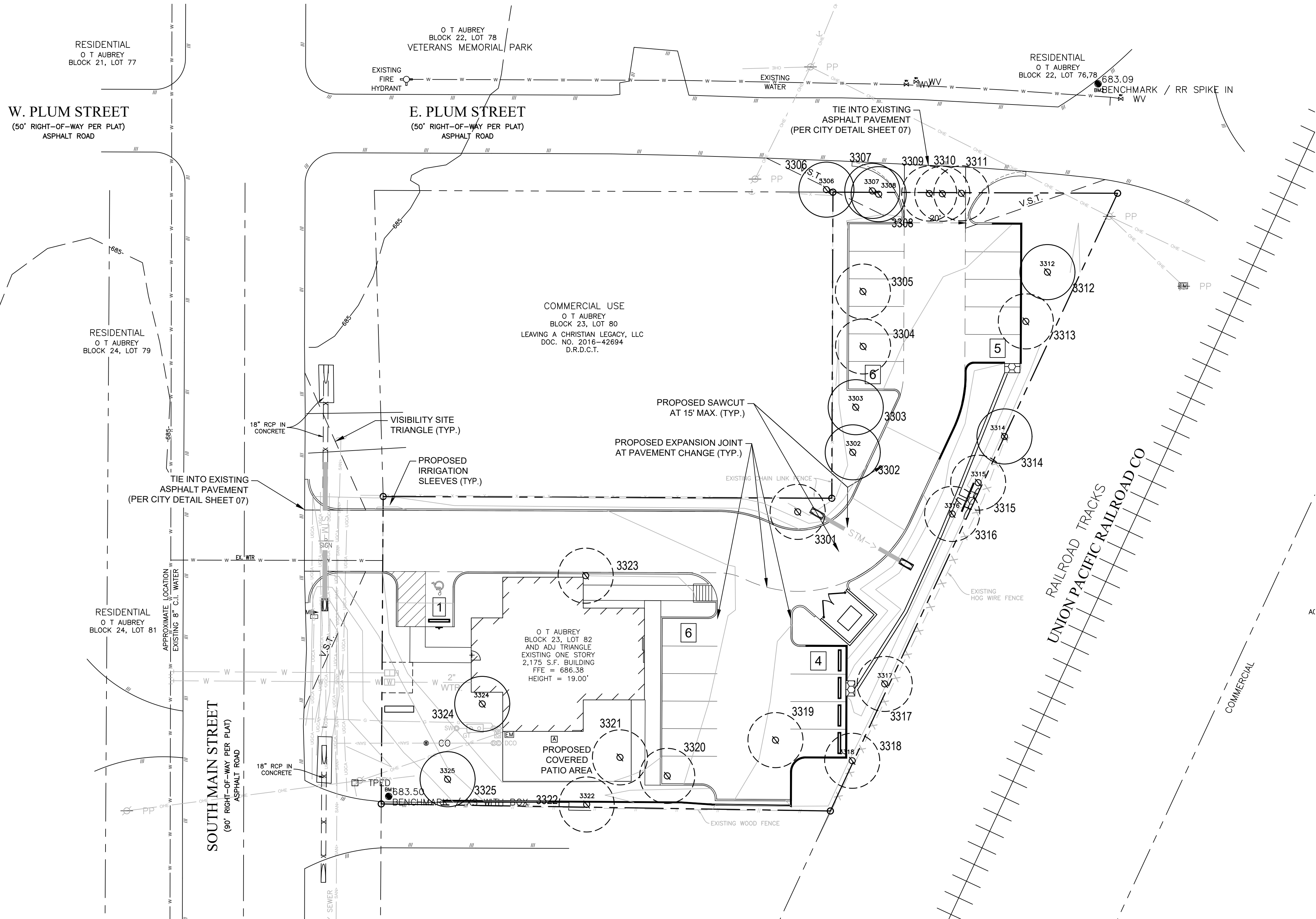


UTILITY DETAILS
RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE
ENGINEERING LLC
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Planning | Civil Engineering | Construction Management

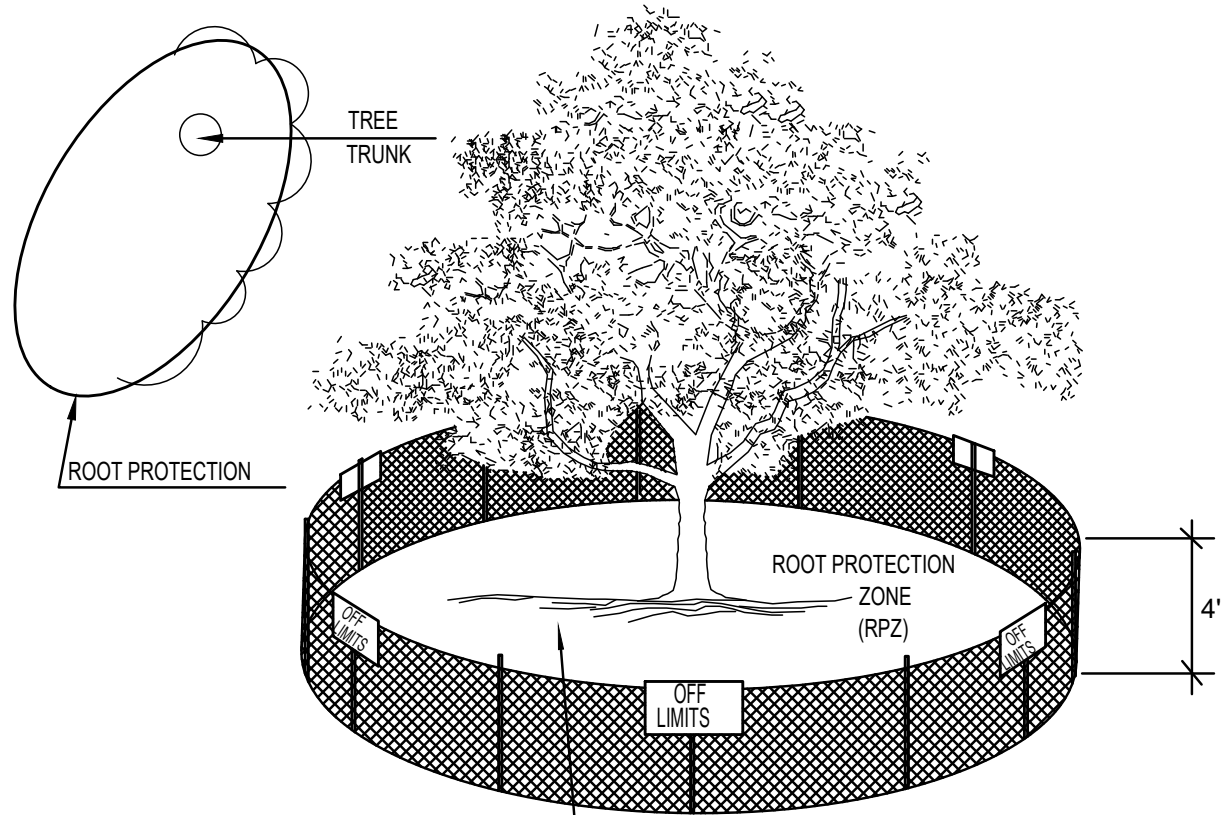
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-9.1

TX. P.E. FIRM #11525



EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

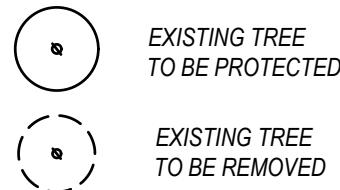


NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY
AND WILL CONFORM TO THE DRIP LINE AND LIMITED
TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE

EXISTING TREE LEGEND



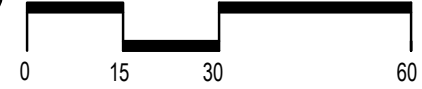
TREE PROTECTION FENCING
TO REMAIN DURING CONSTRUCTION
REFER TO 01/L1.00

TREE TABLE

NO.	SIZE	SPECIES	BOTANICAL NAME	STATUS
3301	8 INCH	RED BUD	<i>Cercis canadensis</i>	REMOVE
3302	8 INCH	APRICOT	<i>Prunius armeniaca</i>	REMAIN
3303	14 INCH	CHERRY	<i>Prunius avium</i>	REMAIN
3304	6 INCH	PEACH	<i>Prunius Persica</i>	REMOVE
3305	6 INCH	PLUM	<i>Prunius domestica</i>	REMOVE
3306	16 INCH	HACKBERRY	<i>Celtis occidentalis</i>	REMAIN
3307	23 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3308	17 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3309	16 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3310	17 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3311	32 INCH	MAPLE	<i>Acer palmatum</i>	REMAIN
3312	7 INCH	PEAR	<i>Genus pyrus</i>	REMAIN
3313	6 INCH	PEACH	<i>Prunius persica</i>	REMOVE
3314	18 INCH	HACKBERRY	<i>Celtis occidentalis</i>	REMAIN
3315	18 INCH	ELM	<i>Ulmus crassifolia</i>	REMOVE
3316	6 INCH	PEAR	<i>Genus pyrus</i>	REMOVE
3317	27 INCH	COTTONWOOD	<i>Populus deltoides</i>	REMOVE
3318	19 INCH	ELM	<i>Ulmus crassifolia</i>	REMOVE
3319	16 INCH	CYPRUS	<i>Genus cyprussus</i>	REMOVE
3320	13 INCH	RED BUD	<i>Cercis canadensis</i>	REMOVE
3321	16 INCH	PINE	<i>Pinus</i>	REMOVE
3322	12 INCH	CHINABERRY	<i>Melia azedarach</i>	REMOVE
3323	34 INCH	ELM	<i>Ulmus crassifolia</i>	REMOVE
3324	28 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3325	8 INCH	CEDAR	<i>Jupierus virginiana</i>	REMAIN

01 TREE REMOVAL PLAN

SCALE 1"=30'-0"



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12.16.2024

RESTAURANT

SOUTH MAIN ST. / W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
CITY COMMENTS 12.16.2024

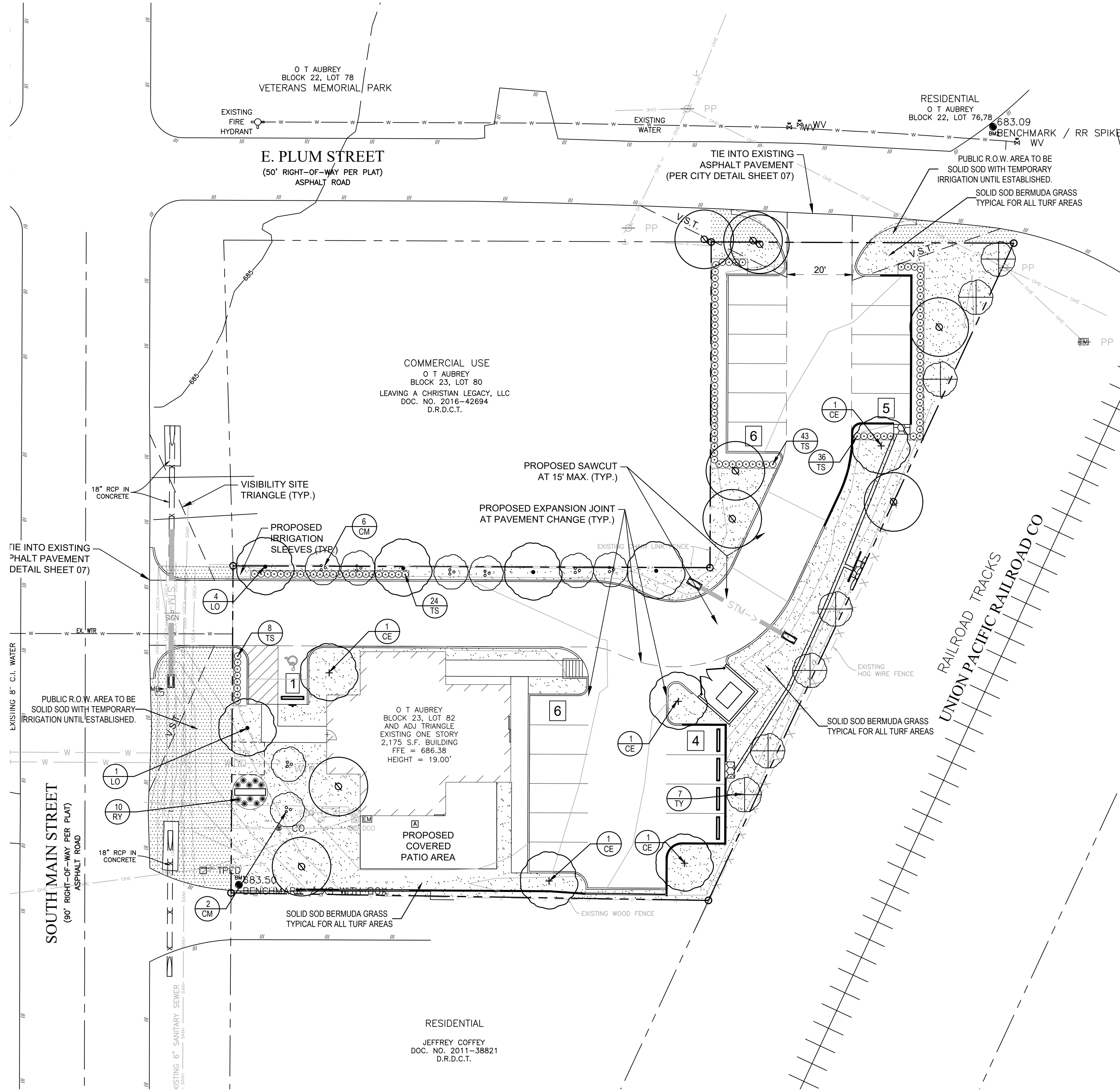
DATE:

12.16.2024

SHEET NAME:
TREE REMOVAL PLAN

SHEET NUMBER:

L.1



01 LANDSCAPE PLAN
SCALE 1"=20'-0"

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SITE AREA: 24,270 S.F.
LANDSCAPE AREA: 7,469 S.F. (31% OF TOTAL SITE)

BUFFER YARDS:

W. PLUM ST + RAILROAD - (316 L.F.)

BUFFER TYPE: A

REQUIREMENTS:

5' BUFFER

PER 100 L.F.

1 CANOPY TREE

2 UNDERSTORY TREES

8 SHRUBS

REQUIRED:

(3) canopy trees

(6) understory trees

(24) shrubs

S. MAIN ST. - (101 L.F.)

BUFFER TYPE: E

REQUIREMENTS:

5' BUFFER

PER 100 L.F.

1 CANOPY TREE

2 UNDERSTORY TREES

8 SHRUBS

REQUIRED:

(1) canopy tree

(2) understory trees

(8) shrubs

30" HT. PARKING LOT SCREEN

REQUIRED: 3 (3" cal. trees)

PROVIDED: 5 (3" cal. trees)

BUFFER YARDS:

NORTH - (146 L.F.)

BUFFER TYPE: F

REQUIREMENTS:

5' BUFFER

PER 100 L.F.

2 CANOPY TREE

4 UNDERSTORY TREES

12 SHRUBS

REQUIRED:

(4) canopy trees

(8) understory trees

(24) shrubs

PROVIDED:

(4) existing trees to remain

(6) understory trees

(24) shrubs

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	5	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13" ht., 5' spread min., 5' clear trunk
LO	5	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14" ht., 6' spread, 5' clear straight trunk
CM	7	Crape Myrtle	<i>Lagerstroemia indica</i>	2" cal.	container, 8' ht., 4' spread, tree form
TY	7	Tree Yaupon	<i>Ilex vomitoria</i>	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TS	111	Needle Point Holly	<i>Ilex x cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
RY	10	Red Yucca	<i>Hesperaloe parviflora</i>	3 gal.	container full, 12" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM



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12.16.2024

RESTAURANT

SOUTH MAIN ST./ W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:

CITY COMMENTS 11.15.2024

CITY COMMENTS 12.16.2024

DATE:

12.16.2024

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
- Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid soil shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
- Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limits, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

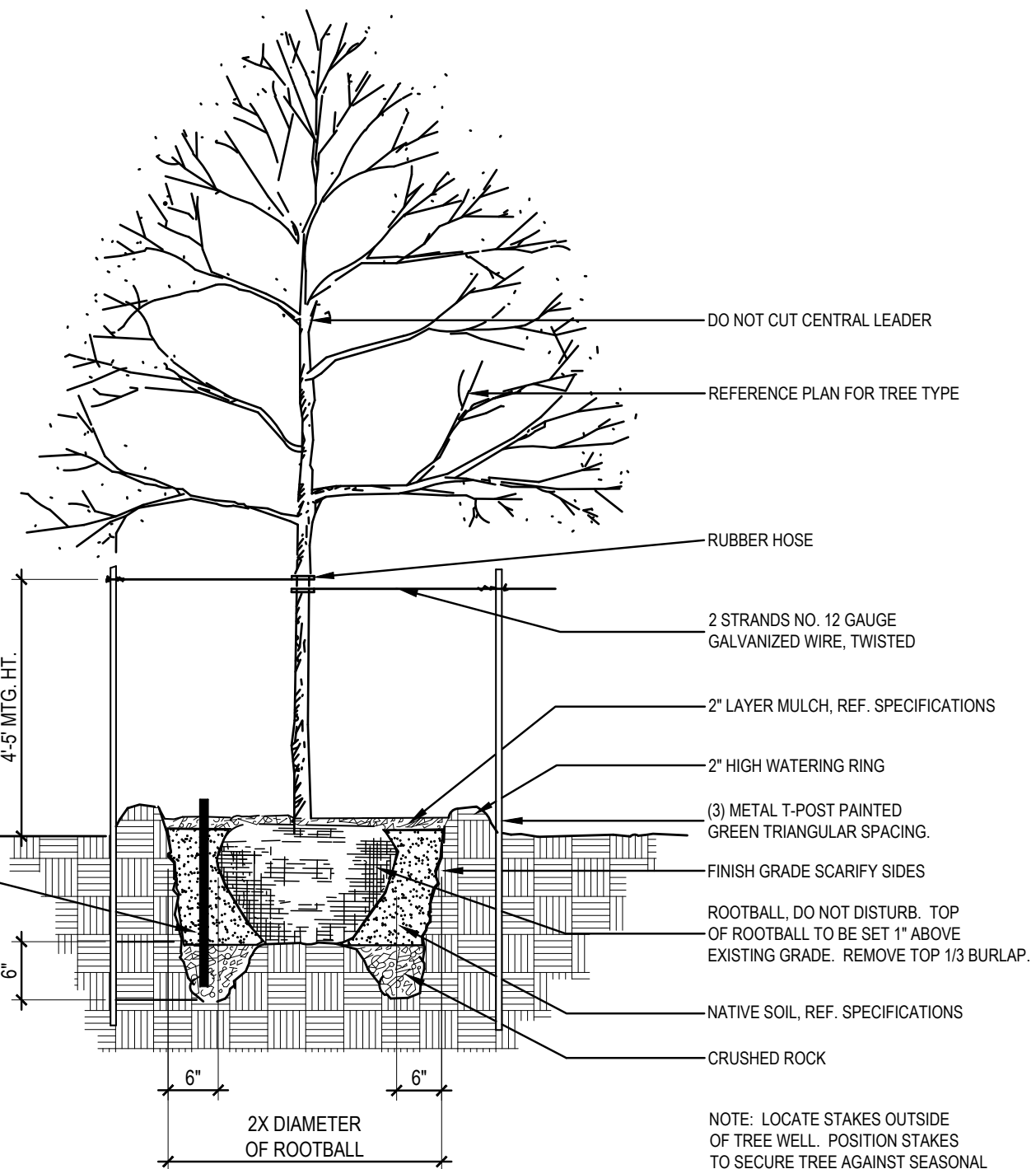
2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

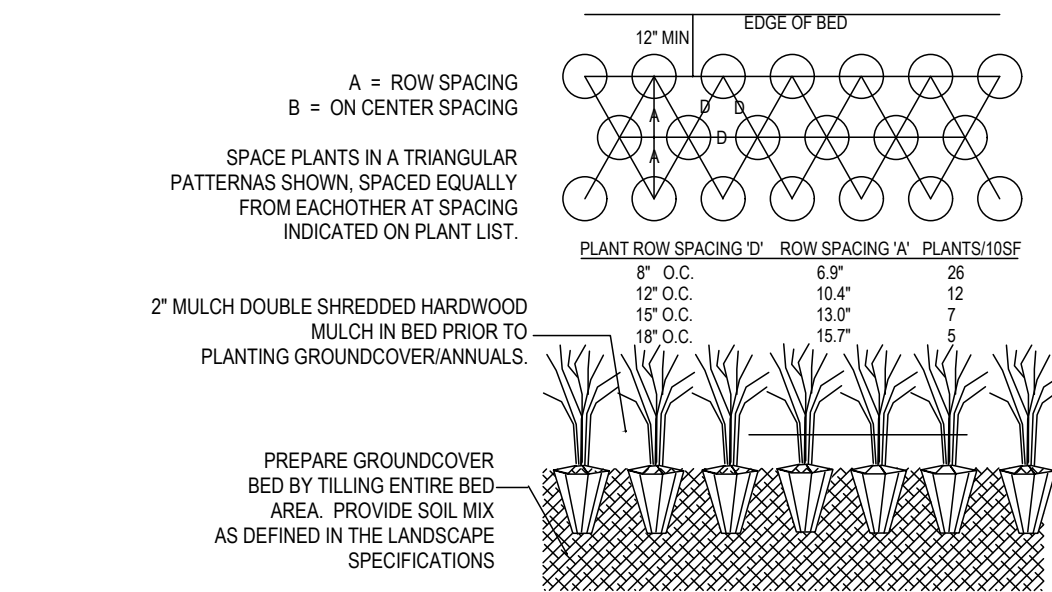
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

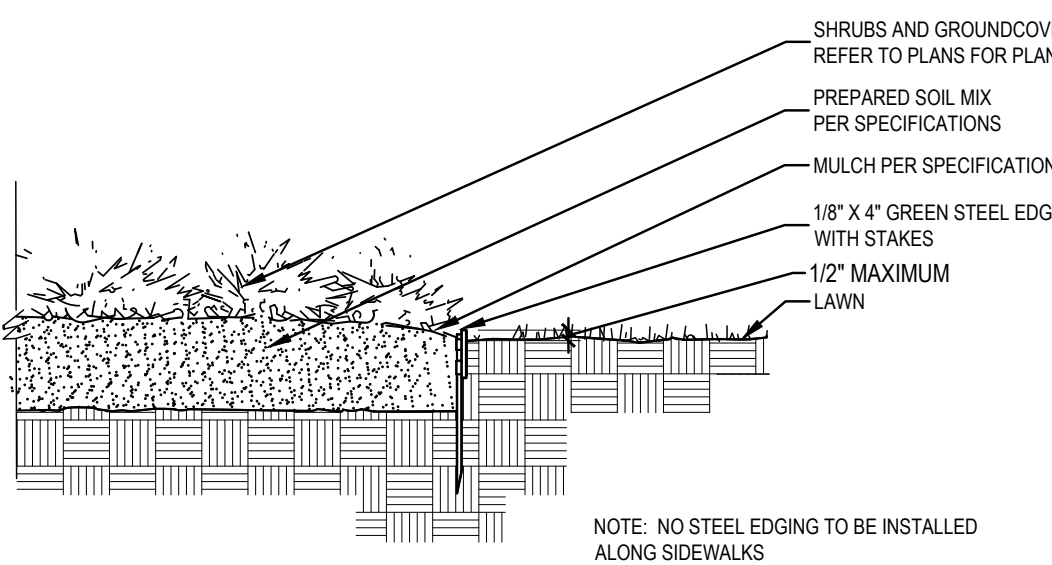
- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
- Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loflland Co., (214) 631-5250 or approved equal.



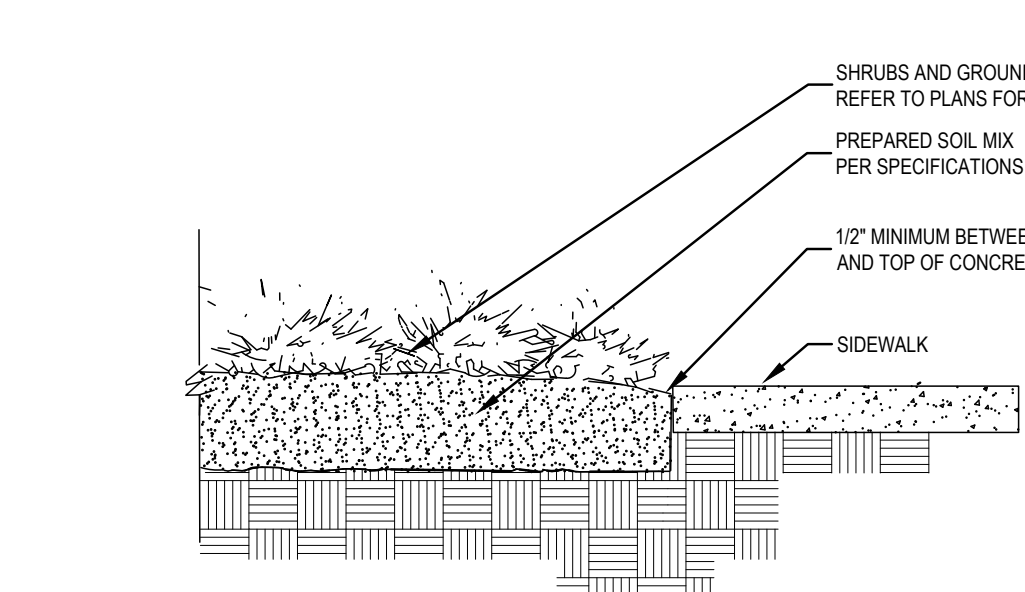
01 TREE PLANTING DETAIL NOT TO SCALE



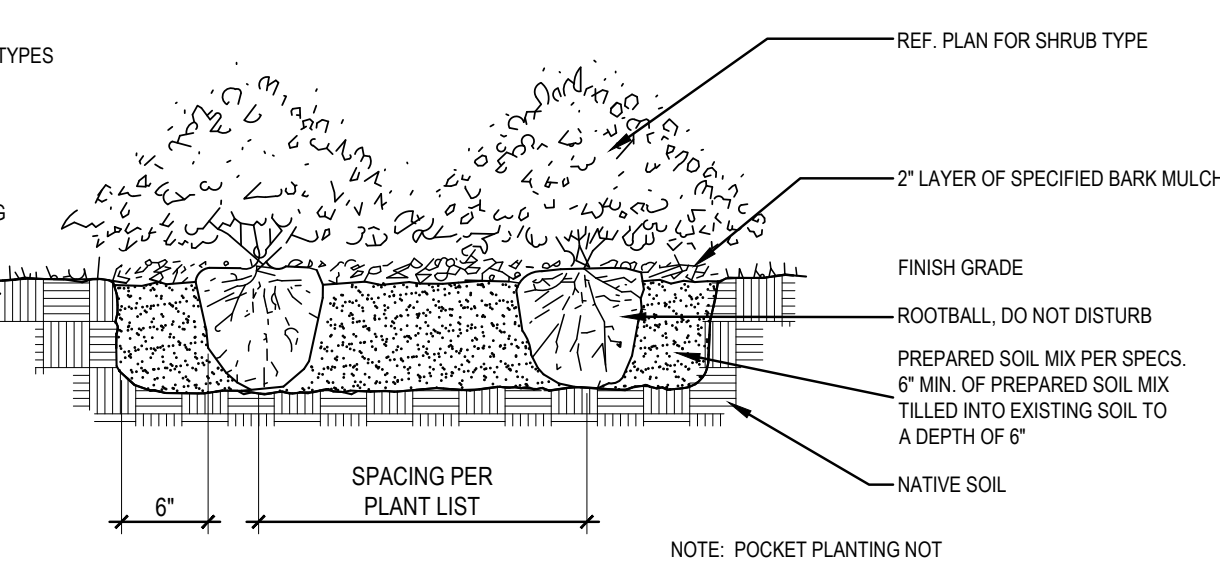
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



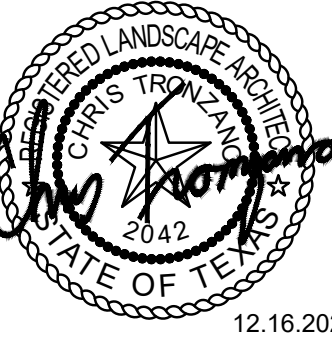
03 SIDEWALK / MULCH DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE



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12.16.2024

RESTAURANT

SOUTH MAIN ST./W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:

DATE:
12.16.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

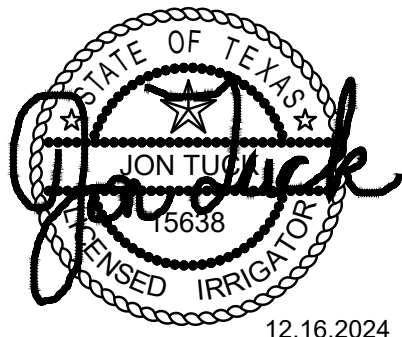
SHEET NUMBER:

L.3



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CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.2024

DATE:
12.16.2024

SHEET NAME:
IRRIGATION PLAN

SHEET NUMBER:

L.4

IRRIGATION NOTES

- All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are SRS-04 installed as per detail shown.
- SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.
- ELECTRIC CONTROL VALVES shall be HUNTER PGV-S SERIES installed per detail shown. Size valves as shown on plan. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5) feet of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.
- Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner. The irrigation contractor shall also verify that the site plan matches what has been constructed on site. Any landscape area that is less than 48 inches wide must be drip irrigation. If discrepancies between the irrigation plan and what is on site is discovered the irrigation contractor shall notify the GC, Civil Engineer and Landscape Architect.
- All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.
- The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.

DRIP IRRIGATION NOTES

- Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise noted.
- Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.
- Landscape Contractor shall be required to follow Manufacturer's Specifications and Installation guidelines for drip system.
- PRESSURE COMPENSATING EMITTERS shall be: Multioutlet Rain Bug EM6-M101, Multi outlet Shrub Bug EMT6-M101 or approved equal. (1 PER EVERY 6' - 4" POTS)
- SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be: Rain Bug Emitters EM-M05, -M10, -M20 and Shrub Bug Emitters EMT-M10, -M20 or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)
- DRIP PRESSURE REGULATORS shall be: PSI-HLA-15, PSI-HLA-20, PSI-HMB-20, PSI-HMB-25 or approved equal.
- Y-FILTERS shall be: RBY-075-200, RBY-100-200 or approved equal.
- MAIN IRRIGATION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- EMITTER DISTRIBUTION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- SUBTERRANEAN EMITTER BOX shall be: SEB-6 or approved equal.
- Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.
- Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.

BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE
6-10 BUBBLERS - 3/4" PIPE
11-20 BUBBLERS - 1" PIPE
21-30 BUBBLERS - 1 1/4" PIPE
31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter PRS30-04 4" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PRS30-12 12" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PGP Ultra-04 Rotors
- Hunter Multi-Stream Bubbler Nozzle on Hunter PRS30-06 Pop-up Spray Head
- Spray, Rotor & Bubbler Zones-Hunter PGV Control Valves (See Plan for Size)
- Drip Zones-Hunter ICZ Drip Zone Control Kits (See Plan for Size)
- Hunter I-Core series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED
- D.C.A. SIZE AS INDICATED
- To Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE
- GPM
- HUNTER HDL-09-12-100-PC Drip Line and Fittings (12" LATERAL SPACING, 12" EMITTER SPACING)
- PVC LATERAL PIPING SIZED AS REQUIRED
- INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

SLEEVING NOTES

- Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.
- Contractor shall extend sleeves one (1) foot beyond edge of all pavement.
- Contractor shall cap pipe ends using PVC caps.
- All sleeves shall be Schedule 40 PVC pipe.
- Contractor shall furnish Owner and Irrigation Contractor with an "as-built" drawing showing all sleeve locations.

Water Pressure Calculations

Static Pressure (at the water meter)- 65 psi
Design Pressure for Remote Zone- 55.9 psi
Pressure Losses for Remote Zone and Meter Components- 16.9 psi

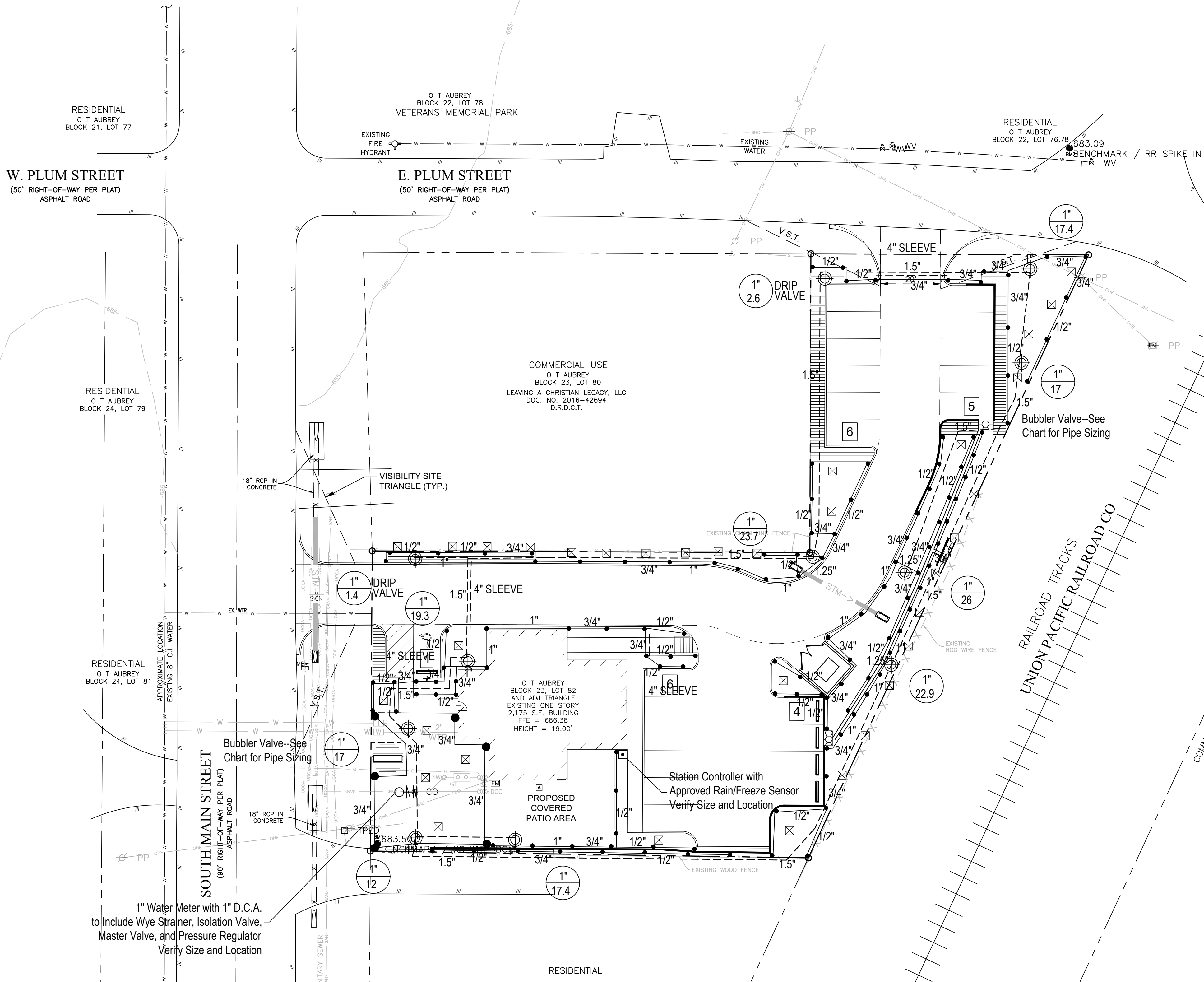
Water Meter Components- Pressure Losses

Master Valve Pressure- 2 psi
Pressure Regulator- 1.2 psi
Back Flow- 5 psi
Wye Strainer- .75 psi
Ball Valve- .8 psi

Irrigation Zones Pressure Losses- (most remote zone)

Main Line- 3.6 psi
Valve- 2 psi
Later Line- 1.6 psi
Sprinkler requirements-35 psi

01 IRRIGATION PLAN
SCALE 1"=20'-0"



SECTION 02810 - IRRIGATION

PART 1 - GENERAL

1.1 SCOPE

- A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, materials, and equipment for the proper installation. Work includes but is not limited to:
1. Trenching and backfill
 2. Automatic controlled system.
 3. Upon completion of installation, supply drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically exact location of automatic valves.

- B. All sleeves as shown on plans will be furnished by General Contractor. Meter and power source to be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. See Irrigation Plans. See plans for controller, heads, and valves.
B. Section 02900-Landscape
C. Section 02811-Underground Irrigation Sleeve and Utility Conduits

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) – Latest edition.
1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
 6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
 7. F856 Poly Vinyl Chloride (PVC) Solvent Weld Primer
 8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. Materials and workmanship shall be fully guaranteed for one (1) year after final acceptance.
B. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, raising and lowering of shrub heads to compensate for shrub growth, for one (1) year after completion of installation.
C. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

1.5 SUBMITTALS

- A. Procedure: Comply with Division I requirements.
B. Product Data: Submit (5) copies of equipment manufacturer's specifications and literature for approval by Landscape Architect prior to installation.
C. Project Record Documents
1. Comply with Division I requirements.
 2. Locate by written dimension, routing of mainline piping, remote control valves and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
 3. When dimensioning is complete, transpose work to mylar reproducible tracings.
 4. Submit completed tracings prior to final acceptance. Mark tracings "Record Prints Showing Significant Changes". Date and sign drawings.
 5. Provide three complete operation manuals and equipment brochures neatly bound in a hard back three-ring binder. Include product data on all installed materials. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
- D. Quick Coupler Keys: Provide 3 coupler keys with boiler drains attached using brass reducer.
E. Controller Keys: Provide three sets of keys to controller enclosure(s).
F. Use of materials differing in quality, size, or performance from those specified will only be allowed upon written approval of the Landscape Architect. The decision will be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
G. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
H. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system.
I. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc. to avoid unnecessary cutting, patching and boring.
B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

- A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch diameter by eight inches long, where applicable.
B. Polyethylene nipples six (6") inches long to be used on all pop-up spray heads.

2.7 MATERIALS - See Irrigation Plan

- A. Sprinkler heads in lawn area as specified on plan.
B. PVC Pipe: Class 200, SPR 21
Copper Tubing (City Connection): Type "M" 24V Wire. Size 14, Type U.F.
C. Electric valves to be all plastic construction as indicated on plans.
D. Refer to drawing for backflow prevention requirements and flow valve.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Landscape Architect before proceeding.
B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material that is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
C. Backfill: Flood or hand-lamp to prevent after setting. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs.

3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch minimum trench with a minimum of eighteen (18") inches of cover.
B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.6 POP-UP SPRAY HEADS

Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with Manufacturer's Specifications. See plan for typical installation of electric valve, valve box.

3.7 WIRING

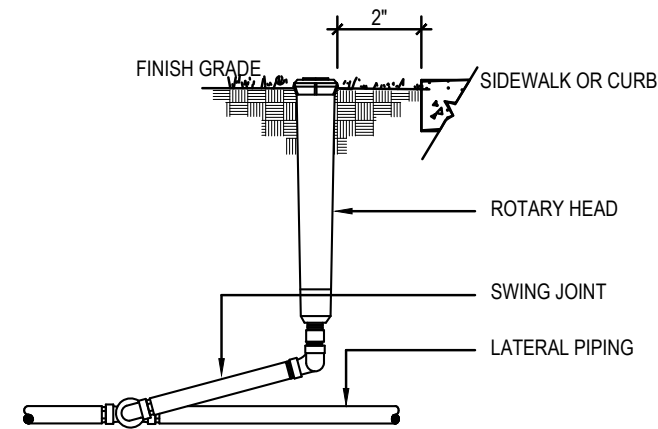
- A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for U.F. wire unless otherwise noted on the plan. Wire shall be tucked under the piping.
B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coil at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

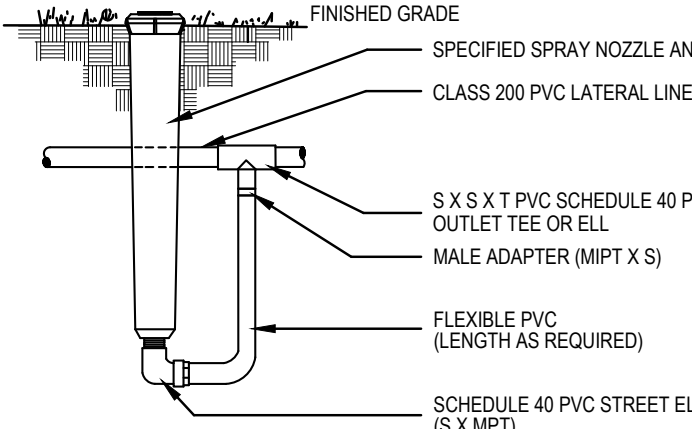
3.9 TESTING

- A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.



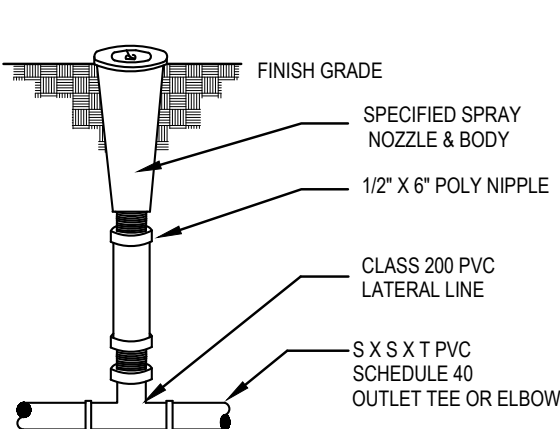
01 ROTARY HEAD

NOT TO SCALE



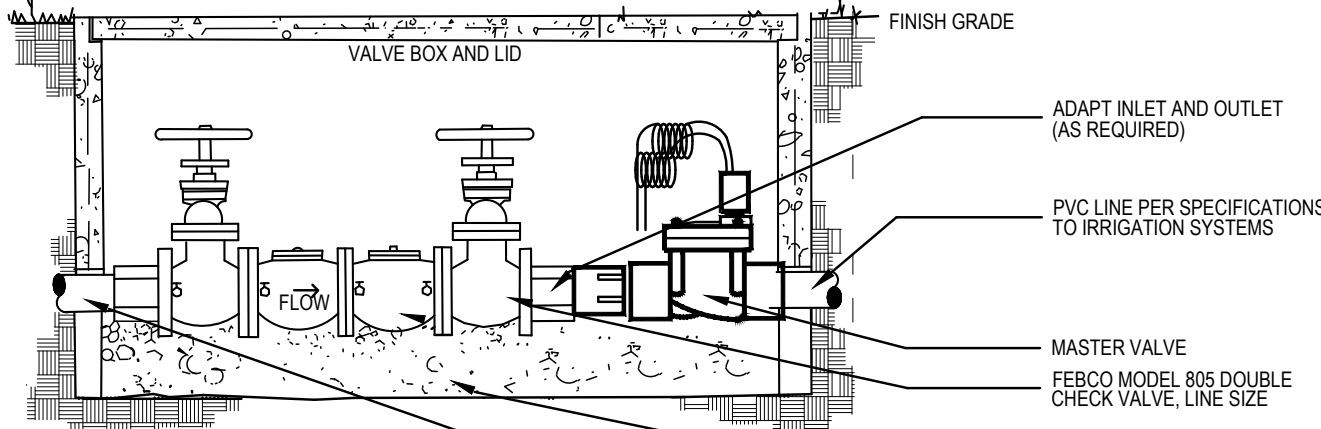
02 HIGH POP-UP SPRAY ASSEMBLY

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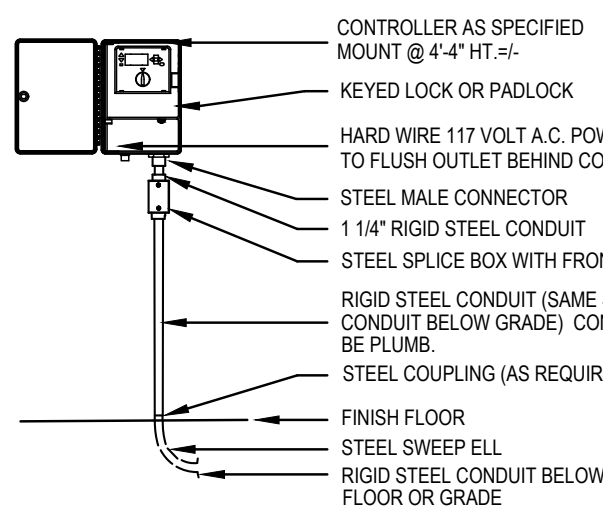
03 POP-UP LAWN SPRAY ASSEMBLY

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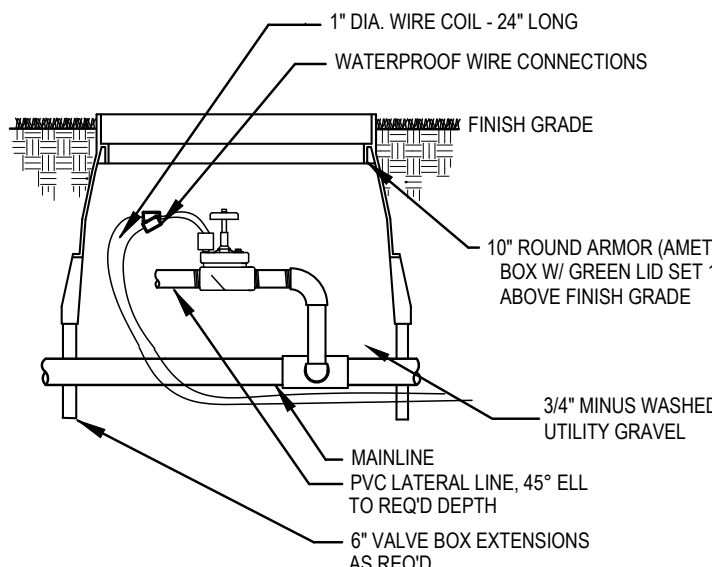
04 BACKFLOW PREVENTER

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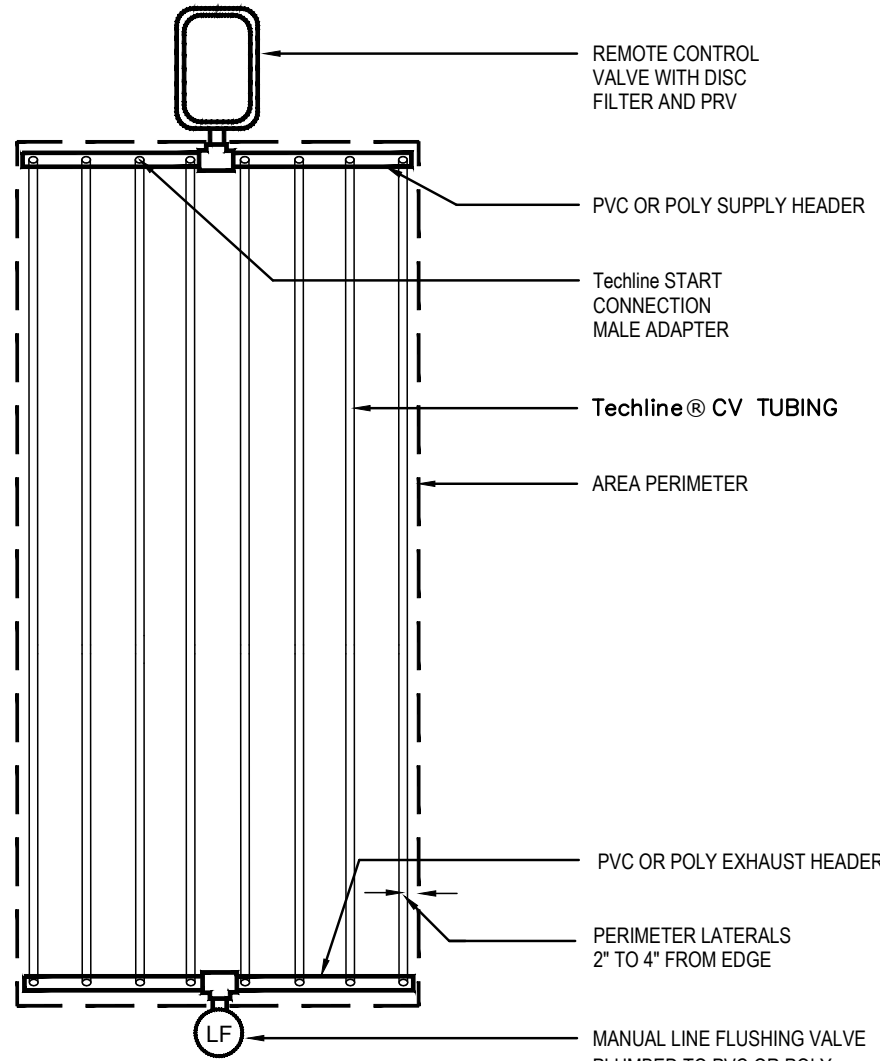
05 WALL MOUNTED CONTROLLER

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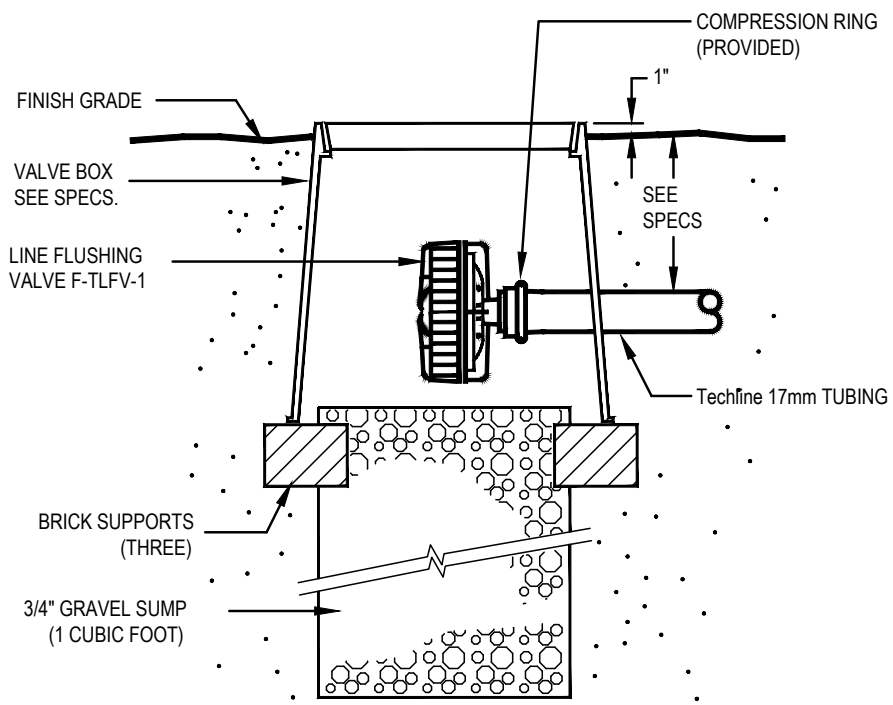
06 REMOTE CONTROL VALVE

NOT TO SCALE



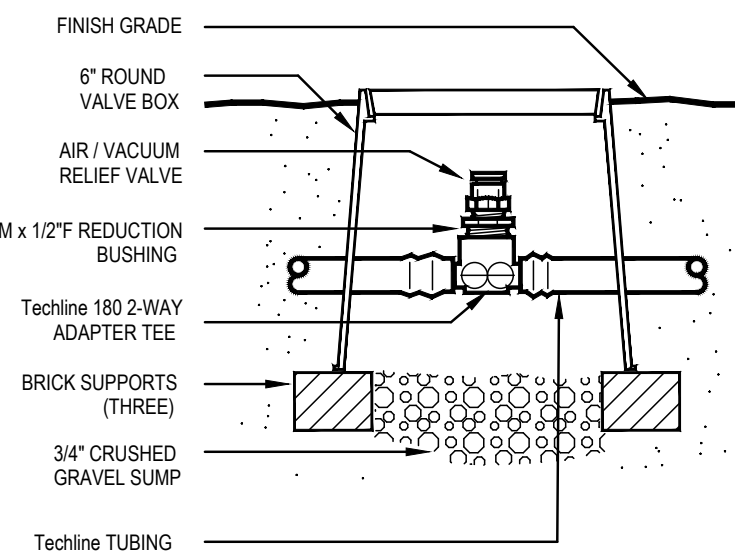
07 TechLine CV END FEED LAYOUT

NOT TO SCALE



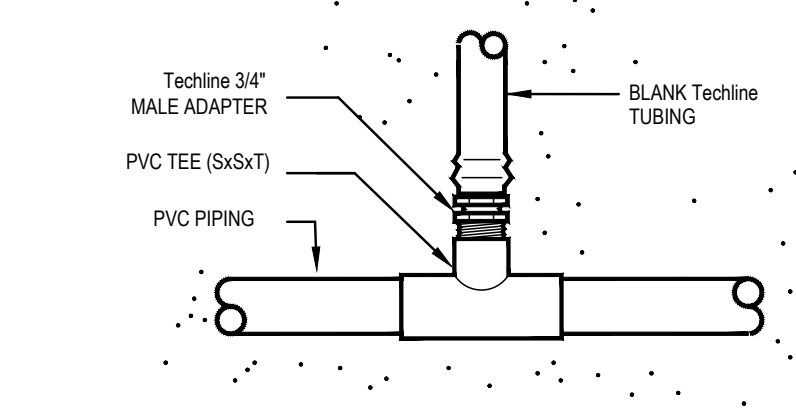
08 TechLine LINE FLUSHING VALVE

NOT TO SCALE



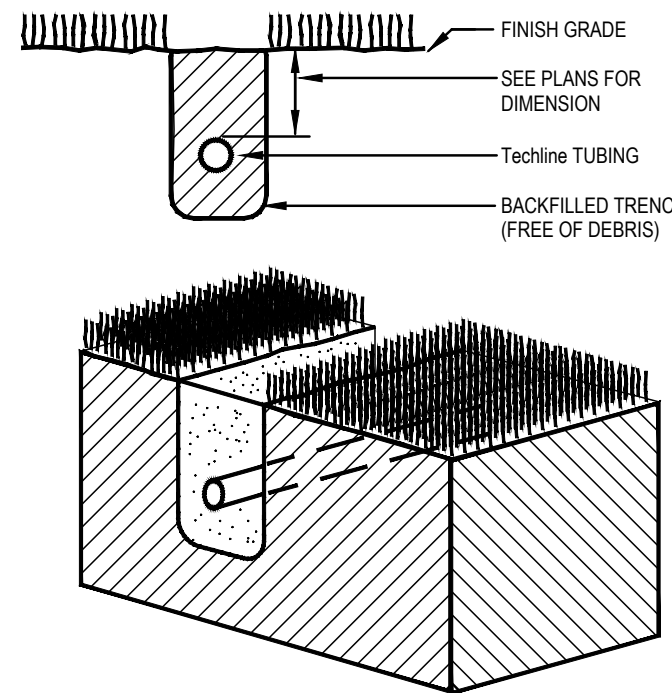
09 TechLine AIR/VACUUM RELIEF

NOT TO SCALE



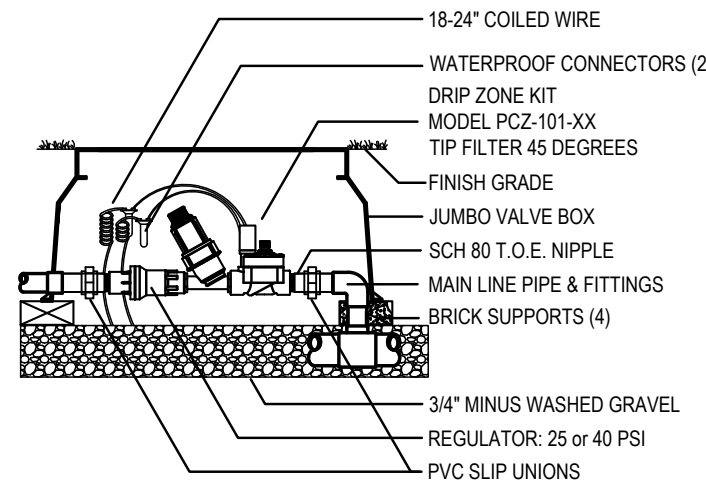
11 TechLine START CONNECTION

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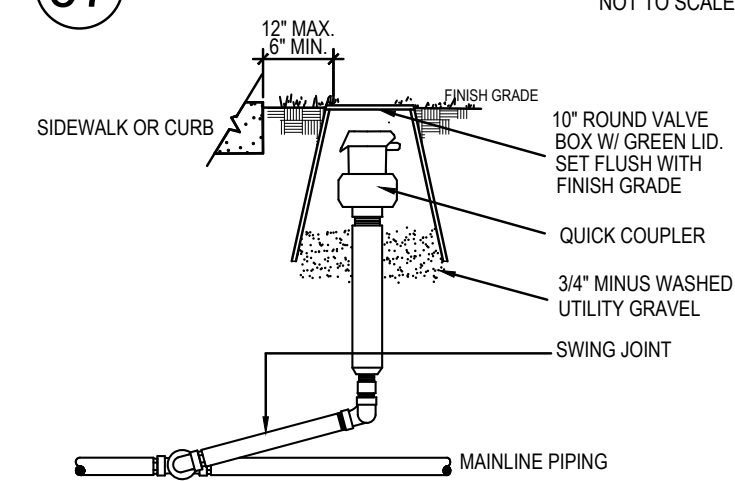
12 TechLine TRENCHING

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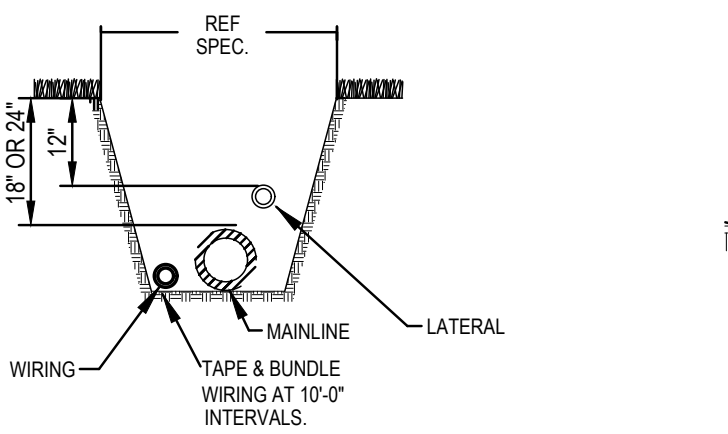
13 DRIP CONTROL VALVE

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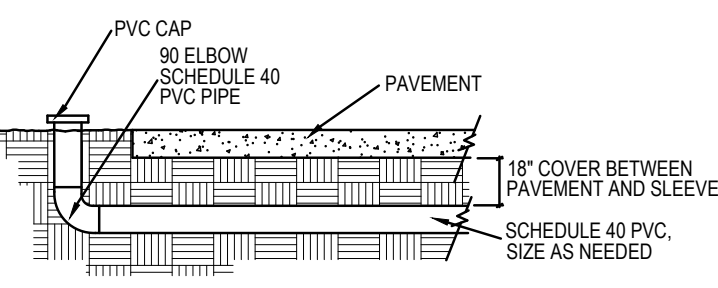
14 QUICK COUPLER

NOT TO SCALE



15 TRENCH DETAIL

NOT TO SCALE

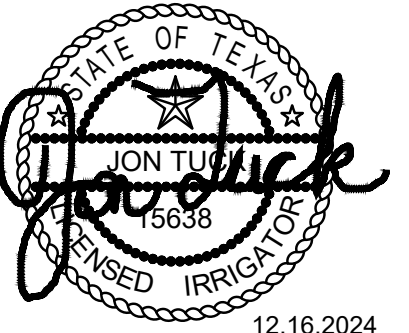


16 SLEEVE DETAIL

NOT TO SCALE



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12.16.2024

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CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.2024

DATE:
12.13.2024

SHEET NAME:
IRRIGATION SPECIFICATIONS

SHEET NUMBER:

L.5



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Hold a Public Hearing, to receive comment and consider and take action regarding Ordinance Number 897-25 adopting amendments to the City of Aubrey Land Use Assumptions, Capital Improvements Plan, and Roadway Impact Fees, including the adoption of amendments to Chapter 13, "Utilities", Article 13.09, Water, Wastewater, and Roadway Impact Fees" and Appendix A, "Fee Schedule" of the Code of Ordinances to adopt amended roadway impact fees.

Staff Contact

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lwilson@aubreytx.gov

Summary

Chapter 395 of the Texas Local Government Code allows for the financing of capital improvements by municipalities through the implementation of impact fees. The development of these impact fees is undertaken using the following three steps: 1. Development of land use assumptions to identify types and intensities of land use within the City. 2. Development of a Capital Improvement Plan to include improvements planned for the next 10-year period to accommodate growth in the City. 3. Development of the maximum calculated impact fee.

Our last update to the roadway impact fees was 2014. Lee Engineering, in conjunction with Birkhoff, Hendricks and Carter, updated our land use assumptions, capital improvement plan and calculated the maximum impact fee allowed.

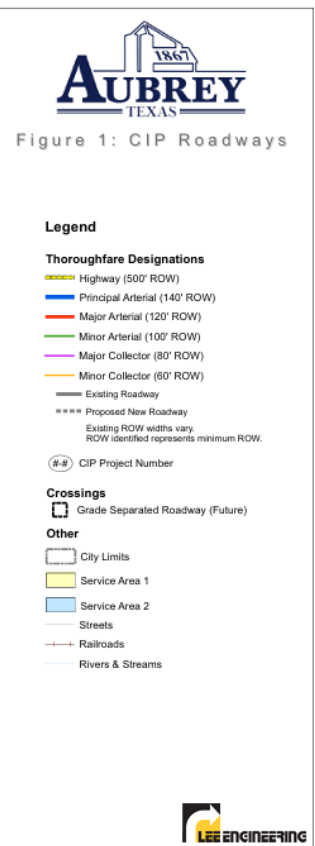
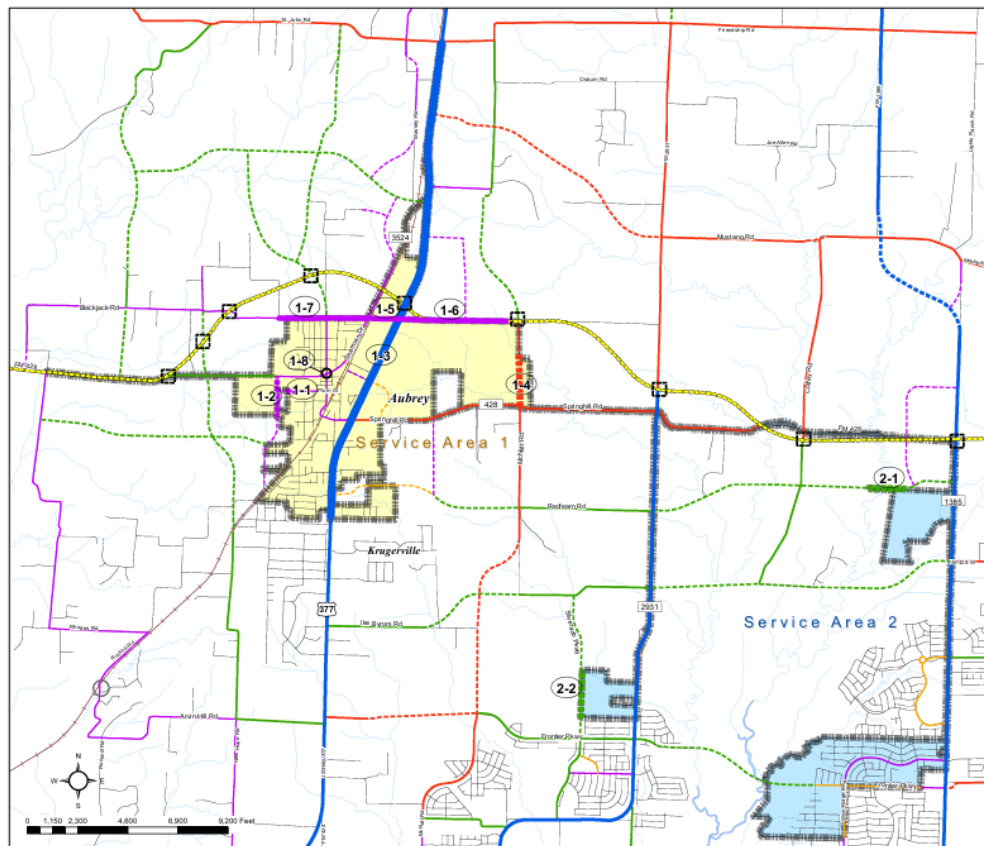
The Capital Improvements Advisory Committee met on February 12, 2025, to review the 2025 Roadway Impact Fees Update, and has provided written comments concerning the proposed impact fees. The committee found the updated Land Use Assumptions to be consistent with the City's Comprehensive Plan, and the updated Roadway Capital Improvement Plan to be consistent with the land use assumptions. Further, they found the 2025 Roadway Impact Fee Update Report to be in general conformance with the requirements of the Texas Local Government Code Chapter 395.

The maximum impact fees for roadway facilities are calculated by dividing the costs of the necessary roadway facilities or their expansions identified in the capital improvements plan by the number of service units of growth anticipated during the ten-year planning period, as determined by the land use assumptions.

Staff recommends adoption of the maximum calculated impact fee. Comparison of fees below:

2025 Roadway Impact Fees		Current	Proposed	Current	Proposed
Category	Land Use	Service Area 1		Service Area 2	
Residential	SF - detached	\$ 2,451.00	\$ 2,935.62	\$ 8,000.00	\$ 4,177.83
Residential	Apartment	\$ 1,519.62	\$ 1,592.73	\$ 4,960.00	\$ 2,266.70
Office	Office building	\$ 3,651.99	\$ 4,497.12	\$ 11,920.00	\$ 6,400.08
Commercial	Auto care center	\$ 6,356.26	\$ 7,287.00	\$ 20,746.67	\$ 10,370.50
Commercial	Convenience store	\$ 5,661.81	\$ 14,220.06	\$ 18,480.00	\$ 20,237.29
Commercial	Gas pumps	\$ 5,661.81	\$ 14,220.06	\$ 18,480.00	\$ 20,237.29
Commercial	Discount Superstore	\$ 6,397.11	\$ 8,005.29	\$ 20,880.00	\$ 11,392.74
Commercial	Drive-in bank	\$ 17,884.13	\$ 24,172.02	\$ 58,373.34	\$ 34,400.43
Commercial	Fast Food Restaurant	--	\$ 37,132.47	--	\$ 52,845.11
Commercial	Golf course	\$ 612.75	\$ 728.70	\$ 2,000.00	\$ 1,037.05
Commercial	Restaurant	\$ 11,004.99	\$ 16,114.68	\$ 35,920.00	\$ 22,933.62
Commercial	Home improvement	\$ 2,965.71	\$ 4,143.18	\$ 9,680.00	\$ 5,896.37
Commercial	Hotel	\$ 1,470.60	\$ 1,842.57	\$ 4,800.00	\$ 2,622.26
Commercial	Pharmacy/Drugstore	--	\$ 15,240.24	--	\$ 21,689.16
Commercial	Shopping Center	\$ 6,004.95	\$ 7,536.84	\$ 19,600.00	\$ 10,726.06
Commercial	Supermarket	\$ 12,393.89	\$ 17,707.41	\$ 40,453.34	\$ 25,200.32
Commercial	Walk-in bank	\$ 8,929.81	\$ 13,949.40	\$ 29,146.67	\$ 19,852.10
Commercial	Self-service car wash	\$ 9,052.36	--	\$ 29,546.67	--
Industrial	Industrial	\$ 2,377.47	\$ 2,029.95	\$ 7,760.00	\$ 2,888.93
Industrial	Mini-warehouse	\$ 637.26	\$ 468.45	\$ 2,080.00	\$ 666.68
Institutional	School	\$ 261.44	\$ 353.94	\$ 853.33	\$ 503.71
Institutional	Day care center	\$ 179.74	\$ 1,238.79	\$ 586.67	\$ 1,762.99
Institutional	Nursing home	\$ 1,511.45	\$ 1,540.68	\$ 4,933.33	\$ 2,192.62
Institutional	House of worship	\$ 947.72	\$ 1,072.23	\$ 3,093.33	\$ 1,525.95

"This table reflects individual land uses within each category. For land uses not included in the table above, an applicant may provide supporting documentation for the use of a similar land use or an alternative service unit calculation."



Financial Summary
NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the Land Use Assumptions, Capital Improvements Plans and Impact Fees calculated at the maximum allowable rate.

CITY OF AUBREY ROADWAY IMPACT FEE UPDATE (2024-2034)

Submitted to:



Prepared by:



March 2025
T1657.04



Digitally
signed by
Kelly D.
Parma, P.E.,
PTOE
Date:
2025.03.14
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I. INTRODUCTION

Chapter 395 of the Texas Local Government Code allows for the financing of capital improvements by municipalities through the implementation of impact fees. The development of these impact fees is undertaken using the following three steps:

1. Development of land use assumptions to identify types and intensities of land use within the City.
2. Development of a Capital Improvement Plan to include improvements planned for the next 10-year period to accommodate growth in the City.
3. Development of the maximum *calculated* impact fee.

II. LAND USE ASSUMPTIONS

One of the initial steps in developing roadway impact fees includes the identification of data related to the planned land uses for land within the existing City of Aubrey city limits. The land use data provided by the City of Aubrey included projected growth by land use type to occur over the next 10 years (2024-2034) and at build-out. A summary of the land use data provided for the land within the existing city limits of Aubrey by roadway service area at each period of time is provided in **Table 1**.

Table 1 - Summary of Land Use Data

Service Area 1	Land Use	Residential	Industrial	Retail	Office/Institutional
	Unit	Dwelling Units	Square Feet	Square Feet	Square Feet
Year	2024	1,700	299,387	984,503	970,861
	2034	2,300	402,186	1,411,193	1,305,393
	Ultimate	2,300	402,186	1,411,193	1,305,393
Service Area 2	Land Use	Residential	Industrial	Retail	Office/Institutional
	Unit	Dwelling Units	Square Feet	Square Feet	Square Feet
Year	2024	1,649	0	0	0
	2034	2,397	0	19,722	0
	Ultimate	2,397	0	19,722	0

III. CAPITAL IMPROVEMENT PLAN

After the land use assumptions within the City have been identified, and with the help of the City's Thoroughfare Plan, a 10-year Capital Improvement Plan (CIP) is developed. This capital improvement plan includes projects intended for construction or partially funded by the City of Aubrey in the next 10 years to serve both existing and future development. In order to be funded by roadway impact fees, a roadway project must be included in the 10-year CIP.

Existing Facilities

The City of Aubrey major roadway and collector street system is partially developed at this time. Several roadways in developed areas are partially built to current thoroughfare plan standards. Most

of the existing streets are two-lane (20' - 40' width) asphalt roadways with open surface drainage. Many of the proposed roadway segments on the thoroughfare plan do not currently exist or are outside the current City Limits. The existing major roadways within the City include US Highway 377 (US 377), FM 428 (both Sherman Road west of South Main Street and Spring Hill Road), FM 1385, FM 2931 and FM 3524 (Sherman Road east of South Main Street), FM . All of the major roadways identified above are under the operation and maintenance jurisdiction of the Texas Department of Transportation (TxDOT).

Proposed Facilities

The City of Aubrey Thoroughfare Plan is the basis for development of the future street system. The thoroughfare system is a conventional network conforming to a hierarchical, functional classification system developed to support the forecast traffic demands of future land use.

The highest classifications of roadway are the Arterial facilities (Principal, Major & Minor). These roadways are multiple lane (4 or 6) facilities with medians that serve the function of controlling access, separating opposing traffic movements and providing an area for the storage of left turning vehicles. The lower classifications are the Collector facilities that are developed to serve the adjoining developments. The character of the developments served should determine the sizes and alignments of Collector roadways.

Capital Improvement Plan for Roadway Impact Fees

Any roadway included in the Thoroughfare Plan was considered for inclusion in the Capital Improvement Plan. The thoroughfare facilities determined for inclusion in the Capital Improvement Plan of this study are tabulated in **Table 2** and graphically illustrated in **Figure 1**. Each listed project includes a description of the planned improvements, the approximate project length, and an engineer's opinion of probable cost to the City. In addition, under existing State Statute, a municipality's cost associated with TxDOT facilities can be financed with impact fees. All roadways included in the 2024 CIP are identified in the City of Aubrey Thoroughfare Plan.

The engineer's opinions of probable construction cost were prepared without the benefit of a detailed preliminary engineering study for each project. The costs were developed with the assistance of Birkhoff, Hendricks & Carter and are based on roadway project construction bids. Costs of these projects included only those costs that will be paid for by the City of Aubrey. Financing costs for the projects in the CIP were also included in the total estimated cost and the interest rate of 5% was provided by the City of Aubrey for use in this study.

Table 2 - Proposed Roadway Capital Improvements

Project #	Road Name	From	To	Segment Length (ft)	Existing Condition	Planned Configuration	Ultimate Configuration	Notes	Capital Cost	Debt Service (1)	Total Project Cost
Service Area 1											
1-1	Plum St	City Limit	Plum St (W terminus)	385	-	2U	4U		\$ 475,588	\$ 287,660	\$ 763,248
1-2	Rockhill Rd Extension	City Limit	Sherman Dr (FM 428)	1,735	-	4U	4U		\$ 3,410,730	\$ 2,062,986	\$ 5,473,716
1-3	US 377	North City Limit (St. John Rd / Friendship Rd)	South City Limit (S of Concho St)	22,860	2U	6D	6D	TxDOT Project (City = Landscaping & Lighting)	\$ 10,287,000	\$ 6,222,110	\$ 16,509,110
1-4	McNatt Rd Extension	City Limit	Spring Hill Rd (FM 428)	2,330	-	4D	6D		\$ 8,422,920	\$ 5,094,618	\$ 13,517,538
1-5	Blackjack Rd	Magnolia St	US 377	1,170	2U	1 SB / 2 NB	1 SB / 2 NB		\$ 2,210,000	\$ 1,336,722	\$ 3,546,722
1-6	Blackjack Rd	US 377	City Limits	2,425	2U	3U	4U		\$ 3,042,485	\$ 1,840,252	\$ 4,882,737
1-7	Blackjack Rd	Wilson Cemetery Rd	Sherman Dr (FM 428)	3,720	2U	4U	4U		\$ 7,280,000	\$ 4,403,321	\$ 11,683,321
1-8	FM 428/Sherman Dr @ Main St (FM 428)			840	-	-	-	TxDOT - Addition of turn lanes (City = ROW, Lighting & Design)	\$ 297,000	\$ 179,641	\$ 476,641
									\$ -	\$ -	\$ -
TOTAL									\$ 35,425,723	\$ 21,427,310	\$ 56,853,033
Service Area 2											
2-1	Redfearn Rd	W Duck Point	E Duck Point	913	-	4D	4D		\$ 9,285,000	\$ 5,616,048	\$ 14,901,048
2-2	Silverado Pkwy	N of Frontier Pkwy	N of EMLI Pecan Creek	1,100	-	4D	4D		\$ 3,570,000	\$ 2,159,321	\$ 5,729,321
									\$ -	\$ -	\$ -
TOTAL									\$ 12,855,000	\$ 7,775,369	\$ 20,630,369

Note:

(1) Debt service cost calculated for financing over 20-years at a 5% annual interest rate



Figure 1: CIP Roadways

Legend

Thoroughfare Designations

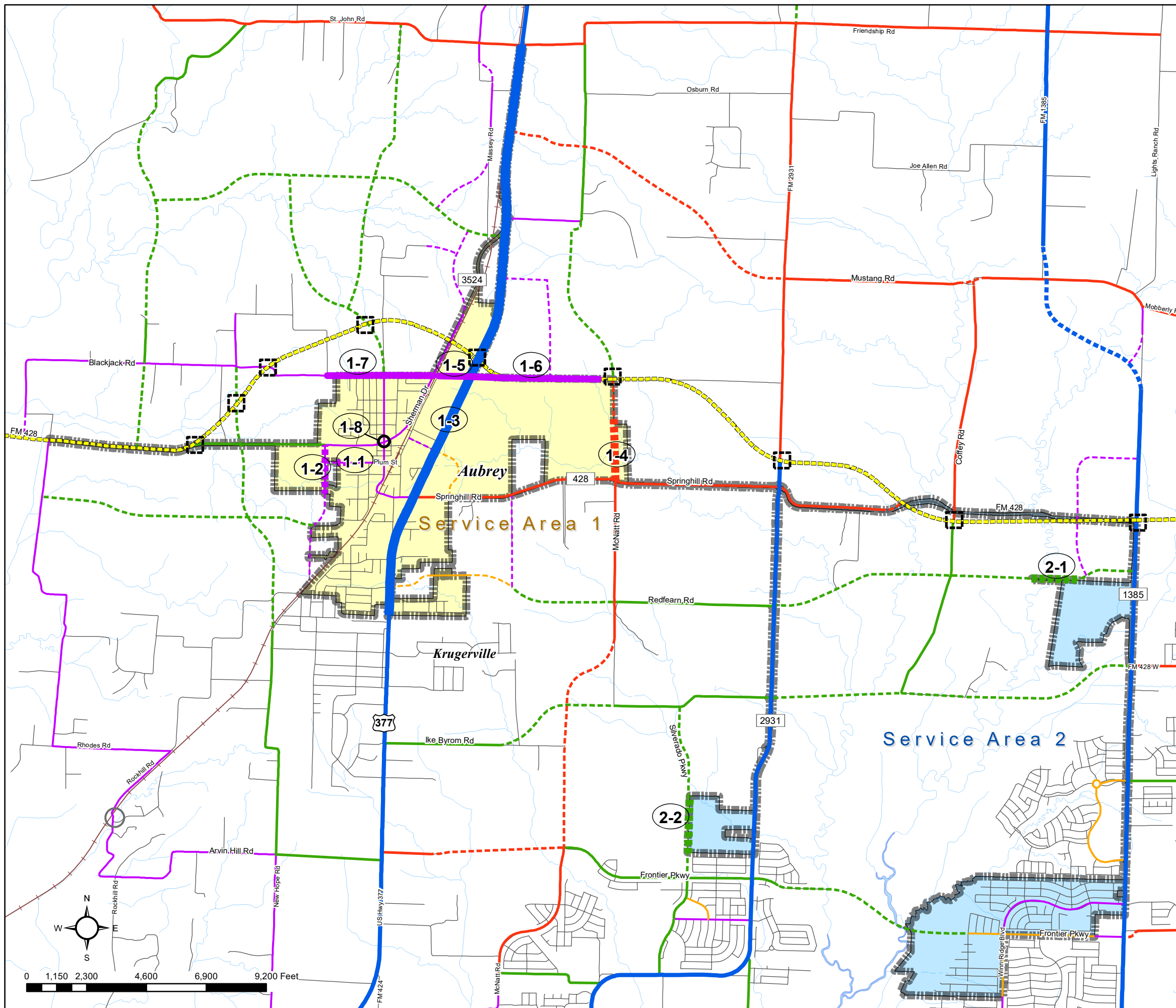
- Highway (500' ROW)
- Principal Arterial (140' ROW)
- Major Arterial (120' ROW)
- Minor Arterial (100' ROW)
- Major Collector (80' ROW)
- Minor Collector (60' ROW)
- Existing Roadway
- Proposed New Roadway
- Existing ROW widths vary.
ROW identified represents minimum ROW.
- ## CIP Project Number

Crossings

- Grade Separated Roadway (Future)

Other

- City Limits
- Service Area 1
- Service Area 2
- Streets
- Railroads
- Rivers & Streams



IV. IMPACT FEE CALCULATION

After the land use assumptions and CIP have been finalized, this information is used to determine the maximum fee per service unit (impact fee) that can be charged by the City for new developments. The fee is calculated by dividing the costs of the capital improvements identified as necessary to serve growth forecast to occur during the 10-year planning period (CIP) by the number of service units of growth forecast to occur (using the land use assumptions). The specific steps, as described in following paragraphs of this section include:

1. Determination of a standard service unit;
2. Identification of service area(s) for the City;
3. Analysis of the total capacity, level of current usage, and commitment for usage of capacity of existing improvements;
4. Identification of that portion of the total capital improvements necessary to serve the projected growth over the next 10-year period;
5. Determination of the “standard service unit” and equivalency tables establishing the ratio of a service unit to the types of land use forecast for growth;
6. Calculating the resulting eligible costs per service unit (impact fee) for new developments in the service area.

Service Unit

To determine the impact fee rate applied to thoroughfare facilities the standard service unit selected was **“PM Peak Hour Vehicle-Miles.”** This service unit can be obtained by multiplying the number of trips generated by a specific land use type during the PM peak hour (vehicles) by the average trip length (miles) for that land use. The PM peak hour was chosen because it is usually considered the critical time for roadway analyses. The trip generation data were directly obtained or derived for each defined land use type from the *Trip Generation Manual, 11th Edition* of the Institute of Transportation Engineers, which is the standard data reference to determine vehicle trip generation characteristics of particular land use types and densities. Trip length information for each land use specified was based on data developed for the Dallas-Fort Worth area by the North Central Texas Council of Governments (NCTCOG). The trip length was set at a maximum of three (3) miles for any land use, as this trip length was assumed to be the maximum average distance a trip would travel on roadways within the service areas in the City of Aubrey. **Table 3** shows the typical service units for each land use type used in developing the roadway impact fees.

Table 3 - Service Unit Calculation by Land Use Type

	Variable	PM Peak Trips ¹ (vehicles)	Trip Length ² (miles)	PM Peak Hour Vehicle-Miles
Residential	Dwelling Unit	0.94	3.0	2.82
Office	1,000 ft ²	1.44	3.0	4.32
Commercial / Retail	1,000 ft ²	3.40	3.0	10.20
Industrial	1,000 ft ²	0.65	3.0	1.95

¹ Based on ITE Trip Generation Manual, 11th Edition

² Based on NCTCOG data

Service Areas

The State Statute governing the imposition of development impact fees require that collection and expenditure of fees imposed for street facilities “...is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles.” To comply with this State Law, two (2) service areas were established for the City of Aubrey to ensure that funds are spent within six miles of where they are collected. The service areas, which represent land within the current City Limits of the City of Aubrey, is shown in **Figure 2**.

Analysis of 10-Year and Ultimate Growth

The land use assumption data provided by the City of Aubrey was converted to the standard service unit (vehicle-miles) by applying the trip generation and trip length data provided in Table 3. These results were used to provide an estimate of the existing service units (vehicle-miles) within the two (2) service areas, as well as to forecast the growth in service units for both the next 10-year period (2024-2034) and the ultimate development of the City of Aubrey. **Table 4** shows the portion of ultimate build-out service units that will be attributable to growth within the next 10 years.

Table 4 - Summary of Vehicle-Mileage Distribution by Development Period

	Existing		2024 - 2034		Year 2034 - Ultimate		
Service Area	Vehicle-Miles 2024	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2024-2034	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2034 - Ultimate	Portion of Ultimate Vehicle-Miles	Ultimate Vehicle-Miles
1	19,614	0.7184	7,689	0.2816	0	0.0000	27,303
2	4,650	0.6680	2,311	0.3320	0	0.0000	6,961
Total	24,264		10,000		0		34,264

Capital Improvements Costs Necessary to Serve 10-Year Growth

The total costs for implementing the roadway CIP were identified previously in Table 2. The street facility improvements identified in the CIP will logically serve all existing and future growth by improved safety and drainage characteristics. Therefore, the 10-year eligible costs have been proportioned as the ratio of the 10-year growth to the total number of service units determined for build-out, as provided in Table 4. **Table 5** presents a summary of the roadway capital improvement costs for the two (2) service areas.



Figure 2: Service Areas

Legend

- City Limits
- Service Area 1
- Service Area 2
- Streets
- Railroads
- Rivers & Streams

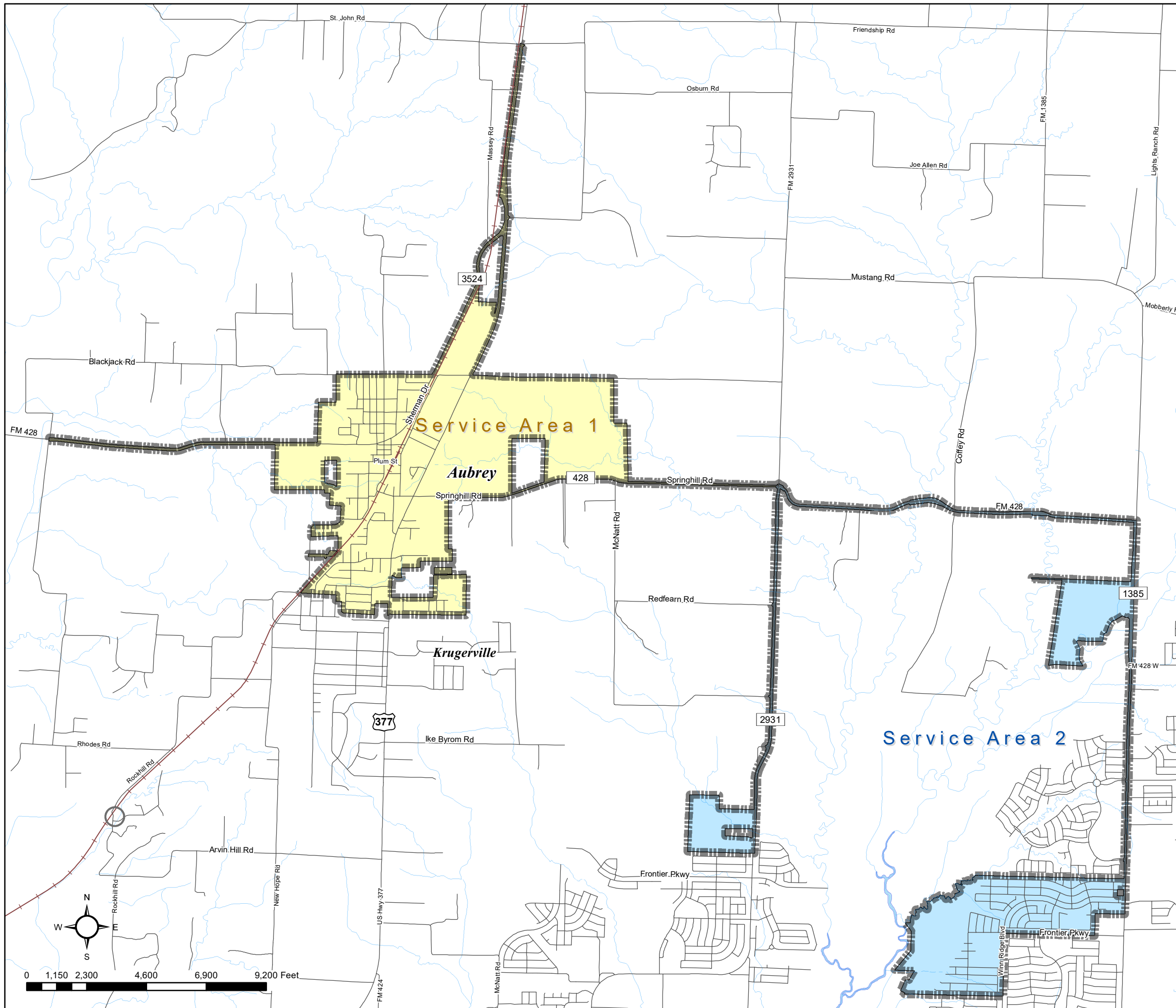


Table 5 - Summary of Capital Improvement Cost by Service Area

Service Area	Zone Cost of Thoroughfare	Portion of Capacity of Thoroughfare Attributed to Growth (2024 - 2034)	Cost of Thoroughfare Attributed to Growth (2024 - 2034)
1	\$56,853,033.00	0.2816	\$16,009,814.09
2	\$20,630,369.00	0.3320	\$6,849,282.51
Totals	\$77,483,402.00		\$22,859,096.60

In order to maintain the equity of impact fee assessment, the cost for streets included in the 10-year Capital Improvement Plan will include the total cost of the street facilities, not reduced by any expected participation. Rather, construction by a developer of an arterial facility within or off-site should be treated as a credit to the impact fee assessment.

Determination of Standard Service Unit Equivalency

Table 6 presents the derivation of service unit equivalents for each of the four defined land use types. The service unit equivalents are referenced to and based on the residential land use.

Table 6 - Thoroughfare Land Use Equivalency

Land Use	Development Unit	Veh-Miles / Development Unit (1)	SU Equivalency (2)
Residential	Dwelling Unit	2.82	1.00
Office	1,000 ft ²	4.32	1.53
Commercial / Retail	1,000 ft ²	10.20	3.62
Industrial	1,000 ft ²	1.95	0.69

Notes:

(1) Based on data from the ITE *Trip Generation Manual* and NCTCOG

(2) Ratio of each land use to service unit of Residential

Cost Per Service Unit (Impact Fee) Calculation

Table 7 presents a summary of the calculations and resulting capital improvement costs attributable to growth per service unit, which represents the maximum *calculated* impact fee. This fee is calculated by taking the cost of the CIP attributable to growth in the next 10 years (Table 5) and dividing it by the estimated growth, or the number of new service units (Table 4), in the next 10 years.

Table 7 - Impact Fee Calculation for Thoroughfare by Service Area

Service Area	Cost of Thoroughfare Attributed to Growth (2024 - 2034)	Number of New Service Units (2024 - 2034)	Cost Per Service Unit	Cost Per Service Unit (Rounded)
1	\$16,009,814.09	7,689	\$2,082.17	\$2,082
2	\$6,849,282.51	2,311	\$2,963.77	\$2,963
Totals	\$22,859,096.60	10,000		

Under current State law, municipalities are required to administer a detailed financial analysis to support the use of an impact fee higher than 50 percent of the eligible costs. As an alternative to performing the financial analysis, the impact fee can be set at or below 50 percent of the total eligible costs, which are shown in Table 7. The City will use either a detailed financial analysis to adjust for tax credits or will use no more than 50 percent of these eligible costs. The resulting maximum allowable roadway impact fee would be \$1,041/vehicle-mile in Service Area 1 and \$1,481.50/vehicle-mile in Service Area 2, if the 50 percent methodology were to be used.

V. SUMMARY OF IMPACT FEE CALCULATION METHODOLOGY

The methodology for calculating the maximum *allowable* impact fee for roadway facilities can be summarized in the following three steps. First, the cost of the roadway facilities (existing roadways eligible for recuperation of construction cost and proposed roadways) that can be attributed to new growth over the 10-year period is determined.

SERVICE AREA 1

Cost of Roadway Facilities (Table 2) = \$56,853,033.00

Proportion of Capacity Attributable to New Growth (Table 4) = 0.2816

Cost of Roadway Facilities Attributable to Growth (2024-2034):

$$\$56,853,033.00 \times 0.2816 = \$16,009,814.09$$

SERVICE AREA 2

Cost of Roadway Facilities (Table 2) = \$20,630,369.00

Proportion of Capacity Attributable to New Growth (Table 4) = 0.3320

Cost of Roadway Facilities Attributable to Growth (2024-2034):

$$\$20,630,369.00 \times 0.3320 = \$6,849,282.51$$

The second step is to determine the maximum *calculated* impact fee. The maximum *calculated* impact fee is the ratio of the total cost for roadway facilities attributable to growth in the next ten years (2024-2034) divided by the total growth in equivalent service units (ESU). The maximum *calculated* impact fee is:

SERVICE AREA 1

Maximum Roadway Impact Fee = $\frac{\text{Eligible Thoroughfare Cost Attributed to Growth (Table 5)}}{\text{Total Growth in Equivalent Service Units (Table 4)}}$

$$= \frac{\$16,009,814.09}{7,689 \text{ ESU}}$$

$$= \$2,082.17 / \text{ESU} = \$2,082 / \text{ESU (Rounded)}$$

SERVICE AREA 2

Maximum Roadway Impact Fee = $\frac{\text{Eligible Thoroughfare Cost Attributed to Growth (Table 5)}}{\text{Total Growth in Equivalent Service Units (Table 4)}}$

$$= \frac{\$6,849,282.51}{2,311 \text{ ESU}}$$

$$= \$2,963.77 / \text{ESU} = \$2,963 / \text{ESU (Rounded)}$$

This amount represents the maximum *calculated* impact fee for roadway facilities. For the final step, the current impact fee legislation requires the City to produce a financial analysis to support a fee greater than 50 percent of the eligible costs or to reduce the maximum calculated impact fee by 50 percent. If the City chooses to use a maximum *allowable* impact fee of 50 percent of the maximum calculated fee, the amount for Service Area 1 would be $\$2,082 \times 50\% = \mathbf{\$1,041.00}$, while the amount for Service Area 2 would be $\$2,963 \times 50\% = \mathbf{\$1,481.50}$.

VI. IMPACT FEE CALCULATION EXAMPLE

A service units by land use table is provided in **Table 8** and represents an expansion of the basic land uses used for calculating the impact fee. This table identifies the total service units generated by specific uses within each land use category and includes land uses which may develop over the next 10-year period. To obtain the impact fee to be charged for a particular land use, the impact fee per service unit adopted by the City and the service units per development unit generated for that particular land use from Table 8 are used. Examples for calculating the impact fee for both a single-family dwelling unit and a 50,000 ft² shopping center (commercial / retail facility) assuming maximum *allowable* impact fees of \$1,041.00 per service unit (Service Area 1) and \$1,481.50 per service unit (Service Area 2) are shown after Table 8.

Table 8 - Service Units by Land Use

CATEGORY	LAND USE	DEVELOPMENT UNITS ¹	ITE TRIP RATE ²	TRIP LENGTH ³	PASS-BY TRAFFIC ⁴	SERVICE UNITS ⁵	IMPACT FEE / DEVELOPMENT UNIT ⁶	
							Service Area 1	Service Area 2
RESIDENTIAL								
	Single-Family Detached	Dwelling Unit	0.94	3.0	0	2.82	\$2,935.62	\$4,177.83
	Apartment/Multifamily	Dwelling Unit	0.51	3.0	0	1.53	\$1,592.73	\$2,266.70
OFFICE	Office Building	1,000 ft² GFA	1.44	3.0	0	4.32	\$4,497.12	\$6,400.08
COMMERCIAL								
	Automobile Care Center	1,000 ft² GFA	3.11	3.0	0.25	7.00	\$7,287.00	\$10,370.50
	Convenience Stores/Gas Pumps	Fueling Positions	22.76	2.4	0.75	13.66	\$14,220.06	\$20,237.29
	Discount Superstore	1,000 ft² GFA	4.33	2.5	0.29	7.69	\$8,005.29	\$11,392.74
	Drive-in Bank	1,000 ft² GFA	21.01	1.7	0.35	23.22	\$24,172.02	\$34,400.43
	Fast Food Restaurant	1,000 ft² GFA	33.03	2.4	0.55	35.67	\$37,132.47	\$52,845.11
	Golf Course	Acres	0.28	2.5	0	0.70	\$728.70	\$1,037.05
	High-Turnover (Sit-Down) Restaurant	1,000 ft² GFA	9.05	3.0	0.43	15.48	\$16,114.68	\$22,933.62
	Home Improvement Store	1,000 ft² GFA	2.29	3.0	0.42	3.98	\$4,143.18	\$5,896.37
	Hotel	Rooms	0.59	3.0	0	1.77	\$1,842.57	\$2,622.26
	Pharmacy/Drugstore	1,000 ft² GFA	10.25	2.8	0.49	14.64	\$15,240.24	\$21,689.16
	Shopping Center	1,000 ft² GFA	3.40	3.0	0.29	7.24	\$7,536.84	\$10,726.06
	Supermarket	1,000 ft² GFA	8.95	2.5	0.24	17.01	\$17,707.41	\$25,200.32
	Walk-in Bank	1,000 ft² GFA	12.13	1.7	0.35	13.40	\$13,949.40	\$19,852.10
INDUSTRIAL								
	Industrial	1,000 ft² GFA	0.65	3.0	0	1.95	\$2,029.95	\$2,888.93
	Mini-Warehouse	1,000 ft² GFA	0.15	3.0	0	0.45	\$468.45	\$666.68
INSTITUTIONAL								
	School	Students	0.16	2.1	0	0.34	\$353.94	\$503.71
	Day Care Center	Students	0.79	2.7	0.44	1.19	\$1,238.79	\$1,762.99
	Nursing Home	1,000 ft² GFA	0.59	2.5	0	1.48	\$1,540.68	\$2,192.62
	House of Worship	1,000 ft² GFA	0.49	2.1	0	1.03	\$1,072.23	\$1,525.95

¹ GFA = Gross Floor Area

² (Vehicles); Based on ITE *Trip Generation Manual*, 11th Edition

³ (Miles); Based on NCTCOG Data

⁴ Percentage of traffic already passing by site - land use is an intermediate destination

⁵ (Vehicle-Miles)

⁶ Based on 50% of maximum calculated impact fee (\$1,041/veh-mile for Service Area 1 and \$1,481.50/veh-mile for Service Area 2)

* This table reflects individual land uses within each category. For land uses not included in the table above, an applicant may provide supporting documentation for the use of a similar land use or an alternative service unit calculation.

Service Area 1 – Example Calculations

SINGLE-FAMILY DWELLING

- Vehicle-Miles per Development Unit for Single-Family Dwelling Unit
(1 Dwelling Unit) x (2.82 Vehicle-Miles / Dwelling Unit) = 2.82 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,041.00 / Service Unit:
(2.82 Vehicle-Miles) x (\$1,041.00 / Vehicle-Miles) = \$2,935.62

50,000 ft² SHOPPING CENTER

- Vehicle-Miles per Development Unit for Shopping Center
(50,000 ft²) x (7.24 Vehicle-Miles / 1,000 ft²) = 362.00 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,041.00 / Service Unit:
(362.00 Vehicle-Miles) x (\$1,041.00 / Vehicle-Miles) = \$376,842.00

Service Area 2 – Example Calculations

SINGLE-FAMILY DWELLING

- Vehicle-Miles per Development Unit for Single-Family Dwelling Unit
(1 Dwelling Unit) x (2.82 Vehicle-Miles / Dwelling Unit) = 2.82 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,481.50 / Service Unit:
(2.82 Vehicle-Miles) x (\$1,481.50 / Vehicle-Miles) = \$ 4,177.83

50,000 ft² SHOPPING CENTER

- Vehicle-Miles per Development Unit for Shopping Center
(50,000 ft²) x (7.24 Vehicle-Miles / 1,000 ft²) = 362.00 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,481.50 / Service Unit:
(362.00 Vehicle-Miles) x (\$1,481.50 / Vehicle-Miles) = \$536,303.00

City of Aubrey, Texas
Impact Fee Advisory Committee
226 Countryside Drive
Aubrey, Texas 76227

February 18, 2025

Re: Roadway Impact Fee Update
Impact Fee Advisory Committee Recommendation

Honorable Chris Rich and the City of Aubrey City Council:

The City of Aubrey Impact Fee Advisory Committee, established in accordance with Section 395.058 of the Texas Local Government Code, met on Wednesday February 12, 2025, for the purpose of reviewing the 2025 Roadway Impact Fees Update.

The Impact Fee Advisory Committee reviewed the 2025 updated Roadway Impact Fees Land Use Assumptions prepared by Birkhoff, Hendricks & Carter, L.L.P. Professional Engineers and the calculated Maximum Roadway Impact Fees prepared by Lee Engineering.

On behalf of the Advisory Committee, we find the updated Land Use Assumptions to be consistent with the City's Comprehensive Plan, and the updated Roadway Capital Improvement Plan to be consistent with the land use assumptions.

Further, the updated maximum roadway impact fees presented in the 2025 Roadway Impact Fee Update Report prepared by Lee Engineering are in general conformance with the requirements of Texas Local Government Code Chapter 395. The Impact Fee Advisory Committee offers no objections.

Sincerely



Impact Fee Advisory Committee

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING THE CODE OF ORDINANCES BY CODIFYING THE ADOPTION OF REVISED LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLANS, AND IMPACT FEES FOR ROADWAY FACILITIES (2024-2034) AS APPENDIX "A" TO ARTICLE 13.09, "WATER, WASTEWATER AND ROADWAY IMPACT FEES" AND BY ADOPTING AN AMENDMENT TO APPENDIX A "FEE SCHEDULE" §A7.001(F) "IMPACT FEES-ROADWAY" OF THE CITY OF AUBREY CODE OF ORDINANCES; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas is a home rule municipality operating pursuant to the laws of the State of Texas and its Home Rule Charter (the "City"); and

WHEREAS, Chapter 395 of the Texas Local Government Code, as amended, ("Chapter 395"), provides procedures for updating land use assumptions, capital improvements plans and impact fees, including procedures for determining that no update is required; and

WHEREAS, the City has appointed a Capital Improvements Advisory Committee to advise the City Council concerning amendments to the land use assumptions, impact fee capital improvements plans and impact fees for roadway facilities; and

WHEREAS, the City has retained consultants to prepare land use assumptions, impact fee capital improvements plans, impact fees and ordinance provisions in order to meet the update requirements; and

WHEREAS, the purpose of impact fees is to mitigate in part the impacts generated by new development on the City's roadway facilities; and

WHEREAS, impact fees are one measure of the proportionality between the impacts on the City's public facilities created by a development and the contributions required by a developer or property owner to offset such impacts; and

WHEREAS, Chapter 395 mandates that the City compute the maximum impact fee per service unit which is attributable to new development for each category of capital improvements for which an impact fee is charged; and

WHEREAS, the City has in fact determined and adopted the maximum impact fee per service unit that may be charged for roadway facilities; and

WHEREAS, the City has in fact adopted a land use equivalency table that enables the City to determine the impact fees to be assessed against a new development, taking into consideration the nature and extent of the development; and

WHEREAS, the City has established fee schedules for impact fees, an assessment rate equal to or less than the maximum impact fee per service unit that may be charged under Chapter 395; and

WHEREAS, the City Council further finds that the category of capital improvement is an accurate measure of the demand for that type of capital improvement that is created by a new development and should be used as one measure of the proportionality between the impacts created by new development on roadway facilities systems and the obligations of the developer to offset such impacts; and

WHEREAS, City has published notice and held public hearings at which the public was given opportunity to speak, and on February 18, 2025, the Impact Fee Advisory Committee filed its written comments to The City of Aubrey Roadway Impact Fee Update (2024-2034) containing updated land use assumptions and updated roadway capital improvements plans prepared by Lee Engineering; and

WHEREAS, on February 27, 2025, the Aubrey City Council considered and discussed the updated Land Use Assumptions and updated Roadway Capital Improvement Plan in the Roadway Impact Fee Update (2024-2034) and scheduled a public hearing on same for March 27, 2025; and

WHEREAS, On March 27, 2025, the City conducted a public hearing at which members of the public were provided the opportunity to speak, and the City Council determined it necessary to adopt the "The City of Aubrey Roadway Impact Fee Update (2024-2034)" providing for updated Land Use Assumptions ("LUA"), Capital Improvement Plans ("CIP"), and Impact Fees for Roadway Facilities ("Impact Fees") for 2024-2034, attached hereto and incorporated herein as **Exhibit "A"** and to amend Article A7.001(f) of Appendix A Fee Schedule of the Aubrey Code of Ordinances to adopt updated roadway impact fees pursuant to Exhibit A; and

WHEREAS, the City Council finds that it is in the public interest and that public health, safety and welfare are best served by the adoption of the updated LUA, CIP, and Impact Fees for Roadway Facilities as set forth herein and in Exhibit "A" hereto.

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

Section 1. Incorporation of Premises. That the above recitals are hereby declared true and accurate and shall be incorporated as if set forth fully herein

Section 2. Adoption of Updated Land Use Assumptions, Service Areas and Capital Improvements Plans for Roadway Facilities. Article 13.09 “Water, Wastewater and Roadway Impact Fees”, of Chapter 13, “Utilities” is hereby amended to adopt “The City of Aubrey Roadway Impact Fee Update (2024-2034)” and codified as Appendix “B” thereto. The updated land use assumptions, service areas and capital improvement plans for Roadway Facilities as approved by updates to the future land use plan for the incorporated City and/or as contained in a professional engineering study entitled “The City of Aubrey Roadway Impact Fee Update (2024-2034)” (Exhibit “A”) are hereby adopted by the City Council of the City of Aubrey on March 27, 2025, as set forth in Exhibit “A” to this Ordinance, and copies thereof shall be kept in the Office of the Aubrey City Secretary and available to the public. That as set forth in Exhibit “A”, the updated land use assumptions, service areas and capital improvements plans for roadway facilities contained in the City's planning documents and the engineering study shall supersede all previously adopted land use assumptions, service areas and capital improvements plans for such facilities.

Section 3. Amendments.

3.01. Subsection (b) of Section 13.09.005 “Calculation of Impact Fee” of Article 13.09 “Water, Wastewater and Roadway Impact Fees”, of Chapter 13, “Utilities”, of the Code of Ordinances of the City of Aubrey, Texas is hereby repealed and a new Section 13.09.005(b), “Calculation of Impact Fees” is hereby adopted to be and read in its entirety as follows and subsection 13.09.005(a) thereof shall remain in full force and effect without amendment: all other subsections of Section 1 of Impact Fee for roadway facilities is hereby repealed and replaced with the following:

“13.09.005. Calculation of Impact Fees.

...

“(b) The maximum impact fees for Roadway Facilities are calculated by dividing the costs of the capital improvements identified for roadway facilities or facilities expansion as necessary to serve growth forecast to occur during the 10-year planning period identified in the Capital Improvements Plan (CIP) by the number of service units of growth forecast to occur as determined in the Land Use Assumptions as adopted in the City of Aubrey Roadway Impact Fee Update (2024-2034). The amounts of roadway impact fees to be assessed and collected are as set forth in Subsection A7.001 (f) “Impact Fees – Roadway” of Appendix A, “Fee Schedule” of this Code.”

3.02. Article 13.09, “Water, Wastewater and Roadway Impact Fees” of Chapter 13, “Utilities” of the Code of Ordinances of the City of Aubrey, Texas is hereby amended to adopt a new Section 13.09.013, “Roadway Impact Fee Update” which shall be and read in its entirety as follows:

“§13.09.013 Roadway Impact Fee Update. The City of Aubrey Roadway Impact Fee Update (2024-2034) is hereby adopted as **Appendix B** to this Article 13.09, and a

copy thereof shall remain on file in the Office of the City Secretary of the City of Aubrey.”

3.03. Subsection (f) “Impact Fees-Roadway” of Section A7.001, “Miscellaneous Utility Fees” of Article A7.000, “Utilities” of Appendix A, “Fee Schedule” of the Code of Ordinances of the City of Aubrey, Texas is hereby repealed in its entirety, and a new Subsection A7.001 (f) “Impact Fees – Roadway” is hereby adopted and shall be and read in its entirety as follows:

“§A7.001 (f) *Impact Fees- Roadway*:

**– Table A – Roadway Impact Fees
Service Units by Land Use**

CATEGORY	LAND USE	DEVELOPMENT UNITS¹	ITE TRIP RATE²	TRIP LENGTH³	PASS-BY TRAFFIC⁴	SERVICE UNITS⁵	IMPACT FEE / DEVELOPMENT UNIT⁶	
							Service Area 1	Service Area 2
RESIDENTIAL								
	Single-Family Detached	Dwelling Unit	0.94	3.0	0	2.82	\$2,935.62	\$4,177.83
	Apartment/Multifamily	Dwelling Unit	0.51	3.0	0	1.53	\$1,592.73	\$2,266.70
OFFICE	Office Building	1,000 ft² GFA	1.44	3.0	0	4.32	\$4,497.12	\$6,400.08
COMMERCIAL								
	Automobile Care Center	1,000 ft² GFA	3.11	3.0	0.25	7.00	\$7,287.00	\$10,370.50
	Convenience Stores/Gas Pumps	Fueling Positions	22.76	2.4	0.75	13.66	\$14,220.06	\$20,237.29
	Discount Superstore	1,000 ft² GFA	4.33	2.5	0.29	7.69	\$8,005.29	\$11,392.74
	Drive-in Bank	1,000 ft² GFA	21.01	1.7	0.35	23.22	\$24,172.02	\$34,400.43
	Fast Food Restaurant	1,000 ft² GFA	33.03	2.4	0.55	35.67	\$37,132.47	\$52,845.11
	Golf Course	Acres	0.28	2.5	0	0.70	\$728.70	\$1,037.05
	High-Turnover (Sit- Down) Restaurant	1,000 ft² GFA	9.05	3.0	0.43	15.48	\$16,114.68	\$22,933.62
	Home Improvement Store	1,000 ft² GFA	2.29	3.0	0.42	3.98	\$4,143.18	\$5,896.37
	Hotel	Rooms	0.59	3.0	0	1.77	\$1,842.57	\$2,622.26
	Pharmacy/Drugstore	1,000 ft² GFA	10.25	2.8	0.49	14.64	\$15,240.24	\$21,689.16
	Shopping Center	1,000 ft² GFA	3.40	3.0	0.29	7.24	\$7,536.84	\$10,726.06
	Supermarket	1,000 ft² GFA	8.95	2.5	0.24	17.01	\$17,707.41	\$25,200.32
	Walk-in Bank	1,000 ft² GFA	12.13	1.7	0.35	13.40	\$13,949.40	\$19,852.10
INDUSTRIAL								
	Industrial	1,000 ft² GFA	0.65	3.0	0	1.95	\$2,029.95	\$2,888.93
	Mini-Warehouse	1,000 ft² GFA	0.15	3.0	0	0.45	\$468.45	\$666.68
INSTITUTIONAL								
	School	Students	0.16	2.1	0	0.34	\$353.94	\$503.71
	Day Care Center	Students	0.79	2.7	0.44	1.19	\$1,238.79	\$1,762.99
	Nursing Home	1,000 ft² GFA	0.59	2.5	0	1.48	\$1,540.68	\$2,192.62
	House of Worship	1,000 ft² GFA	0.49	2.1	0	1.03	\$1,072.23	\$1,525.95

¹ GFA = Gross Floor Area

² (Vehicles); Based on ITE *Trip Generation Manual*, 11th Edition

³ (Miles); Based on NCTCOG Data

⁴ Percentage of traffic already passing by site - land use is an intermediate destination

⁵ (Vehicle-Miles)

⁶ Based on 50% of maximum calculated impact fee (\$1,041/veh-mile for Service Area 1 and \$1,481.50/veh-mile for Service Area 2)

* This table reflects individual land uses within each category. For land uses not included in the table above, an applicant may provide supporting documentation for the use of a similar land use or an alternative service unit calculation."

Section 4. Cumulative Repealer. 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 other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 5. Severability. If any section, subsection, clause, phrase, or provision of this Ordinance, or the 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 the 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 6. Savings/Conflict. In the event of a direct conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

Section 7. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance as required by Section 3.16 of the Aubrey Home Rule Charter.

Section 8. Effective Date. This Ordinance shall take effect from its passage in accordance with State law and City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY TEXAS THIS 27TH DAY OF MARCH 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Exhibit "A"

The City of Aubrey Roadway Impact Fee Update (2024-2034)

(Includes updated Land Use Assumptions ("LUA"), Capital Improvement Plans ("CIP"), and Impact Fees for Roadway Facilities ("Impact Fees"))

**CITY OF AUBREY
ROADWAY IMPACT FEE UPDATE
(2024-2034)**

Submitted to:



Prepared by:



LEE ENGINEERING

3030 LBJ Freeway, Suite 1660

Dallas, Texas 75234

Phone: (972) 248-3006

TBPE Firm F-450

March 2025

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I. INTRODUCTION

Chapter 395 of the Texas Local Government Code allows for the financing of capital improvements by municipalities through the implementation of impact fees. The development of these impact fees is undertaken using the following three steps:

1. Development of land use assumptions to identify types and intensities of land use within the City.
2. Development of a Capital Improvement Plan to include improvements planned for the next 10-year period to accommodate growth in the City.
3. Development of the maximum *calculated* impact fee.

II. LAND USE ASSUMPTIONS

One of the initial steps in developing roadway impact fees includes the identification of data related to the planned land uses for land within the existing City of Aubrey city limits. The land use data provided by the City of Aubrey included projected growth by land use type to occur over the next 10 years (2024-2034) and at build-out. A summary of the land use data provided for the land within the existing city limits of Aubrey by roadway service area at each period of time is provided in **Table 1**.

Table 1 - Summary of Land Use Data

Service Area 1	Land Use	Residential	Industrial	Retail	Office/Institutional
	Unit	Dwelling Units	Square Feet	Square Feet	Square Feet
Year	2024	1,700	299,387	984,503	970,861
	2034	2,300	402,186	1,411,193	1,305,393
	Ultimate	2,300	402,186	1,411,193	1,305,393
Service Area 2	Land Use	Residential	Industrial	Retail	Office/Institutional
	Unit	Dwelling Units	Square Feet	Square Feet	Square Feet
Year	2024	1,649	0	0	0
	2034	2,397	0	19,722	0
	Ultimate	2,397	0	19,722	0

III. CAPITAL IMPROVEMENT PLAN

After the land use assumptions within the City have been identified, and with the help of the City's Thoroughfare Plan, a 10-year Capital Improvement Plan (CIP) is developed. This capital improvement plan includes projects intended for construction or partially funded by the City of Aubrey in the next 10 years to serve both existing and future development. In order to be funded by roadway impact fees, a roadway project must be included in the 10-year CIP.

Existing Facilities

The City of Aubrey major roadway and collector street system is partially developed at this time. Several roadways in developed areas are partially built to current thoroughfare plan standards. Most

of the existing streets are two-lane (20' - 40' width) asphalt roadways with open surface drainage. Many of the proposed roadway segments on the thoroughfare plan do not currently exist or are outside the current City Limits. The existing major roadways within the City include US Highway 377 (US 377), FM 428 (both Sherman Road west of South Main Street and Spring Hill Road), FM 1385, FM 2931 and FM 3524 (Sherman Road east of South Main Street), FM . All of the major roadways identified above are under the operation and maintenance jurisdiction of the Texas Department of Transportation (TxDOT).

Proposed Facilities

The City of Aubrey Thoroughfare Plan is the basis for development of the future street system. The thoroughfare system is a conventional network conforming to a hierarchical, functional classification system developed to support the forecast traffic demands of future land use.

The highest classifications of roadway are the Arterial facilities (Principal, Major & Minor). These roadways are multiple lane (4 or 6) facilities with medians that serve the function of controlling access, separating opposing traffic movements and providing an area for the storage of left turning vehicles. The lower classifications are the Collector facilities that are developed to serve the adjoining developments. The character of the developments served should determine the sizes and alignments of Collector roadways.

Capital Improvement Plan for Roadway Impact Fees

Any roadway included in the Thoroughfare Plan was considered for inclusion in the Capital Improvement Plan. The thoroughfare facilities determined for inclusion in the Capital Improvement Plan of this study are tabulated in **Table 2** and graphically illustrated in **Figure 1**. Each listed project includes a description of the planned improvements, the approximate project length, and an engineer's opinion of probable cost to the City. In addition, under existing State Statute, a municipality's cost associated with TxDOT facilities can be financed with impact fees. All roadways included in the 2024 CIP are identified in the City of Aubrey Thoroughfare Plan.

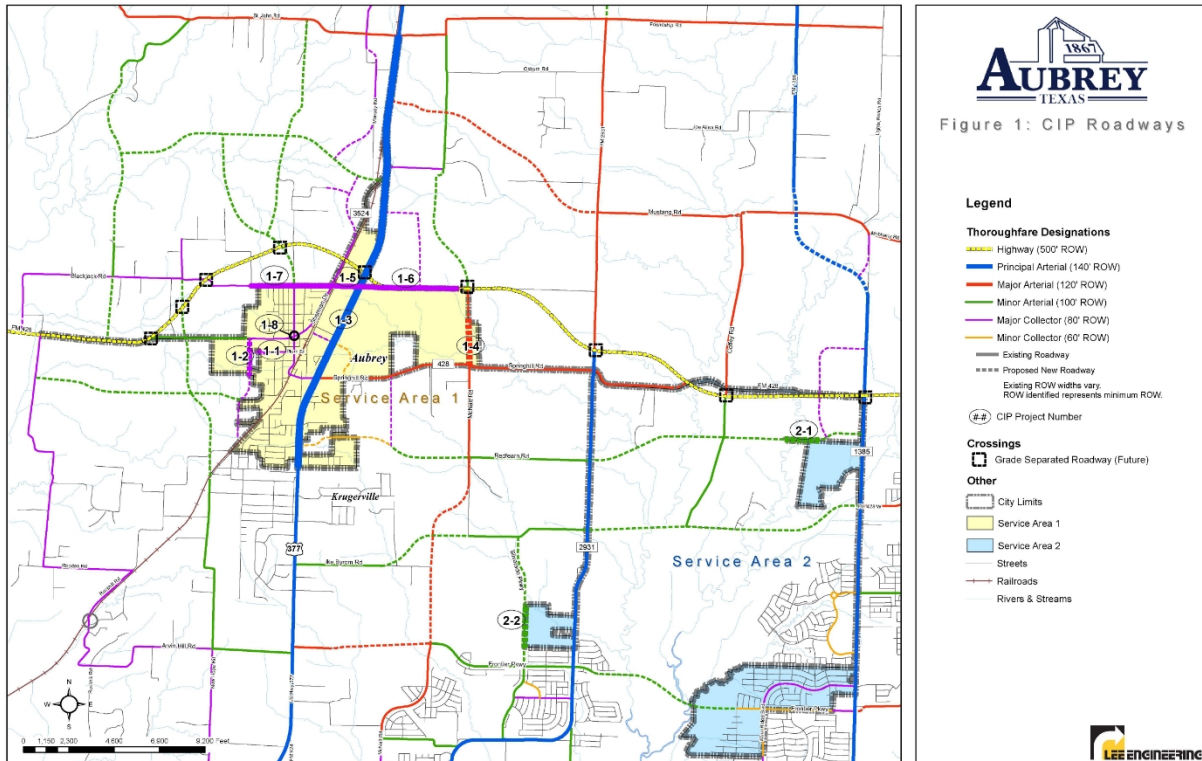
The engineer's opinions of probable construction cost were prepared without the benefit of a detailed preliminary engineering study for each project. The costs were developed with the assistance of Birkhoff, Hendricks & Carter and are based on roadway project construction bids. Costs of these projects included only those costs that will be paid for by the City of Aubrey. Financing costs for the projects in the CIP were also included in the total estimated cost and the interest rate of 5% was provided by the City of Aubrey for use in this study.

Table 2 - Proposed Roadway Capital Improvements

Project #	Road Name	From	To	Segment Length (ft)	Existing Condition	Planned Configuration	Ultimate Configuration	Notes	Capital Cost	Debt Service (1)	Total Project Cost
Service Area 1											
1-1	Plum St	City Limit	Plum St (W terminus)	385	-	2U	4U		\$ 475,588	\$ 287,660	\$ 763,248
1-2	Rockhill Rd Extension	City Limit	Sherman Dr (FM 428)	1,735	-	4U	4U		\$ 3,410,730	\$ 2,062,986	\$ 5,473,716
1-3	US 377	North City Limit (St. John Rd / Friendship Rd)	South City Limit (S of Concho St)	22,860	2U	6D	6D	TxDOT Project (City = Landscaping & Lighting)	\$ 10,287,000	\$ 6,222,110	\$ 16,509,110
1-4	McNatt Rd Extension	City Limit	Spring Hill Rd (FM 428)	2,330	-	4D	6D		\$ 8,422,920	\$ 5,094,618	\$ 13,517,538
1-5	Blackjack Rd	Magnolia St	US 377	1,170	2U	1 SB / 2 NB	1 SB / 2 NB		\$ 2,210,000	\$ 1,336,722	\$ 3,546,722
1-6	Blackjack Rd	US 377	City Limits	2,425	2U	3U	4U		\$ 3,042,485	\$ 1,840,252	\$ 4,882,737
1-7	Blackjack Rd	Wilson Cemetery Rd	Sherman Dr (FM 428)	3,720	2U	4U	4U		\$ 7,280,000	\$ 4,403,321	\$ 11,683,321
1-8		FM 428/Sherman Dr @ Main St (FM 428)		840	-	-	-	TxDOT - Addition of turn lanes (City = ROW, Lighting & Design)	\$ 297,000	\$ 179,641	\$ 476,641
TOTAL									\$ 35,425,723	\$ 21,427,310	\$ 56,853,033
Service Area 2											
2-1	Redfearn Rd	W Duck Point	E Duck Point	913	-	4D	4D		\$ 9,285,000	\$ 5,616,048	\$ 14,901,048
2-2	Silverado Pkwy	N of Frontier Pkwy	N of EMLJ Pecan Creek	1,100	-	4D	4D		\$ 3,570,000	\$ 2,159,321	\$ 5,729,321
TOTAL									\$ 12,855,000	\$ 7,775,369	\$ 20,630,369

Note:

(1) Debt service cost calculated for financing over 20-years at a 5% annual interest rate



IV. IMPACT FEE CALCULATION

After the land use assumptions and CIP have been finalized, this information is used to determine the maximum fee per service unit (impact fee) that can be charged by the City for new developments. The fee is calculated by dividing the costs of the capital improvements identified as necessary to serve growth forecast to occur during the 10-year planning period (CIP) by the number of service units of growth forecast to occur (using the land use assumptions). The specific steps, as described in following paragraphs of this section include:

1. Determination of a standard service unit;
2. Identification of service area(s) for the City;
3. Analysis of the total capacity, level of current usage, and commitment for usage of capacity of existing improvements;
4. Identification of that portion of the total capital improvements necessary to serve the projected growth over the next 10-year period;
5. Determination of the “standard service unit” and equivalency tables establishing the ratio of a service unit to the types of land use forecast for growth;
6. Calculating the resulting eligible costs per service unit (impact fee) for new developments in the service area.

Service Unit

To determine the impact fee rate applied to thoroughfare facilities the standard service unit selected was “**PM Peak Hour Vehicle-Miles.**” This service unit can be obtained by multiplying the number of trips generated by a specific land use type during the PM peak hour (vehicles) by the average trip length (miles) for that land use. The PM peak hour was chosen because it is usually considered the critical time for roadway analyses. The trip generation data were directly obtained or derived for each defined land use type from the *Trip Generation Manual, 11th Edition* of the Institute of Transportation Engineers, which is the standard data reference to determine vehicle trip generation characteristics of particular land use types and densities. Trip length information for each land use specified was based on data developed for the Dallas-Fort Worth area by the North Central Texas Council of Governments (NCTCOG). The trip length was set at a maximum of three (3) miles for any land use, as this trip length was assumed to be the maximum average distance a trip would travel on roadways within the service areas in the City of Aubrey. **Table 3** shows the typical service units for each land use type used in developing the roadway impact fees.

Table 3 - Service Unit Calculation by Land Use Type

	Variable	PM Peak Trips ¹ (vehicles)	Trip Length ² (miles)	PM Peak Hour Vehicle-Miles
Residential	Dwelling Unit	0.94	3.0	2.82
Office	1,000 ft ²	1.44	3.0	4.32
Commercial / Retail	1,000 ft ²	3.40	3.0	10.20
Industrial	1,000 ft ²	0.65	3.0	1.95

¹ Based on ITE Trip Generation Manual, 11th Edition

² Based on NCTCOG data

Service Areas

The State Statute governing the imposition of development impact fees require that collection and expenditure of fees imposed for street facilities “...is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles.” To comply with this State Law, two (2) service areas were established for the City of Aubrey to ensure that funds are spent within six miles of where they are collected. The service areas, which represent land within the current City Limits of the City of Aubrey, is shown in **Figure 2**.

Analysis of 10-Year and Ultimate Growth

The land use assumption data provided by the City of Aubrey was converted to the standard service unit (vehicle-miles) by applying the trip generation and trip length data provided in Table 3. These results were used to provide an estimate of the existing service units (vehicle-miles) within the two (2) service areas, as well as to forecast the growth in service units for both the next 10-year period (2024-2034) and the ultimate development of the City of Aubrey. **Table 4** shows the portion of ultimate build-out service units that will be attributable to growth within the next 10 years.

Table 4 - Summary of Vehicle-Mileage Distribution by Development Period

	Existing		2024 - 2034		Year 2034 - Ultimate		
Service Area	Vehicle-Miles 2024	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2024-2034	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2034 - Ultimate	Portion of Ultimate Vehicle-Miles	Ultimate Vehicle-Miles
1	19,614	0.7184	7,689	0.2816	0	0.0000	27,303
2	4,650	0.6680	2,311	0.3320	0	0.0000	6,961
Total	24,264		10,000		0		34,264

Capital Improvements Costs Necessary to Serve 10-Year Growth

The total costs for implementing the roadway CIP were identified previously in Table 2. The street facility improvements identified in the CIP will logically serve all existing and future growth by improved safety and drainage characteristics. Therefore, the 10-year eligible costs have been proportioned as the ratio of the 10-year growth to the total number of service units determined for build-out, as provided in Table 4. **Table 5** presents a summary of the roadway capital improvement costs for the two (2) service areas.

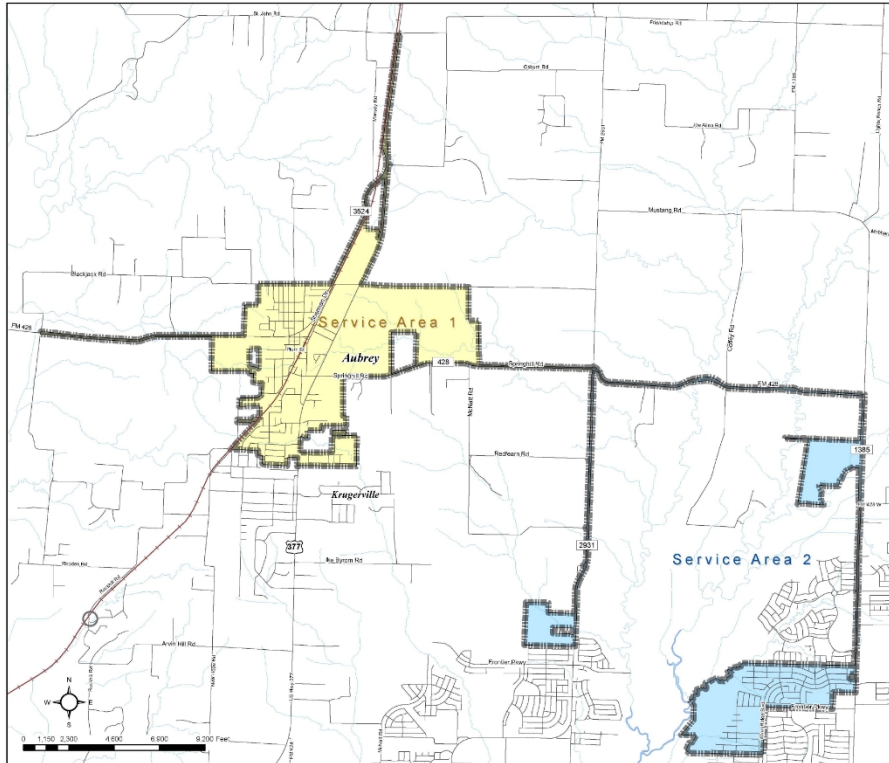


Figure 2: Service Areas

Legend

- City Limits
- Service Area 1
- Service Area 2
- Streets
- Railroads
- Rivers & Streams



Table 5 - Summary of Capital Improvement Cost by Service Area

Service Area	Zone Cost of Thoroughfare	Portion of Capacity of Thoroughfare Attributed to Growth (2024 - 2034)	Cost of Thoroughfare Attributed to Growth (2024 - 2034)
1	\$56,853,033.00	0.2816	\$16,009,814.09
2	\$20,630,369.00	0.3320	\$6,849,282.51
Totals	\$77,483,402.00		\$22,859,096.60

In order to maintain the equity of impact fee assessment, the cost for streets included in the 10-year Capital Improvement Plan will include the total cost of the street facilities, not reduced by any expected participation. Rather, construction by a developer of an arterial facility within or off-site should be treated as a credit to the impact fee assessment.

Determination of Standard Service Unit Equivalency

Table 6 presents the derivation of service unit equivalents for each of the four defined land use types. The service unit equivalents are referenced to and based on the residential land use.

Table 6 - Thoroughfare Land Use Equivalency

Land Use	Development Unit	Veh-Miles / Development Unit (1)	SU Equivalency (2)
Residential	Dwelling Unit	2.82	1.00
Office	1,000 ft ²	4.32	1.53
Commercial / Retail	1,000 ft ²	10.20	3.62
Industrial	1,000 ft ²	1.95	0.69

Notes:

- (1) Based on data from the ITE *Trip Generation Manual* and NCTCOG
- (2) Ratio of each land use to service unit of Residential

Cost Per Service Unit (Impact Fee) Calculation

Table 7 presents a summary of the calculations and resulting capital improvement costs attributable to growth per service unit, which represents the maximum *calculated* impact fee. This fee is calculated by taking the cost of the CIP attributable to growth in the next 10 years (Table 5) and dividing it by the estimated growth, or the number of new service units (Table 4), in the next 10 years.

Table 7 - Impact Fee Calculation for Thoroughfare by Service Area

Service Area	Cost of Thoroughfare Attributed to Growth (2024 - 2034)	Number of New Service Units (2024 - 2034)	Cost Per Service Unit	Cost Per Service Unit (Rounded)
1	\$16,009,814.09	7,689	\$2,082.17	\$2,082
2	\$6,849,282.51	2,311	\$2,963.77	\$2,963
Totals	\$22,859,096.60	10,000		

Under current State law, municipalities are required to administer a detailed financial analysis to support the use of an impact fee higher than 50 percent of the eligible costs. As an alternative to performing the financial analysis, the impact fee can be set at or below 50 percent of the total eligible costs, which are shown in Table 7. The City will use either a detailed financial analysis to adjust for tax credits or will use no more than 50 percent of these eligible costs. The resulting maximum allowable roadway impact fee would be \$1,041/vehicle-mile in Service Area 1 and \$1,481.50/vehicle-mile in Service Area 2, if the 50 percent methodology were to be used.

V. SUMMARY OF IMPACT FEE CALCULATION METHODOLOGY

The methodology for calculating the maximum *allowable* impact fee for roadway facilities can be summarized in the following three steps. First, the cost of the roadway facilities (existing roadways eligible for recuperation of construction cost and proposed roadways) that can be attributed to new growth over the 10-year period is determined.

SERVICE AREA 1

Cost of Roadway Facilities (Table 2) = \$56,853,033.00

Proportion of Capacity Attributable to New Growth (Table 4) = 0.2816

Cost of Roadway Facilities Attributable to Growth (2024-2034):

$$\$56,853,033.00 \times 0.2816 = \$16,009,814.09$$

SERVICE AREA 2

Cost of Roadway Facilities (Table 2) = \$20,630,369.00

Proportion of Capacity Attributable to New Growth (Table 4) = 0.3320

Cost of Roadway Facilities Attributable to Growth (2024-2034):

$$\$20,630,369.00 \times 0.3320 = \$6,849,282.51$$

The second step is to determine the maximum *calculated* impact fee. The maximum *calculated* impact fee is the ratio of the total cost for roadway facilities attributable to growth in the next ten years (2024-2034) divided by the total growth in equivalent service units (ESU). The maximum *calculated* impact fee is:

SERVICE AREA 1

Maximum Roadway Impact Fee = Eligible Thoroughfare Cost Attributed to Growth (Table 5)
Total Growth in Equivalent Service Units (Table 4)

$$= \frac{\$16,009,814.09}{7,689 \text{ ESU}}$$

$$= \$2,082.17 / \text{ESU} = \$2,082 / \text{ESU (Rounded)}$$

SERVICE AREA 2

Maximum Roadway Impact Fee = Eligible Thoroughfare Cost Attributed to Growth (Table 5)
Total Growth in Equivalent Service Units (Table 4)

$$= \frac{\$6,849,282.51}{2,311 \text{ ESU}}$$

$$= \$2,963.77 / \text{ESU} = \$2,963 / \text{ESU (Rounded)}$$

This amount represents the maximum *calculated* impact fee for roadway facilities. For the final step, the current impact fee legislation requires the City to produce a financial analysis to support a fee greater than 50 percent of the eligible costs or to reduce the maximum calculated impact fee by 50 percent. If the City chooses to use a maximum *allowable* impact fee of 50 percent of the maximum calculated fee, the amount for Service Area 1 would be $\$2,082 \times 50\% = \mathbf{\$1,041.00}$, while the amount for Service Area 2 would be $\$2,963 \times 50\% = \mathbf{\$1,481.50}$.

VI. IMPACT FEE CALCULATION EXAMPLE

A service units by land use table is provided in **Table 8** and represents an expansion of the basic land uses used for calculating the impact fee. This table identifies the total service units generated by specific uses within each land use category and includes land uses which may develop over the next 10-year period. To obtain the impact fee to be charged for a particular land use, the impact fee per service unit adopted by the City and the service units per development unit generated for that particular land use from Table 8 are used. Examples for calculating the impact fee for both a single-family dwelling unit and a 50,000 ft² shopping center (commercial / retail facility) assuming maximum allowable impact fees of \$1,041.00 per service unit (Service Area 1) and \$1,481.50 per service unit (Service Area 2) are shown after Table 8.

Table 8 - Service Units by Land Use

CATEGORY	LAND USE	DEVELOPMENT UNITS ¹	ITE TRIP RATE ²	TRIP LENGTH ³	PASS-BY TRAFFIC ⁴	SERVICE UNITS ⁵	IMPACT FEE / DEVELOPMENT UNIT ⁶	
							Service Area 1	Service Area 2
RESIDENTIAL	Single-Family Detached	Dwelling Unit	0.94	3.0	0	2.82	\$2,935.62	\$4,177.83
	Apartment/Multifamily	Dwelling Unit	0.51	3.0	0	1.53	\$1,592.73	\$2,266.70
OFFICE	Office Building	1,000 ft ² GFA	1.44	3.0	0	4.32	\$4,497.12	\$6,400.08
COMMERCIAL	Automobile Care Center	1,000 ft ² GFA	3.11	3.0	0.25	7.00	\$7,287.00	\$10,370.50
	Convenience Stores/Gas Pumps	Fueling Positions	22.76	2.4	0.75	13.66	\$14,220.06	\$20,237.29
	Discount Superstore	1,000 ft ² GFA	4.33	2.5	0.29	7.69	\$8,005.29	\$11,392.74
	Drive-in Bank	1,000 ft ² GFA	21.01	1.7	0.35	23.22	\$24,172.02	\$34,400.43
	Fast Food Restaurant	1,000 ft ² GFA	33.03	2.4	0.55	35.67	\$37,132.47	\$52,845.11
	Golf Course	Acres	0.28	2.5	0	0.70	\$728.70	\$1,037.05
	High-Turnover (Sit-Down) Restaurant	1,000 ft ² GFA	9.05	3.0	0.43	15.48	\$16,114.68	\$22,933.62
	Home Improvement Store	1,000 ft ² GFA	2.29	3.0	0.42	3.98	\$4,143.18	\$5,896.37
	Hotel	Rooms	0.59	3.0	0	1.77	\$1,842.57	\$2,622.26
	Pharmacy/Drugstore	1,000 ft ² GFA	10.25	2.8	0.49	14.64	\$15,240.24	\$21,689.16
	Shopping Center	1,000 ft ² GFA	3.40	3.0	0.29	7.24	\$7,536.84	\$10,726.06
	Supermarket	1,000 ft ² GFA	8.95	2.5	0.24	17.01	\$17,707.41	\$25,200.32
	Walk-in Bank	1,000 ft ² GFA	12.13	1.7	0.35	13.40	\$13,949.40	\$19,852.10
INDUSTRIAL	Industrial	1,000 ft ² GFA	0.65	3.0	0	1.95	\$2,029.95	\$2,888.93
	Mini-Warehouse	1,000 ft ² GFA	0.15	3.0	0	0.45	\$468.45	\$666.68
INSTITUTIONAL	School	Students	0.16	2.1	0	0.34	\$353.94	\$503.71
	Day Care Center	Students	0.79	2.7	0.44	1.19	\$1,238.79	\$1,762.99
	Nursing Home	1,000 ft ² GFA	0.59	2.5	0	1.48	\$1,540.68	\$2,192.62
	House of Worship	1,000 ft ² GFA	0.49	2.1	0	1.03	\$1,072.23	\$1,525.95

¹ GFA = Gross Floor Area

² (Vehicles); Based on ITE Trip Generation Manual, 11th Edition

³ (Miles); Based on NCTCOG Data

⁴ Percentage of traffic already passing by site - land use is an intermediate destination

⁵ (Vehicle-Miles)

⁶ Based on 50% of maximum calculated impact fee (\$1,041/veh-mile for Service Area 1 and \$1,481.50/veh-mile for Service Area 2)

* This table reflects individual land uses within each category. For land uses not included in the table above, an applicant may provide supporting documentation for the use of a similar land use or an alternative service unit calculation.

Service Area 1 – Example Calculations

SINGLE-FAMILY DWELLING

- Vehicle-Miles per Development Unit for Single-Family Dwelling Unit
(1 Dwelling Unit) x (2.82 Vehicle-Miles / Dwelling Unit) = 2.82 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,041.00 / Service Unit:
(2.82 Vehicle-Miles) x (\$1,041.00 / Vehicle-Miles) = \$2,935.62

50,000 ft² SHOPPING CENTER

- Vehicle-Miles per Development Unit for Shopping Center
(50,000 ft²) x (7.24 Vehicle-Miles / 1,000 ft²) = 362.00 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,041.00 / Service Unit:
(362.00 Vehicle-Miles) x (\$1,041.00 / Vehicle-Miles) = \$376,842.00

Service Area 2 – Example Calculations

SINGLE-FAMILY DWELLING

- Vehicle-Miles per Development Unit for Single-Family Dwelling Unit
(1 Dwelling Unit) x (2.82 Vehicle-Miles / Dwelling Unit) = 2.82 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,481.50 / Service Unit:
(2.82 Vehicle-Miles) x (\$1,481.50 / Vehicle-Miles) = \$ 4,177.83

50,000 ft² SHOPPING CENTER

- Vehicle-Miles per Development Unit for Shopping Center
(50,000 ft²) x (7.24 Vehicle-Miles / 1,000 ft²) = 362.00 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$1,481.50 / Service Unit:
(362.00 Vehicle-Miles) x (\$1,481.50 / Vehicle-Miles) = \$536,303.00



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Presentation, discussion and action to accept the Fiscal Year 2024 Audit from Whitley Penn.

Staff Contact

Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary

Whitley Penn, LLP has completed their independent audit of the City of Aubrey's financial statements for the fiscal year ended September 30, 2024. The audit report reflects an unqualified opinion on both the financial statements and the review of federal grant program compliance. The federal program compliance review was required as a result of the City using federal funds provided primarily from the Coronavirus Relief Act in excess of \$750,000 during the fiscal year ended September 30, 2024. Whitley Penn will present the Annual Comprehensive Financial Report ("ACFR") and update the Council on the audit process and any required communications and will answer questions of council members and staff.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the Fiscal Year 2024 Audit

**ANNUAL COMPREHENSIVE
FINANCIAL REPORT**

CITY OF AUBREY, TEXAS

**For the Fiscal Year Ended
September 30, 2024**

**Prepared by
Finance Department**

**Mike English
Finance Director**

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CITY OF AUBREY, TEXAS

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INTRODUCTORY SECTION





March 27, 2025

Honorable Mayor, Council Members and the Citizens of the City of Aubrey,

The Annual Comprehensive Financial Report of the City of Aubrey, Texas (the "City"), for the year ended September 30, 2024, is hereby submitted as required by the City's Fiscal and Budgetary Policies. These policies require that the City issue an annual report on its financial position and activity, and that an independent firm of certified public accountants audit this report.

The City's management is responsible for maintaining effective internal control over financial reporting, and for its assessment of the effectiveness of internal control over financial reporting. The City's internal control over financial reporting is a process designed to provide reasonable assurance that the assets of the City are protected from loss, theft, or misuse, and to provide reasonable assurance that accounting data is compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. The internal control process is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. All material disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The City Council selected the firm of Whitley Penn, LLP, to audit these financial statements. The independent auditor has issued an unmodified ("clean") opinion on the City's financial statements for the year ended September 30, 2024. The auditor's report is located at the front of the financial section of the Annual Comprehensive Financial Report.

Management provides a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditor's report.

Profile of the City

Location and Population

The City of Aubrey is located in northeast Denton County. Aubrey is 13 miles from the Dallas North Tollway to the west and 13 miles from Interstate Highway 35E to the east and is approximately 35 miles from Dallas - Fort Worth International Airport to the south. Aubrey's land area is approximately four-square miles and has an estimated population of 9,187. The City has boundary agreements with neighboring communities for ultimate growth of approximately 40 square miles.

Governing Body

The City of Aubrey is a Home Rule city operating pursuant to the provisions of its Home Rule charter and subject to the limitations imposed by the State Constitution, the statutes of the State, and by the Charter. The City operates as a "Council-Manager Government." The elective council, referred to as the City Council, enacts local legislation, adopts budgets, determines policies and appoints the City Manager. The City Manager is responsible for carrying out the policies and ordinances of the Council, for overseeing the day-to-day operations of the City and appointing and supervising heads of various departments.

107 South Main Street • Aubrey, Texas 76227
940-440-9343 • Fax: 940-365-1215 • www.Aubreytx.gov

Component Units

The City of Aubrey was incorporated in 1956 and is a Home Rule municipality. The financial reporting entity (the government) includes all funds of the primary government (i.e., the City of Aubrey), as well as its component units. The following entities are considered component units:

Municipal Development District (the “District”) is a political subdivision of the State of Texas and the City of Aubrey, Texas, created in accordance with Chapter 377 of the Texas Local Government Code, as amended (the “Act”), and other applicable laws. The District was created for the purpose of developing and financing development projects as that term is defined in Section 377.001(3) of the Act, as amended (a “Development Project”). The District was formed to promote economic development within the City and the State of Texas to eliminate unemployment and underemployment, and to promote and encourage employment and the construction, or renovating of development projects beneficial to the District. The board of directors of the District consists of seven persons appointed by the Council to serve staggered two-year terms. The District is reported as a discretely presented component unit of the City and is presented separately in the City’s financial statements.

The City of Aubrey Tax Increment Reinvestment Zone No. 1 (TIRZ#1) is fiscally dependent on the City, as the City approves their budgets and any debt issuances; TIRZ#1 qualifies as a blended component unit because the Board is the same as the City Council. TIRZ#1 is reported as a blended component unit of the City and it does not issue separate financial statements.

The City of Aubrey Tax Increment Reinvestment Zone No. 2 (TIRZ#2) is fiscally dependent on the City, as the City approves their budgets and any debt issuances; TIRZ#2 qualifies as a blended component unit because the Board is the same as the City Council. TIRZ#2 is reported as a blended component unit of the City and it does not issue separate financial statements. TIRZ#2 has no activity to report during the current fiscal year (2022-2023).

The City of Aubrey Tax Increment Reinvestment Zone No. 3 (TIRZ#3) is fiscally dependent on the City, as the City approves their budgets and any debt issuances; TIRZ#3 qualifies as a blended component unit because the Board is the same as the City Council. TIRZ#3 is reported as a blended component unit of the City and it does not issue separate financial statements. TIRZ#3 has no activity to report during the current fiscal year (2022-2023).

The Jackson Ridge Public Improvement District (“Jackson Ridge PID”) is used to account for the bonds proceeds, assessments and debt payments related to the Jackson Ridge PID. Jackson Ridge PID is reported as a blended component unit of the City and it does not issue separate financial statements.

The Winn Ridge South Public Improvement District (“Winn Ridge South PID”) is used to account for the bonds proceeds, assessments and debt payments related to the Winn Ridge PID. Winn Ridge PID is reported as a blended component unit of the City and it does not issue separate financial statements.

The Aubrey Public Improvement District No. 1 (“Keeneland PID”) is used to account for the bonds proceeds, assessments and debt payments related to the Keeneland PID. Keeneland PID is reported as a blended component unit of the City and it does not issue separate financial statements.

Services Provided by the City

The City provides to its citizens those services which have proven to be necessary and meaningful and can be provided by the City at the least cost. Major services provided are police and fire protection, emergency medical service, municipal court, water and sewer service, parks, and library. Other services include public improvements, planning and zoning, and economic development. Some services such as legal, solid waste/recycling, plan review, building inspections, and animal control services are outsourced.

Economic Conditions and Outlook

Local Challenges Involving Residential Growth

Significant growth experienced in the last few years continued in 2023-2024 primarily with residential growth in key housing developments including Silverado, Winn Ridge, Aspen Meadows, and Keeneland. In addition to continued growth in these areas, new residential development is expected to drive significant growth in future years.

Additionally, we anticipate growth opportunities resulting from planned improvements in key area roadways. Upgrades and expansions are planned for State Highway 377, Farm-to-Market 2931 ("FM" 2931) and FM 1385, and a future outer loop realigning FM 428 that will connect I35 to I75. The municipalities surrounding Aubrey (Denton, Prosper, Celina, Little Elm, Providence, Pilot Point, Cross Roads and Krugerville) are projected to have a combined population in excess of 500,000 by 2040. The growth in these communities will generate additional traffic impacting City services and infrastructure. Local capital investment requirements, as well as demand for municipal services will increase.

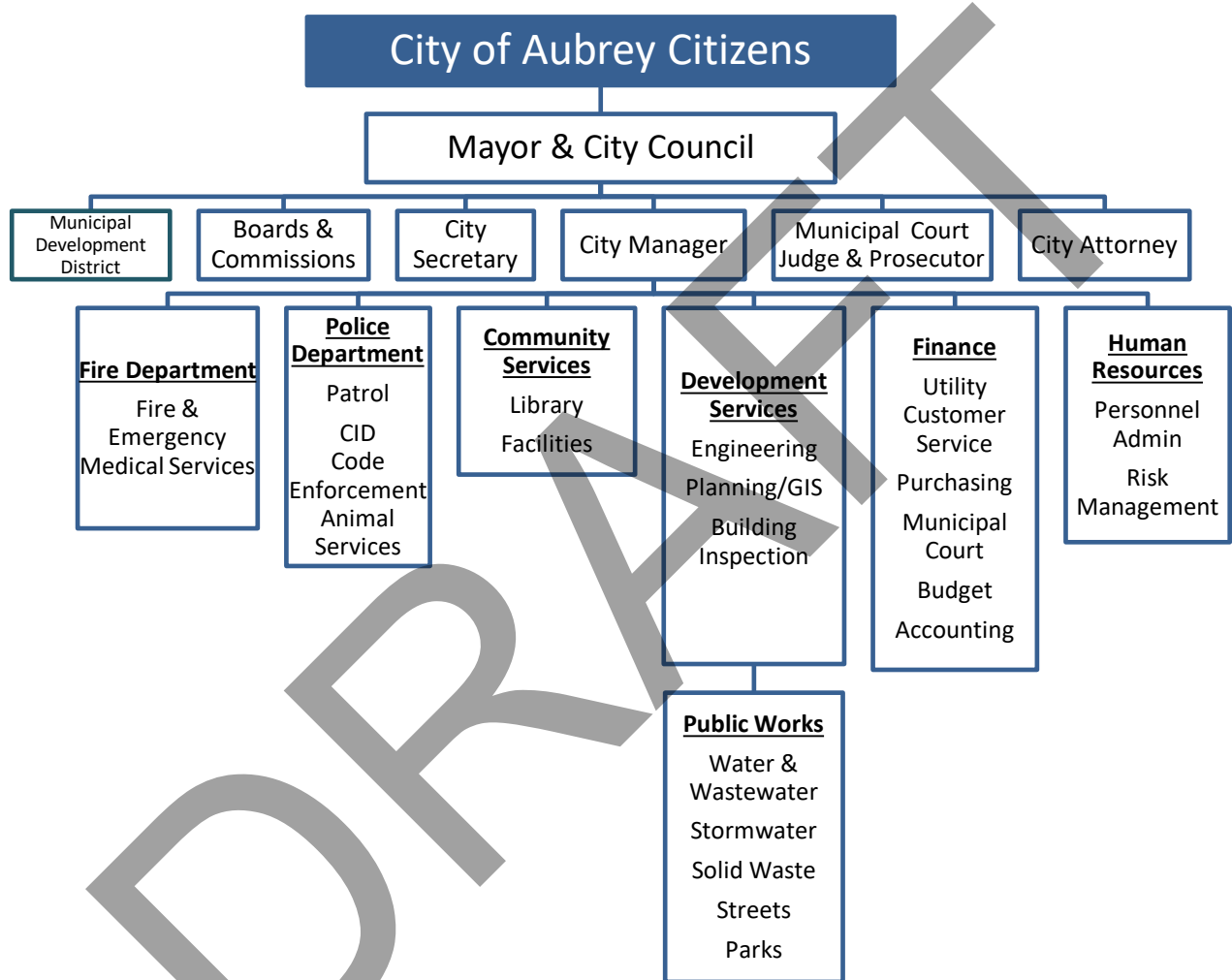
Acknowledgements

The staff would like to thank all the City departments for their assistance in providing the data necessary to prepare this report. We would also like to thank the Mayor and City Council for their cooperation and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully Submitted,



Mike English
Finance Director





ELECTED AND APPOINTED OFFICIALS

ELECTED OFFICIALS

Mayor

Council Place 1

Council Place 2

Council Place 3

Council Place 4

Council Place 5

Chris Rich

Jeff Perry (Mayor Pro Tem)

Matt Jones

Erin Allen

Randy Jones

Chuck Fikes (Deputy Mayor Pro Tem)

APPOINTED OFFICIALS

Charles Kreidler
City Manager

Jenny Hicks
City Secretary

Richard Brooks
Police Chief

Eric Schlotter
Fire Chief

Leanne Wilson
Director of Public Works
and Development Services

Brittany McLain
Library Manager

Mike English
Finance Director

Shaena Williams
H.R. Manager

Christine Gossett
MDD Director



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FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of City Council
City of Aubrey, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Aubrey, Texas (the "City"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, general fund budgetary comparison schedule, pension information, and other-post employment benefit information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

To the Honorable Mayor and
Members of the City Council

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section, statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Fort Worth, Texas
March 27, 2025

CITY OF AUBREY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of City of Aubrey's financial performance provides an overview of the City's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the City's financial statements.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2024 by \$32,324,169 (net position). The unrestricted net position at the close of fiscal year 2024 is \$22,038,207 and may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$13,373,944 during fiscal year 2024 as a result of this year's operations and capital contributions.
- The City's Governmental Funds reported total fund balances of \$32,193,189, which is a decrease of \$4,335,526 from prior year and a result of an increase in capital projects expenditures. The unassigned fund balances of \$11,460,923 (35.6% of total fund balances) are available for spending at the City's discretion. The nonspendable fund balances of \$1,477,499 are in the form of prepaids and inventory. The remainder of the fund balances are restricted primarily for future development projects and capital improvements in the amount of \$19,254,767.
- At the end of the current fiscal year, the unrestricted fund balance for the general fund was \$11,460,923, or approximately 72.2% of total general fund expenditures.

Government-Wide Financial Statements

Government-wide financial statements provide an analysis of the City's overall financial condition and operation. The primary objective of these statements is to show whether the City's financial condition has improved or deteriorated as a result of the year's activities.

The Statement of Net Position includes all the City's assets, deferred inflows/outflows of resources, and liabilities (including long-term items) while the Statement of Activities includes all the revenue and expenses generated by the City's operations during the year. Government-wide statements utilize the accrual basis of accounting, which is the same method used by most private sector companies.

All of the current year's revenue and expenses are taken into account regardless of when cash is received or paid. The City's revenue is divided into the following categories: 1) charges for services, 2) operating grants and contributions, 3) capital grants and contributions, 4) general revenues not associated with any specific program function. All of the City's assets are reported whether they serve the current or future years. Liabilities are also reported regardless of whether they must be paid in the current or future years.

These two statements report the City's net position and changes in them. The City's net position provides one measure of the City's financial health. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. To fully assess the overall health of the City you should consider non-financial factors as well, such as changes in the City's request for services from citizens and the condition of the City's facilities.

The Statement of Net Position and the Statement of Activities, reports two kinds of activities, as well as the component units:

Governmental Activities – City services such as police protection, fire protection, municipal court, street maintenance, library, animal control, and City administration are reported here. City property taxes finance most of these activities.

Business-Type Activities - The City uses proprietary (business-type) funds to account for its water, sewer, and garbage operations. The services are supported by monthly charges to citizens.

CITY OF AUBREY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Blended Component Units - The Tax Increment Reinvestment Zone No. 1 (TIRZ#1), Tax Increment Reinvestment Zone No. 2 (TIRZ#2), Tax Increment Reinvestment Zone No. 3 (TIRZ#3), Jackson Ridge PID, Winn Ridge South PID, and Keeneland PID are blended component units. TIRZ #2 and TIRZ #3 did not have any activity to report in the current fiscal year.

Discretely Presented Component Unit - The Aubrey Municipal Development District is reported in a separate column as a discretely presented component unit.

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds. The City's two kinds of funds—governmental and proprietary—use different accounting approaches.

Governmental Funds – The City reports most of its basic services in governmental funds. Governmental funds use the modified accrual basis of accounting (a method that measures the receipt and disbursement of cash and other financial assets that can be readily converted to cash) and they report balances that are available for future spending. Governmental fund statements provide a detailed short-term view of the City's general operations and the basic services it provides. We describe the accounting differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in the reconciliation schedules found within the governmental fund statements.

Proprietary Funds – The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sewer, and garbage operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the management of its related risks. Because this service predominantly benefits governmental rather than business-type functions, it has been included with governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewer operations and for the garbage operation, both of which are considered major funds of the City. The internal service fund is presented in the proprietary funds financial statements.

Notes To the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and the accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide other postemployment benefits, pension information and general fund budgetary comparisons. Required supplementary information can be found immediately after the notes to the financial statements.

The combining statements referred to earlier in connection with non-major governmental funds and internal services fund are presented immediately following the required supplementary information. Combining statements and supporting schedules can be found immediately after the required supplementary information.

CITY OF AUBREY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Government-Wide Financial Analysis

Statement of Net Position

Net position serves as one useful indicator of a government's financial position. The City's net position increased from \$18,950,225 to a net position of \$32,324,169. The portion (\$2,408,224) of the City's net position consists of net investment in capital assets; land, buildings, infrastructure, vehicles, and equipment, less any outstanding debts used to acquire these assets. The City uses capital assets to provide services to the citizens they serve; consequently, these assets are not available for future spending.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 46,779,836	\$ 39,290,464	\$ 8,814,356	\$ 10,841,655	\$ 55,594,192	\$ 50,132,119
Capital assets, net	47,290,282	26,367,641	34,018,091	23,034,820	81,308,373	49,402,461
Total Assets	94,070,118	65,658,105	42,832,447	33,876,475	136,902,565	99,534,580
Total Deferred Outflows of Resources	2,405,968	771,777	37,100	55,700	2,443,068	827,477
Long-term liabilities	14,243,969	4,890,168	12,248,295	12,266,944	26,492,264	17,157,112
Other liabilities	79,752,359	59,660,302	549,576	4,400,569	80,301,935	64,060,871
Total Liabilities	93,996,328	64,550,470	12,797,871	16,667,513	106,794,199	81,217,983
Total Deferred Inflows of Resources	212,865	180,849	14,400	13,000	227,265	193,849
Net Position						
Net investments in capital assets	(24,210,152)	(18,640,152)	21,801,928	10,500,813	(2,408,224)	(8,139,339)
Restricted	5,236,630	11,138,417	7,457,556	9,328,792	12,694,186	20,467,209
Unrestricted	21,240,415	9,200,298	797,792	(2,577,943)	22,038,207	6,622,355
Total Net Position	\$ 2,266,893	\$ 1,698,563	\$ 30,057,276	\$ 17,251,662	\$ 32,324,169	\$ 18,950,225

CITY OF AUBREY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Statement of Activities

The following provides a summary of the City's changes in net position:

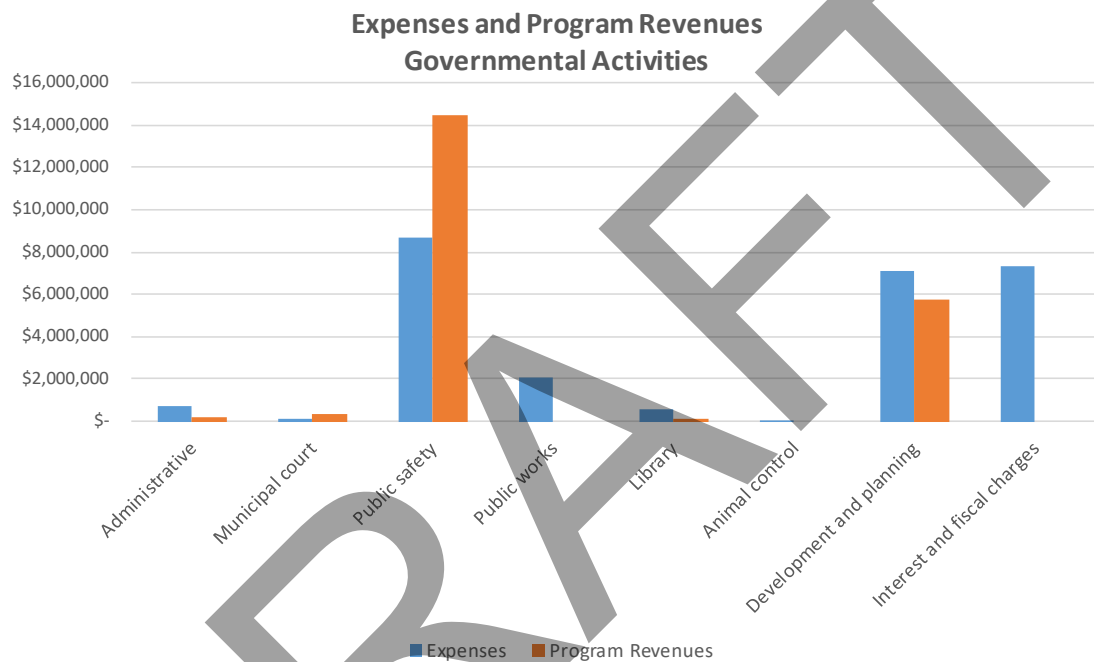
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues:						
Charges for services	\$ 16,285,843	\$ 11,583,180	\$ 6,139,334	\$ 4,606,185	\$ 22,425,177	\$ 16,189,365
Operating grants and contributions	360,756	641,984	-	-	360,756	641,984
Capital grants and contributions	4,174,984	1,136,500	1,807,697	6,252,498	5,982,681	7,388,998
General revenues:						
Property tax	4,790,049	3,712,805	-	-	4,790,049	3,712,805
Sales tax	2,447,487	1,989,698	-	-	2,447,487	1,989,698
Franchise taxes	1,477,239	950,285	-	-	1,477,239	950,285
Occupancy taxes	8,989	9,463	-	-	8,989	9,463
Assessments	4,514,860	3,963,614	-	-	4,514,860	3,963,614
Unrestricted investment earnings	2,301,090	1,708,664	96,230	353,255	2,397,320	2,061,919
Grants	905,329	377,379	-	-	905,329	377,379
Miscellaneous	125,056	120,292	8,882	15,335	133,938	135,627
Total Revenue	37,391,682	26,193,864	8,052,143	11,227,273	45,443,825	37,421,137
Expenses						
Administrative	710,182	1,372,723	-	-	710,182	1,372,723
Municipal court	126,475	102,636	-	-	126,475	102,636
Public safety	8,713,127	8,989,469	-	-	8,713,127	8,989,469
Public works	2,066,252	2,234,777	-	-	2,066,252	2,234,777
Library	552,722	438,794	-	-	552,722	438,794
Animal control	35,936	36,138	-	-	35,936	36,138
Development and planning	7,117,623	7,213,667	-	-	7,117,623	7,213,667
Interest and fiscal charges	7,297,262	4,126,484	-	-	7,297,262	4,126,484
Water and sewer	-	-	3,245,298	2,926,307	3,245,298	2,926,307
Garbage	-	-	2,205,004	1,798,813	2,205,004	1,798,813
Total Expenses	26,619,579	24,514,688	5,450,302	4,725,120	32,069,881	29,239,808
Increase in net position before transfers	10,772,103	1,679,176	2,601,841	6,502,153	13,373,944	8,181,329
Transfers between governmental and business-type activities	(10,203,773)	(505,616)	10,203,773	505,616	-	-
Net Increase in net position	568,330	1,173,560	12,805,614	7,007,769	13,373,944	8,181,329
Net Position - Beginning of Year	1,698,563	525,003	17,251,662	10,243,893	18,950,225	10,768,896
Net Position - End of Year	\$ 2,266,893	\$ 1,698,563	\$ 30,057,276	\$ 17,251,662	\$ 32,324,169	\$ 18,950,225

CITY OF AUBREY, TEXAS
MANAGEMENT’S DISCUSSION AND ANALYSIS (continued)

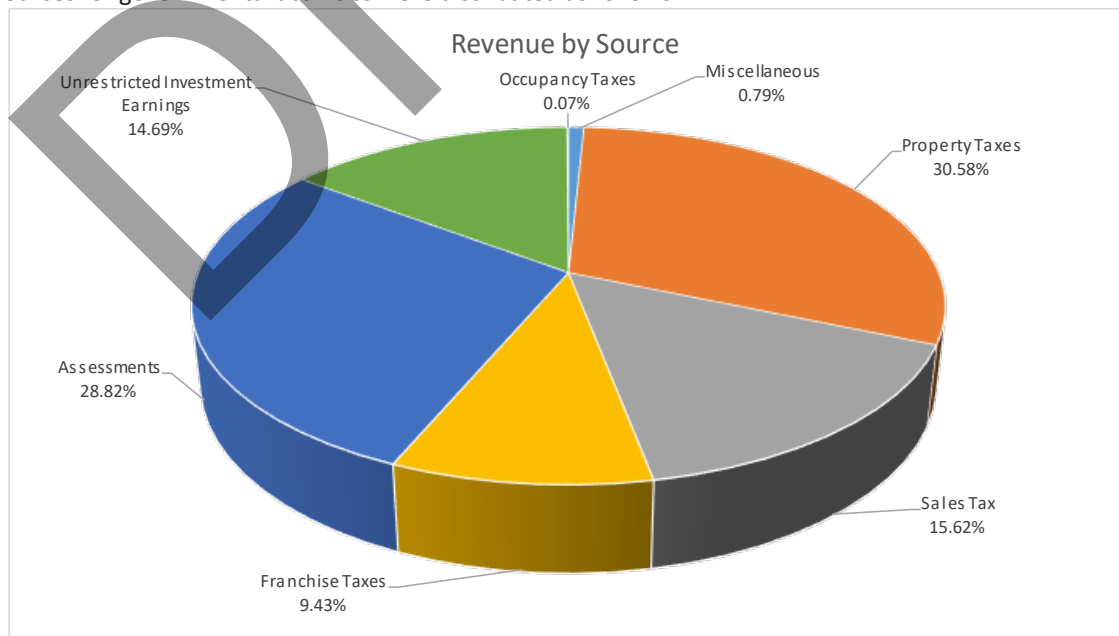
The government’s total net position as a result of operations increased by \$13,373,944. The increase in operations is related to an increase in taxes, capital contributions, and investment earnings. Property taxes increased due to an increase in appraised value. Sales tax increased due to development within the City. Investment earnings increased due to an increase in interest rates. Unrestricted net position – the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements is \$22,038,207 for the City.

Governmental Activities

A comparison of program expenses to program revenues by source for governmental activities follows:



Revenue sources for governmental activities were distributed as follows:

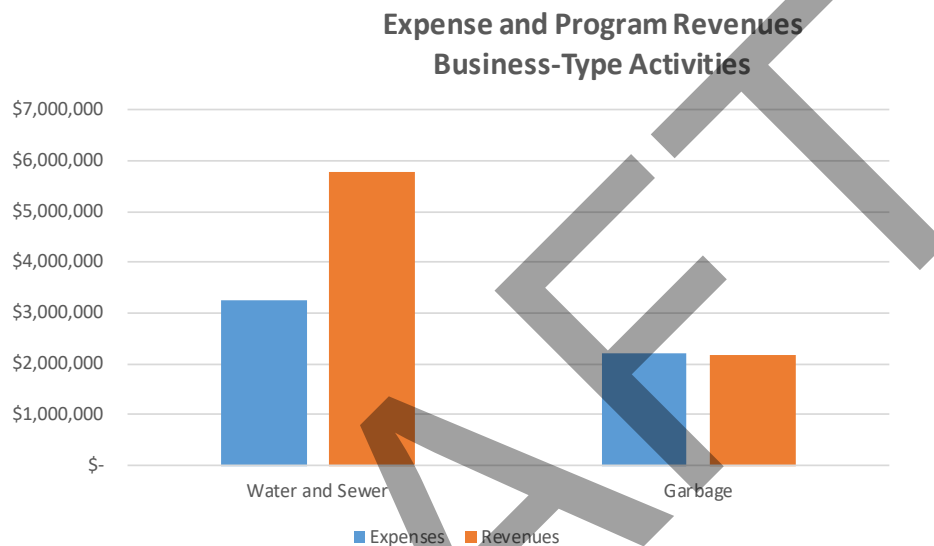


CITY OF AUBREY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Revenues without transfers were \$37,391,682 in FY 2024 compared to \$26,193,864 in FY 2023. A \$11,197,818 or 42.7% increase due to an increase in taxes and unrestricted investment earnings.

Business-Type Activities

Revenues without transfers were \$8,052,143 in FY 2024 compared to \$11,227,273 in FY 2023. A \$3,175,130 decrease or 28.3%, due to an increase in capital projects and related expenditures. A comparison between expenses and program revenues (charges for services) related to the Water and Sewer and the Garbage operations follows:



Financial Analysis of The City's Funds

Governmental Funds

The City's Governmental Funds reported total fund balances of \$32,193,189 compared to the prior year amount of \$36,528,715. This represents a decrease of \$4,335,526 related to an increase in capital project expenditures while revenues remained consistent with prior year.

The general fund is the chief operating fund of the City. At the end of the current fiscal year total fund balance was \$12,938,422, an increase of \$3,882,182. The unassigned fund balance of the general fund was \$11,460,923. Property tax revenues increased 32.9% or \$627 thousand. Sales tax revenues increased 23.0% or \$458 thousand. Franchise tax revenues increased 55.5% or \$527 thousand. Investment earnings increased 19.2% or \$72 thousand. Total revenues in the general fund increased by \$4.3 million, while expenditures increased by \$1.4 million, accounting for the increase to general fund balance.

The debt service fund has an ending fund balance of \$418,676, an increase of \$59,858 related to increase in property taxes offset by the payment of debt service principal and interest.

The other development fund has an ending fund balance of \$11,163,522, an increase of \$1,286,102 related to a decrease in capital expenditures and increase in revenues from development income and investment earnings.

The Jackson Ridge PID has an ending fund balance of \$2,486,746 a decrease of \$2,768,121 from the prior year fund balance as a result of a bond issuances and refunding.

The Keeneland PID has an ending fund balance of \$1,425,149 from bond issuance. This is the first year of activity for Keeneland PID.

CITY OF AUBREY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

The capital projects fund had a decrease in fund balance of \$8,846,907, as a result of an increase in capital project expenditures related to street improvements and public safety. This resulted in an ending fund balance of \$943,970.

Proprietary Funds

The City's proprietary funds provide the same information found in the government-wide, business-type activities.

General Fund Budgetary Highlights

General fund actual revenues exceeded budgeted by \$985 thousand. Charges for services accounted for a majority of the excess. Actual expenditures were less than budgeted by \$399 thousand due less public safety expenditures than anticipated.

Capital Asset and Debt Administration

Capital Assets

The City's investment in capital assets net of accumulated depreciation for its governmental and business-type activities as of September 30, 2024 amounts to \$81,308,373 compared to \$49,402,461 at September 30, 2023. This investment in capital assets includes land, buildings and improvements, water and sewer systems, street improvements, city parks, equipment, vehicles, and construction in progress.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 3,991,175	\$ 2,908,175	\$ 83,058	\$ 83,058	\$ 4,074,233	\$ 2,991,233
Construction in progress	9,376,111	1,134,790	4,366,267	12,464,536	13,742,378	13,599,326
Buildings and Structures	2,434,107	1,295,803	59,409	62,216	2,493,516	1,358,019
Equipment and vehicles	4,653,955	3,161,422	583,878	394,381	5,237,833	3,555,803
Parks	45,153	63,382	-	-	45,153	63,382
Streets and Drainage	26,789,781	17,804,069	-	-	26,789,781	17,804,069
Water System	-	-	16,164,890	6,508,112	16,164,890	6,508,112
Sewer System	-	-	12,760,589	3,522,517	12,760,589	3,522,517
Total Capital Assets	\$ 47,290,282	\$ 26,367,641	\$ 34,018,091	\$ 23,034,820	\$ 81,308,373	\$ 49,402,461

Additional information on the City's capital assets can be found in the notes to the financial statements.

Long-Term Debt

At fiscal year-end, total bonds, certificates of obligation, notes, and financed purchases outstanding for Governmental Activities are \$79,304,335 and Business-Type Activities are \$12,216,163 which will primarily be paid with property taxes and water and sewer revenues. Long-term obligations increased by \$17.9 million as the principal payments made by the City were offset by the issuance of new debts totaling \$47.2 million and refunding of \$29.1 million.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds (net)	\$ 967,775	\$ 1,547,285	\$ 101,163	\$ 145,110	\$ 1,068,938	\$ 1,692,395
Certificates of obligation (net)	16,085,000	10,670,000	12,115,000	12,390,000	28,200,000	23,060,000
Tax notes	1,504,000	1,638,000	-	-	1,504,000	1,638,000
Revenue bonds	60,654,401	47,007,446	-	-	60,654,401	47,007,446
Financed purchases	93,159	182,245	-	-	93,159	182,245
Totals	\$ 79,304,335	\$ 61,044,976	\$ 12,216,163	\$ 12,535,110	\$ 91,520,498	\$ 73,580,086

CITY OF AUBREY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Economic Factors and Next Year's Budgets and Rates

The fiscal year 2024-2025 budget increases property tax collections with continuing focus on street improvements and water/wastewater infrastructure, competitive compensation packages, human resource expansion, and infrastructure expansion and improvements consistent with growth.

The adopted Ad Valorem Property Tax Rate of \$0.464 per \$100 dollars of taxable valuation in the coming fiscal year is unchanged from last year's rate. Assessed property valuations increased by 15.0% for fiscal year 2025. Taxable property values increased from \$943 million to \$1,084 million. The increase resulted primarily from new housing additions and increases in assessed valuations of existing properties.

Sales tax revenue, municipal court fines, licenses and franchise fees are projected to increase consistent with growth in the City and surrounding areas. Growth in the served area will also increase Water and Sewer revenues in the new fiscal year. The new budget continues to address improvements in the Water and Sewer infrastructure.

Program enhancements and capital expenditures in the budget include additional public safety personnel, replacements and additions of police patrol vehicles and public works vehicles and equipment and new and replacement fire equipment. Budgeted Public works capital expenditures include wastewater treatment plant upgrade and expansion and water system improvement and expansion.

Contacting The City's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, write to City Hall, at 107 S. Main St., Aubrey, Texas 76227, call (940) 440-9343, or visit www.aubreytx.gov.

DRAFT

BASIC FINANCIAL STATEMENTS

CITY OF AUBREY, TEXAS
STATEMENT OF NET POSITION
September 30, 2024

Page 1 of 2

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Aubrey Municipal Development District
Assets				
Current Assets:				
Cash and cash equivalents	\$ 20,495,010	\$ -	\$ 20,495,010	\$ 2,564,764
Receivables, net of allowances:				
Accounts	600,414	573,707	1,174,121	-
Property taxes	31,930	-	31,930	-
Sales taxes	427,607	-	427,607	187,664
Fines, fees and court costs	296,155	-	296,155	-
Special assessments	15,223	-	15,223	-
Ambulance fees	343,967	-	343,967	-
Due from other governments	74,768	-	74,768	-
Interfund balances	(253,470)	253,470	-	-
Prepays	1,445,048	-	1,445,048	-
Inventories, at cost	32,451	518,923	551,374	-
Assets limited to use:				
Cash and cash equivalents	23,113,016	7,457,556	30,570,572	-
Total Current Assets	46,622,119	8,803,656	55,425,775	2,752,428
Noncurrent Assets:				
Net pension asset	157,717	10,700	168,417	-
Capital assets:				
Non-depreciable:				
Land	3,991,175	83,058	4,074,233	696,836
Construction in progress	9,376,111	4,366,267	13,742,378	-
Depreciable:				
Buildings	2,434,107	59,409	2,493,516	284,164
Machinery and equipment	4,653,955	583,878	5,237,833	-
Parks	45,153	-	45,153	-
Streets	26,789,781	-	26,789,781	-
Water system	-	16,164,890	16,164,890	-
Wastewater system	-	12,760,589	12,760,589	-
Total capital assets - net	47,290,282	34,018,091	81,308,373	981,000
Total Noncurrent Assets	47,447,999	34,028,791	81,476,790	981,000
Total Assets	94,070,118	42,832,447	136,902,565	3,733,428
Deferred Outflows of Resources				
Deferred loss on refunding	1,855,332	-	1,855,332	-
Deferred outflows - pension	522,190	35,200	557,390	-
Deferred outflows - OPEB	28,446	1,900	30,346	-
Total Deferred Outflows of Resources	2,405,968	37,100	2,443,068	-

CITY OF AUBREY, TEXAS
STATEMENT OF NET POSITION
September 30, 2024

Page 2 of 2

	Primary Government			Component Unit
	Governmental	Business-Type		Aubrey Municipal
	Activities	Activities	Total	Development District
Liabilities				
Current Liabilities:				
Accounts payable	\$ 2,714,615	\$ 264,726	\$ 2,979,341	\$ 19,759
Accrued liabilities	620	15,757	16,377	-
Accrued wages and benefits	376,234	25,447	401,681	450
Customer deposits	-	188,264	188,264	-
Accrued interest payable	450,241	55,382	505,623	-
Unearned revenue	10,702,259	-	10,702,259	-
Total Current Liabilities	14,243,969	549,576	14,793,545	20,209
Noncurrent Liabilities:				
Compensated absences	351,780	25,632	377,412	792
Notes payable - current portion	93,159	-	93,159	-
Bonds payable - current portion	2,526,133	324,867	2,851,000	-
Bonds payable and premium/discount	76,685,043	11,891,296	88,576,339	-
Total OPEB liability	96,244	6,500	102,744	-
Total Noncurrent Liabilities	79,752,359	12,248,295	92,000,654	792
Total Liabilities	93,996,328	12,797,871	106,794,199	21,001
Deferred Inflows of Resources				
Deferred inflows - pension	152,266	10,300	162,566	-
Deferred inflows - OPEB	60,599	4,100	64,699	-
Total Deferred Inflows of Resources	212,865	14,400	227,265	-
Net Position				
Net investment in capital assets	(24,210,152)	21,801,928	(2,408,224)	981,000
Restricted for:				
Debt service	-	6,718,505	6,718,505	-
Court security	13,130	-	13,130	-
Police	49,055	-	49,055	-
Child safety	7,466	-	7,466	-
Development	5,145,553	739,051	5,884,604	2,731,427
Grants	21,426	-	21,426	-
Unrestricted	21,240,415	797,792	22,038,207	-
Total Net Position	\$ 2,266,893	\$ 30,057,276	\$ 32,324,169	\$ 3,712,427

CITY OF AUBREY, TEXAS
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Page 1 of 2

Functions/Programs	Expenses	Charges for Services	Program Revenues	
			Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities:				
Administrative	\$ 710,182	\$ 219,993	\$ -	\$ -
Municipal court	126,475	356,497	-	-
Public safety	8,713,127	9,927,285	319,911	4,174,984
Public works	2,066,252	-	-	-
Library	552,722	68,740	36,717	-
Animal control	35,936	-	-	-
Development and planning	7,117,623	5,713,328	4,128	-
Interest and fiscal charges	7,297,262	-	-	-
Total Governmental Activities	26,619,579	16,285,843	360,756	4,174,984
Business-Type Activities:				
Water and sewer	3,245,298	3,975,037	-	1,807,697
Garbage	2,205,004	2,164,297	-	-
Total Business-Type Activities	5,450,302	6,139,334	-	1,807,697
Total Primary Government	32,069,881	22,425,177	360,756	5,982,681
Component Unit:				
Aubrey Municipal Development District	\$ 267,945	\$ -	\$ -	\$ -

CITY OF AUBREY, TEXAS
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

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Net (Expense) Revenue and Changes in Net Position				
Functions/Programs	Governmental Activities	Business-type Activities	Total	Component Unit - Aubrey Municipal Development District
Primary Government				
Governmental Activities:				
Administrative	\$ (490,189)	\$ -	\$ (490,189)	
Municipal court	230,022	-	230,022	
Public safety	5,709,053	-	5,709,053	
Public works	(2,066,252)	-	(2,066,252)	
Library	(447,265)	-	(447,265)	
Animal control	(35,936)	-	(35,936)	
Development and planning	(1,400,167)	-	(1,400,167)	
Interest and fiscal charges	(7,297,262)	-	(7,297,262)	
Total Governmental Activities	(5,797,996)	-	(5,797,996)	
Business-Type Activities:				
Water and sewer	-	2,537,436	2,537,436	
Garbage	-	(40,707)	(40,707)	
Total Business-Type Activities	-	2,496,729	2,496,729	
Total Primary Government	(5,797,996)	2,496,729	(3,301,267)	
Component Unit:				
Aubrey Municipal Development District				<u>\$ (267,945)</u>
General Revenues:				
Taxes:				
Property	4,790,049	-	4,790,049	-
Sales	2,447,487	-	2,447,487	1,094,663
Franchise	1,477,239	-	1,477,239	-
Occupancy	8,989	-	8,989	-
Grants	905,329	-	905,329	-
Unrestricted investment earnings	2,301,090	96,230	2,397,320	144,643
Assessments	4,514,860	-	4,514,860	-
Miscellaneous	125,056	8,882	133,938	11,184
Transfers Between Governmental and Business-Type Activities	(10,203,773)	10,203,773	-	-
Total General Revenues	6,366,326	10,308,885	16,675,211	1,250,490
Change in net position	568,330	12,805,614	13,373,944	982,545
Net Position - Beginning of Year	1,698,563	17,251,662	18,950,225	2,729,882
Net Position - End of Year	\$ 2,266,893	\$ 30,057,276	\$ 32,324,169	\$ 3,712,427

CITY OF AUBREY, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2024

Page 1 of 2

	General Fund	Debt Service Fund	Other Development Fund	PID - Jackson Ridge
Assets				
Cash and cash equivalents	\$ 12,081,124	\$ -	\$ -	\$ -
Investments	-	-	2,781,346	2,503,569
Receivables, net of allowance:				
Accounts	173,107	-	-	-
Property taxes	21,053	10,877	-	-
Sales taxes	427,607	-	-	-
Fines, fees and court costs	296,155	-	-	-
Ambulance fees	343,967	-	-	-
Intergovernmental receivables	-	-	-	-
Other receivables	-	-	-	9,266
Due from other funds	50,000	114,820	-	-
Prepaid items	1,445,048	-	-	-
Inventories, at cost	32,451	-	-	-
Assets limited to use:				
Cash and cash equivalents	-	303,856	8,393,398	-
Total Assets	14,870,512	429,553	11,174,744	2,512,835
Liabilities				
Accounts payable	894,061	-	11,222	26,089
Accrued wages and benefits	376,234	-	-	-
Deposits and other liabilities	620	-	-	-
Due to other funds	-	-	-	-
Unearned revenue	-	-	-	-
Total Liabilities	1,270,915	-	11,222	26,089
Deferred Inflows of Resources				
Unavailable revenue - property taxes	21,053	10,877	-	-
Unavailable revenue - courts	296,155	-	-	-
Unavailable revenue - ambulance fees	343,967	-	-	-
Total Deferred Inflows of Resources	661,175	10,877	-	-
Fund Balance				
Nonspendable:				
Inventories	32,451	-	-	-
Prepays	1,445,048	-	-	-
Restricted:				
Debt service	-	418,676	-	-
Court security	-	-	-	-
Capital improvements	-	-	-	-
Police	-	-	-	-
Child safety	-	-	-	-
Development	-	-	11,163,522	2,486,746
Grants	-	-	-	-
Unassigned	11,460,923	-	-	-
Total Fund Balance	12,938,422	418,676	11,163,522	2,486,746
Total Liabilities, Deferred Inflows and Fund Balance	\$ 14,870,512	\$ 429,553	\$ 11,174,744	\$ 2,512,835

CITY OF AUBREY, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2024

Page 2 of 2

	PID - Keeneland	Capital Projects Fund	Grant Fund	Non-major Governmental Funds	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ 597,366	\$ 12,678,490
Investments	1,425,448	-	-	1,092,784	7,803,147
Receivables, net of allowance:					
Accounts	-	-	-	427,307	600,414
Property taxes	-	-	-	-	31,930
Sales taxes	-	-	-	-	427,607
Fines, fees and court costs	-	-	-	-	296,155
Ambulance fees	-	-	-	-	343,967
Intergovernmental receivables	-	-	-	74,768	74,768
Other receivables	5,957	-	-	-	15,223
Due from other funds	-	-	-	-	164,820
Prepaid items	-	-	-	-	1,445,048
Inventories, at cost	-	-	-	-	32,451
Assets limited to use:					
Cash and cash equivalents	-	12,655,491	-	1,760,271	23,113,016
Total Assets	<u>1,431,405</u>	<u>12,655,491</u>	<u>-</u>	<u>3,952,496</u>	<u>47,027,036</u>
Liabilities					
Accounts payable	6,256	1,373,628	-	403,136	2,714,392
Accrued wages and benefits	-	-	-	-	376,234
Deposits and other liabilities	-	-	-	-	620
Due to other funds	-	-	-	368,290	368,290
Unearned revenue	-	10,337,893	-	364,366	10,702,259
Total Liabilities	<u>6,256</u>	<u>11,711,521</u>	<u>-</u>	<u>1,135,792</u>	<u>14,161,795</u>
Deferred Inflows of Resources					
Unavailable revenue - property taxes	-	-	-	-	31,930
Unavailable revenue - courts	-	-	-	-	296,155
Unavailable revenue - ambulance fees	-	-	-	-	343,967
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>672,052</u>
Fund Balance					
Nonspendable:					
Inventories	-	-	-	-	32,451
Prepays	-	-	-	-	1,445,048
Restricted:					
Debt service	-	-	-	-	418,676
Court security	-	-	-	13,130	13,130
Capital improvements	-	943,970	-	-	943,970
Police	-	-	-	49,055	49,055
Child safety	-	-	-	7,466	7,466
Development	1,425,149	-	-	2,725,627	17,801,044
Grants	-	-	-	21,426	21,426
Unassigned	-	-	-	-	11,460,923
Total Fund Balance	<u>1,425,149</u>	<u>943,970</u>	<u>-</u>	<u>2,816,704</u>	<u>32,193,189</u>
Total Liabilities, Deferred Inflows and Fund Balance	<u>\$ 1,431,405</u>	<u>\$ 12,655,491</u>	<u>\$ -</u>	<u>\$ 3,952,496</u>	<u>\$ 47,027,036</u>



CITY OF AUBREY, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
September 30, 2024

Total Fund Balances - Governmental Funds	\$ 32,193,189
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds.	47,290,282
Long term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.	
Bonds, notes payable, and financed purchases	(76,349,501)
Unamortized premiums/discounts on bonds	(2,954,834)
Deferred loss on refunding	1,855,332
Accrued compensated absences	(351,780)
Payables for bond interest which are not due in the current period are not reported in the funds but are included in the statement of net position.	(450,241)
Recognition of the City's proportionate share of the net pension asset is not reported in the funds.	157,717
Recognition of the City's proportionate share of the total OPEB liability is not reported in the funds.	(96,244)
Other adjustments are necessary to convert from the modified accrual basis of accounting to the accrual basis of accounting. Revenues that are unavailable to pay for current period expenditures and are deferred inflows in the governmental funds are recognized in the government wide statements.	
Property taxes	31,930
Municipal court - fines and fees	296,155
Ambulance services	343,967
Deferred inflows of resources related to the pension and OPEB plans are not reported in the	(212,865)
Deferred outflows of resources related to the pension and OPEB plans are not reported in the funds.	550,636
Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet maintenance, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.	(36,850)
Total Net Position - Governmental Activities	<u>\$ 2,266,893</u>

CITY OF AUBREY, TEXAS

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STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the Year Ended September 30, 2024

	General Fund	Debt Service Fund	Other Development Fund	PID - Jackson Ridge
Revenues				
Taxes:				
Property	\$ 2,532,315	\$ 1,367,698	\$ -	\$ -
Sales	2,447,487	-	-	-
Franchise	1,477,239	-	-	-
Licenses and permits	2,299,932	-	395,354	-
Contributions and grants	396,671	-	-	-
Development income	-	-	1,127,549	-
Charges for services	9,615,998	-	-	-
Fines and forfeitures	426,190	-	-	-
Assessments	-	-	-	3,865,476
Investment earnings	444,645	29,652	527,028	182,674
Miscellaneous	83,661	-	-	-
Total Revenues	19,724,138	1,397,350	2,049,931	4,048,150
Expenditures				
Public safety	10,282,412	-	-	-
Development, planning and code enforcement	2,248,353	-	763,829	122,938
Administrative	1,608,845	-	-	-
Library	472,386	-	-	-
Public works	857,807	-	-	-
Municipal court	120,357	-	-	-
Animal control	35,936	-	-	-
Debt service:				
Principal retirement	89,086	823,510	-	749,000
Interest and fiscal charges	6,350	513,982	-	1,342,845
Bond issuance costs	-	-	-	2,838,265
Capital outlay	150,029	-	-	-
Total Expenditures	15,871,561	1,337,492	763,829	5,053,048
Excess (deficiency) of revenues over expenditures	3,852,577	59,858	1,286,102	(1,004,898)
Other Financing Sources (Uses)				
Issuance of debt	-	-	-	27,092,000
Premium/(Discount) on issuance of debt	-	-	-	2,159,605
Payment to refunded bond escrow agent	-	-	-	(31,014,828)
Sale of general capital assets	29,605	-	-	-
Total Other Financing Sources (Uses)	29,605	-	-	(1,763,223)
Net change in fund balances	3,882,182	59,858	1,286,102	(2,768,121)
Fund Balances - Beginning of Year	9,056,240	358,818	9,877,420	5,254,867
Change in major fund	-	-	-	-
Fund Balances - Beginning of Year (Restated)	9,056,240	358,818	9,877,420	5,254,867
Fund balances - End of Year	\$ 12,938,422	\$ 418,676	\$ 11,163,522	\$ 2,486,746

CITY OF AUBREY, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the Year Ended September 30, 2024

Page 2 of 2

	PID - Keeneland	Capital Projects Fund	Grant Fund	Non-major Governmental Funds	Total Governmental Funds
Revenues					
Taxes:					
Property	\$ -	\$ -	\$ -	\$ 890,474	\$ 4,790,487
Sales	-	-	-	-	2,447,487
Franchise	-	-	-	-	1,477,239
Licenses and permits	-	-	-	-	2,695,286
Contributions and grants	-	411,480	-	909,457	1,717,608
Development income	-	-	-	718,206	1,845,755
Charges for services	-	-	-	-	9,615,998
Fines and forfeitures	-	-	-	18,843	445,033
Assessments	1,172,287	-	-	659,384	5,697,147
Investment earnings	151,491	931,979	-	172,446	2,439,915
Miscellaneous	-	-	-	-	83,661
Total Revenues	1,323,778	1,343,459	-	3,368,810	33,255,616
Expenditures					
Public safety	-	-	-	6,082	10,288,494
Development, planning and code enforcement	12,200,000	-	-	1,188,176	16,523,296
Administrative	35,673	-	-	23,056	1,667,574
Library	-	-	-	-	472,386
Public works	-	-	-	915,298	1,773,105
Municipal court	-	-	-	6,027	126,384
Animal control	-	-	-	-	35,936
Debt service:					
Principal retirement	215,000	-	-	145,000	2,021,596
Interest and fiscal charges	804,582	-	-	458,960	3,126,719
Bond issuance costs	1,128,941	203,337	-	-	4,170,543
Capital outlay	-	15,695,365	-	-	15,845,394
Total Expenditures	14,384,196	15,898,702	-	2,742,599	56,051,427
Excess (deficiency) of revenues over expenditures	(13,060,418)	(14,555,243)	-	626,211	(22,795,811)
Other Financing Sources (Uses)					
Issuance of debt	14,541,000	5,525,000	-	-	47,158,000
Premium/(Discount) on issuance of debt	(55,433)	183,336	-	-	2,287,508
Payment to refunded bond escrow agent	-	-	-	-	(31,014,828)
Sale of general capital assets	-	-	-	-	29,605
Total Other Financing Sources (Uses)	14,485,567	5,708,336	-	-	18,460,285
Net change in fund balances	1,425,149	(8,846,907)	-	626,211	(4,335,526)
Fund Balances - Beginning of Year	-	9,790,877	21,426	2,169,067	36,528,715
Change in major fund	-	-	(21,426)	21,426	-
Fund Balances - Beginning of Year (Restated)	-	9,790,877	-	2,190,493	36,528,715
Fund balances - End of Year	\$ 1,425,149	\$ 943,970	\$ -	\$ 2,816,704	\$ 32,193,189



CITY OF AUBREY, TEXAS**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds \$ (4,335,526)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	29,722,949
Capital contributions	3,763,504
Depreciation expense	(2,360,039)

A transfer of capital assets from governmental activities to business-type activities is not reported in the governmental funds but is reported as an internal transfer in the Statement of Activities. (10,203,773)

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the governmental funds. 481,782

Governmental funds report repayment of debt principal as an expenditure and proceeds of new debt as a financing source. However, in the Statement of Activities, these transactions are only considered changes in long-term debt balances.

Principal on bonds repaid in the current year	1,932,510
Principal on notes payables in the current year	89,086
Proceeds from the issuance of capital related debt	(47,158,000)
Discount on debt issuance	(2,287,508)
Proceeds from the issuance of refunding bonds	-
Payments to escrow for refunded bonds	31,014,828

Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.

Compensated absences	(71,666)
Accrued interest	(143,882)
Amortization of premium/discount on bonds and deferred loss on refundings	5,057
Pension and OPEB expense	128,124

Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet maintenance, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities (exclusive of capital assets and debt). (9,116)

Change in Net Position of Governmental Activities \$ 568,330

CITY OF AUBREY, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2024

Page 1 of 2

	Business-Type Activities			Governmental Activities
	Water & Sewer	Garbage	Total Enterprise	Internal Service
Assets				
Current Assets:				
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ 13,373
Accounts receivable, net of allowances:	378,429	195,278	573,707	-
Interfund receivable	526,075	-	526,075	-
Prepaid	-	-	-	-
Inventories, at cost	518,923	-	518,923	-
Restricted cash and cash equivalents	7,457,556	-	7,457,556	-
Total Current Assets	8,880,983	195,278	9,076,261	13,373
Noncurrent Assets:				
Capital Assets - Net:				
Land	83,058	-	83,058	-
CIP	4,366,267	-	4,366,267	-
Buildings	112,283	-	112,283	-
Water system	18,868,899	-	18,868,899	-
Wastewater system	16,030,781	-	16,030,781	-
Machinery and equipment	1,267,044	-	1,267,044	-
Accumulated depreciation	(6,710,241)	-	(6,710,241)	-
Total Capital Assets - Net	34,018,091	-	34,018,091	-
Net pension asset	10,700	-	10,700	-
Total Noncurrent Assets	34,028,791	-	34,028,791	-
Total Assets	42,909,774	195,278	43,105,052	13,373
Deferred Outflows of Resources				
Deferred outflows - OPEB	35,200	-	35,200	-
Deferred outflows - Pension	1,900	-	1,900	-
Total Deferred Outflows of Resources	37,100	-	37,100	-

CITY OF AUBREY, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2024

Page 2 of 2

	Business-Type Activities			Governmental Activities
	Water & Sewer	Garbage	Total Enterprise	Internal Service
Liabilities				
Current Liabilities:				
Accounts payable	\$ 96,047	\$ 168,679	\$ 264,726	\$ 223
Accrued liabilities	15,757	-	15,757	-
Accrued wages and benefits	25,447	-	25,447	-
Customer deposits	168,038	20,226	188,264	-
Accrued interest payable	55,382	-	55,382	-
Bonds payable - current portion	324,867	-	324,867	-
Due to other funds	-	272,605	272,605	50,000
Total Current Liabilities	685,538	461,510	1,147,048	50,223
Noncurrent Liabilities:				
Bonds payable	11,891,296	-	11,891,296	-
Compensated absences	25,632	-	25,632	-
OPEB liability	6,500	-	6,500	-
Total Noncurrent Liabilities	11,923,428	-	11,923,428	-
Total Liabilities	12,608,966	461,510	13,070,476	50,223
Deferred Inflows of Resources				
Deferred inflows - Pension	10,300	-	10,300	-
Deferred inflows - OPEB	4,100	-	4,100	-
Total Deferred Inflows of Resources	14,400	-	14,400	-
Net Position				
Net investment in capital assets	21,801,928	-	21,801,928	-
Restricted:				
Debt service	6,718,505	-	6,718,505	-
Development	739,051	-	739,051	-
Unrestricted net position (deficit)	1,064,024	(266,232)	797,792	(36,850)
Total Net Position (Deficit)	\$ 30,323,508	\$ (266,232)	\$ 30,057,276	\$ (36,850)

CITY OF AUBREY, TEXAS
STATEMENT REVENUES, EXPENSES AND CHANGE IN NET POSITION
PROPRIETARY FUNDS
For the Year Ended September 30, 2024

	Business-Type Activities			Governmental Activities
	Water & Sewer	Garbage	Total Enterprise	Internal Service
Operating Revenues				
Charges for services:	\$ 3,975,037	\$ 2,164,297	\$ 6,139,334	\$ -
Employer contributions	-	-	-	942,646
Employee contributions	-	-	-	255,361
Miscellaneous revenues	8,882	-	8,882	-
Total Operating Revenues	3,983,919	2,164,297	6,148,216	1,198,007
Operating Expenses				
Personnel services	722,997	-	722,997	-
Materials & Supplies	152,503	-	152,503	-
Repairs & Maintenance	386,018	-	386,018	-
Utilities	366,432	-	366,432	-
Fees & Other Services	241,740	2,205,004	2,446,744	1,554
Other Operating Expenses	78,516	-	78,516	-
Insurance premiums paid	2,070	-	2,070	1,210,134
Depreciation	860,675	-	860,675	-
Total Operating Expenses	2,810,951	2,205,004	5,015,955	1,211,688
Operating profit (loss)	1,172,968	(40,707)	1,132,261	(13,681)
Nonoperating Revenues (Expenses)				
Investment income	96,230	-	96,230	4,565
Interest and fiscal charges	(434,347)	-	(434,347)	-
Total Nonoperating Revenues (Expenses)	(338,117)	-	(338,117)	4,565
Income (loss) before transfers and contributions	834,851	(40,707)	794,144	(9,116)
Transfers and Contributions				
Capital contributions	12,011,470	-	12,011,470	-
Transfers in	-	47,399	47,399	-
Transfers out	(47,399)	-	(47,399)	-
Total Transfers and Contributions - Net	11,964,071	47,399	12,011,470	-
Change in net position	12,798,922	6,692	12,805,614	(9,116)
Net Position - Beginning of Year	17,524,586	(272,924)	17,251,662	(27,734)
Net Position - End of Year	\$ 30,323,508	\$ (266,232)	\$ 30,057,276	\$ (36,850)

CITY OF AUBREY, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2024

	Business-Type Activities			Governmental Activities
	Water & Sewer	Garbage	Total Enterprise	Internal Service
Cash Flows From Operating Activities:				
Cash received from user charges	\$ 3,928,224	\$ 2,143,896	\$ 6,072,120	\$ 1,198,007
Receipts from (payments for) interfund services provided	(233,226)	(20,244)	(253,470)	19,113
Other operating revenue	8,882	-	8,882	-
Payments to suppliers	(5,144,172)	(2,171,051)	(7,315,223)	-
Payments to employees	(723,889)	-	(723,889)	-
Payments for insurance premiums	(2,070)	-	(2,070)	(1,208,312)
Net Cash Provided By (Used In) Operating Activities	(2,166,251)	(47,399)	(2,213,650)	8,808
Cash Flows From Noncapital Financing Activities:				
Transfers from other funds	-	47,399	47,399	-
Transfers to other funds	(47,399)	-	(47,399)	-
Net Cash Provided By (Used In) Noncapital Financing Activities	(47,399)	47,399	-	-
Cash flows From Capital and Related Financing Activities:				
Acquisition and construction of capital assets	(11,843,946)	-	(11,843,946)	-
Capital contribution	12,011,470	-	12,011,470	-
Principal paid on capital debt	(318,947)	-	(318,947)	-
Interest paid on capital debt	(434,347)	-	(434,347)	-
Net Cash Provided By (Used In) Capital and Related Financing Activities	(585,770)	-	(585,770)	-
Cash Flows From Investing Activities:				
Interest and dividends received	96,230	-	96,230	4,565
Net Cash Provided By Investing Activities	96,230	-	96,230	4,565
Net change in cash and cash equivalents	(2,703,190)	-	(2,703,190)	13,373
Cash and Cash Equivalents, Beginning of Year	10,160,746	-	10,160,746	-
Cash and Cash Equivalents, End of Year	7,457,556	\$ -	\$ 7,457,556	\$ 13,373
Reconciliation of Cash and Cash Equivalents to Statement of Net Position - Proprietary Funds				
Cash and cash equivalents - nonrestricted	\$ -	\$ -	\$ -	\$ 13,373
Cash and cash equivalents - restricted	7,457,556	-	7,457,556	-
Total Cash and Cash Equivalents	\$ 7,457,556	\$ -	\$ 7,457,556	\$ 13,373
Reconciliation of Operating Loss to Net Cash Provided By (Used In) Operating Activities:				
Operating loss	\$ 1,172,968	\$ (40,707)	\$ 1,132,261	\$ (13,681)
Adjustments to Reconcile Operating Loss to Net Cash Provided By (Used In) Operating Activities:				
Depreciation expense	860,675	-	860,675	-
(Increase) decrease in accounts receivable	(53,815)	(32,670)	(86,485)	-
(Increase) decrease in prepaid items	-	-	-	3,153
(Increase) decrease in inventories	(325,236)	-	(325,236)	-
(Increase) decrease in net pension asset/liability	(27,800)	-	(27,800)	-
(Increase) decrease in OPEB deferred outflows	18,500	-	18,500	-
(Increase) decrease in pension deferred outflows	100	-	100	-
Increase (decrease) in accounts payable	(3,605,683)	33,953	(3,571,730)	223
Increase (decrease) in accrued liabilities	11,956	-	11,956	-
Increase (decrease) in customer deposits	7,002	12,269	19,271	-
Increase (decrease) in compensated absences	6,408	-	6,408	-
Increase (decrease) in due to other funds	(233,226)	(20,244)	(253,470)	19,113
Increase (decrease) in total OPEB liability	500	-	500	-
Increase (decrease) in OPEB deferred inflows	(600)	-	(600)	-
Increase (decrease) in pension deferred inflows	2,000	-	2,000	-
Net Cash Provided By (Used In) Operating Activities	\$ (2,166,251)	\$ (47,399)	\$ (2,213,650)	\$ 8,808



CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

Reporting Entity

The City of Aubrey is a Home Rule city operating pursuant to the provisions of its Home Rule charter and subject to the limitations imposed by the State Constitution, the statutes of the State, and by the Charter. The City operates as a "Council-Manager Government." The elective council, referred to as the City Council, enacts local legislation, adopts budgets, determines policies and appoints the City Manager. The City Manager is responsible for carrying out the policies and ordinances of the Council, for overseeing the day-to-day operations of the City and appointing and supervising heads of various departments.

The City of Aubrey (the City) provides a full range of municipal services including public safety (police and fire), highway and streets, solid waste, public improvement, planning and zoning, and general administrative services. In addition, the City provides water, sewer, and garbage services as a proprietary function of the City. The accounting policies of the City of Aubrey conform to generally accepted accounting principles issued by the Governmental Accounting Standards Board which is the recognized financial accounting standard setting body for governmental entities. The notes to the financial statements are an integral part of the City's basic financial statements.

The accompanying basic financial statements comply with the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 14, *The Financial Reporting Entity*, in that the financial statements include all organizations, activities, functions and component units for which the City (the primary government) is financially accountable. Financial accountability is defined as the appointment of a voting majority of a legally separate organization's governing body and either (1) the City's ability to impose its will over the organization, or (2) the potential that the organization will provide a financial benefit to or impose a financial burden on the City.

Blended Component Unit

The City of Aubrey Tax Increment Reinvestment Zone No. 1 (TIRZ#1) is fiscally dependent on the City, as the City approves their budgets and any debt issuances; TIRZ#1 qualifies for blending because the Board is the same as the City Council. TIRZ#1 is reported as a blended component unit of the City and it does not issue separate financial statements.

The City of Aubrey Tax Increment Reinvestment Zone No. 2 (TIRZ#2) is fiscally dependent on the City, as the City approves their budgets and any debt issuances; TIRZ#2 qualifies for blending because the Board is the same as the City Council. TIRZ#2 is reported as a blended component unit of the City and it does not issue separate financial statements. TIRZ#2 has no activity to report during the fiscal year 2023-2024.

The City of Aubrey Tax Increment Reinvestment Zone No. 3 (TIRZ#3) is fiscally dependent on the City, as the City approves their budgets and any debt issuances; TIRZ#3 qualifies for blending because the Board is the same as the City Council. TIRZ#3 is reported as a blended component unit of the City and it does not issue separate financial statements. TIRZ#3 has no activity to report during the fiscal year 2023-2024.

The Jackson Ridge Public Improvement District ("Jackson Ridge PID") is used to account for the bond proceeds, assessments and debt payments related to the Jackson Ridge PID. Jackson Ridge PID is not a separate political subdivision of the State and is governed by the City Council. Jackson Ridge PID is reported as a blended component unit of the City and it does not issue separate financial statements.

The Winn Ridge South Public Improvement District ("Winn Ridge South PID") is used to account for the bond proceeds, assessments and debt payments related to the Winn Ridge South PID. Winn Ridge South PID is not a separate political subdivision of the State and is governed by the City Council. Winn Ridge South PID is reported as a blended component unit of the City and it does not issue separate financial statements.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 1 - Summary of Significant Accounting Policies (continued)

Blended Component Unit (continued)

The Aubrey Public Improvement District No. 1 ("Keeneland PID") is used to account for the bond proceeds, assessments and debt payments related to the Keeneland PID. Keeneland PID is not a separate political subdivision of the State and is governed by the City Council. Keeneland PID is reported as a blended component unit of the City and it does not issue separate financial statements.

Discretely Presented Component Unit

Aubrey Municipal Development District (the "District") – This entity was created as a result of a special election held in fiscal year 2015, for the imposition of a sales and use tax at the rate of one-half of one percent for the purpose of financing development projects beneficial to the District. Directors of the District are appointed by the City who also has direct oversight of the administration and collection of funds for this entity. Separate audited financial statements are not available for this component unit.

The accounting and reporting policies of the City conform to U.S. generally accepted accounting principles (GAAP) applicable to state and local governments. Accounting principles generally accepted in the United States of America for local governments include those principles prescribed by the GASB, which includes all statements and interpretations of the National Council on Governmental Accounting unless modified by the GASB, and those principles prescribed by the American Institute of Certified Public Accountants in the publication entitled Audits of State and Local Governmental Units. The following is a summary of the more significant policies and practices used by the City.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements.

Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The Statement of Net Position reports the assets and liabilities of the primary government. The net position section of this statement represents the residual amount of assets less their associated liabilities. The net position section is divided into three categories. The first category is Net Investment in Capital Assets, which includes all capital assets, net of accumulated depreciation, less any outstanding debt associated with the assets. Capital assets cannot readily be sold and converted into cash. The second category is Restricted Net Position, which includes those assets that have a constraint placed on their use. The constraints are either: 1) externally imposed by creditors, such as through debt covenants, grantors, contributors, or laws and regulations of other governments, or 2) imposed by law through constitutional provisions or enabling legislation. The final section is Unrestricted Net Position, and this represents net position that generally can be used for any purpose. However, they are not necessarily in a spendable form, like cash.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment, are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 1 - Summary of Significant Accounting Policies (continued)

Government-Wide and Fund Financial Statements (continued)

Separate fund financial statements are provided for governmental and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental Funds

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major governmental funds:

The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The General Fund balance is available for any purpose, provided it is expended or transferred in accordance with the legally adopted budget of the City.

Debt service fund is used to account for the interest and sinking tax revenues and payments of principal and interest related to the City's debt service.

The Other Development Fund, a governmental fund type, is a special revenue fund that accounts for assets and liabilities that are restricted for land development.

Capital projects fund accounts for the acquisition of capital facilities.

The Keeneland Public Improvement District ("Keeneland PID") is used to account for the bonds proceeds, assessments and debt payments related to the Keeneland PID.

The Jackson Ridge Public Improvement District ("Jackson Ridge PID") is used to account for the bonds proceeds, assessments and debt payments related to the Jackson Ridge PID.

The governmental activities report several nonmajor special revenue funds, which account for the City's special revenue.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 1 - Summary of Significant Accounting Policies (continued)

Proprietary Funds

Proprietary funds are those used to account for the City's ongoing organizations and activities which are similar to those found in the private sector. The measurement focus is upon capital maintenance and upon determination of net position and changes in net position.

The government reports the following major proprietary funds:

The Water & Sewer and Garbage Enterprise Funds account for the activities for which outside users are charged a fee roughly equal to the cost of providing water, wastewater, and garbage services.

Internal Service Fund

The Internal Service Fund accounts for revenues and expenses related to services provided to parties inside the City. This fund is used to account for revenues and expenses related to services provided to parties inside the City on a cost reimbursement basis. The City's Internal Service Fund is the insurance fund. Because the principal users of the internal services are the City's governmental activities, this fund type is included in the "Governmental Activities" column of the government-wide statements.

Stewardship, Compliance, and Accountability

Budgetary Information

The City Mayor submits an annual budget to the City Council. In September, the City Council adopts annual fiscal year budgets for specific City funds. Budgets for the General Fund are adopted on a basis consistent with U.S. generally accepted accounting principles. The budget is properly amended throughout the year. An annual budget is not adopted for the Development Fund since projects may span multiple fiscal years.

Use of Estimates

The preparation of basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Assets, Liabilities, Deferred Inflows/Outflows of Resources and Fund Balances/Net Position

Deposits and Investments

For purposes of the Statement of Cash Flows, the City's cash and cash investments are considered to be cash on hand, demand deposits, and highly liquid investments with original maturities of three months or less from the date of acquisition. The depository bank pays the City interest on all funds on deposit.

Investments having a maturity of one year or more, when purchased, are stated at fair value. Short-term investments are stated at cost or amortized cost.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 1 - Summary of Significant Accounting Policies (continued)

Assets, Liabilities, Deferred Inflows/Outflows of Resources and Fund Balances/Net Position (continued)

Fair Value Measurements

Fair value accounting requires characterization of the inputs used to measure fair value into three-level fair value hierarchy as follows:

Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.

Level 2 inputs are observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.

Level 3 inputs are observable inputs that reflect the entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

There are three general valuation techniques that may be used to measure fair value:

Market approach - uses prices generated by market transactions involving identical or comparable assets or liabilities.

Cost approach – uses the amount that currently would be required to replace the service capacity of an asset (replacement cost).

Income approach – uses valuation techniques to convert future amounts to present amounts based on current market expectations.

Inventory

The cost of inventory is recorded when the related liability is incurred (i.e., the purchase method). Receivables and Payables Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of an allowance for uncollectibles. Trade accounts receivable in excess of 60 days comprise the trade accounts receivable allowance for uncollectibles.

Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the City in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. On January 31 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed. Property tax revenues are considered available (1) when they become due or past due and receivable within the current period and (2) when they are expected to be collected during a 60-day period after the close of the fiscal year.

Note 1 - Summary of Significant Accounting Policies (continued)

Assets, Liabilities, Deferred Inflows/Outflows of Resources and Fund Balances/Net Position (continued)

Property Taxes (continued)

Allowances for uncollectible tax receivables are based on historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the City is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

Restricted Assets

In accordance with applicable covenants of bond issues or other agreements, appropriate assets have been restricted.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized but are charged to operations as incurred. Improvements and betterments which materially extend the useful lives of capital assets are capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of the capital assets of business-type activities is included a part of the capitalized value of the assets constructed. Contributions of capital assets from external sources are recorded as capital contribution revenue.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Buildings	40 years
Machinery and equipment	5 – 10 years
Parks	15 years
Streets	15 years
Water system	40 years
Wastewater system	40 years

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The governmental funds report unavailable revenues from property taxes, fines, fees, and court costs. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Proprietary-type funds also have deferred inflows and outflows related to deferred gains and losses for the City's pension and other post-employment benefit (OPEB) plans.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 1 - Summary of Significant Accounting Policies (continued)

Assets, Liabilities, Deferred Inflows/Outflows of Resources and Fund Balances/Net Position (continued)

Compensated Absences

City employees are entitled to certain compensated absences based on their length of employment. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service with the City. Unused vacation pay is payable at termination and is accrued when incurred in the government-wide and proprietary fund financial statements.

Long-Term Debt

In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pension and Other Post-Employment Benefits (OPEB)

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Information regarding the City's Total Pension Liability and Total OPEB Liability is obtained from the TMRS through reports prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions* and GASB No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

Fund Balance

In the fund financial statements, governmental funds report the following classifications of fund balance:

Nonspendable – includes amounts that cannot be spent because they are either not spendable in form or are legally or contractually required to be maintained intact.

Restricted – Constraints placed on the use of these resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or other governments; or are imposed by law through constitutional provisions or enabling legislation.

Committed – includes amounts that can be used only for the specific purposes as established by a Council resolution or ordinance, the City's highest level of decision-making authority. The City has no committed fund balance at September 30, 2024.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 1 - Summary of Significant Accounting Policies (continued)

Assets, Liabilities, Deferred Inflows/Outflows of Resources and Fund Balances/Net Position (continued)

Fund Balance (continued)

Assigned – includes amounts that are constrained by the City Council, or by another city official or the finance division to which the City has delegated authority, that are to be used for specific purposes but are neither restricted nor committed. The City has no assigned fund balance at September 30, 2024.

Unassigned – includes amounts that have not been assigned to other funds or restricted, committed or assigned to a specific purpose within the General Fund. When the City incurs expenditures that can be made from either restricted or unrestricted fund balances, the expenditures should be charged to restricted fund balances. When the City incurs expenditures that can be made from either committed, assigned, or unassigned balances, the expenditures should be charged first to committed fund balances, second to assigned fund balances, and third to unassigned fund balances. The City expresses intent to maintain a level of assigned and unassigned fund balance in the General Fund equal to 25% of the fund's operating expenditures.

Net Position

Restricted – The City restricts net position to serve different purposes. In the City's governmental funds, net position is restricted for the retirement of long-term debt, court security, capital improvements, police seizure and training, child safety and development. In the City's proprietary funds, net position is restricted for debt service and impact fees.

Implementation of New Accounting Standards

GASB issued Statement No. 99, *Omnibus 2022*, in April 2022. This Statement was issued to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements and accounting and financial reporting for financial guarantees. The requirements of this statement had various effective dates and specific provisions were implemented prior to fiscal year 2024. The remaining requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The remaining requirements of this statement do not apply and therefore do not have a material impact on the financial statements.

GASB issued Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*, in June 2022. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The remaining requirements of this statement were implemented in fiscal year 2024 and are reflected in the financial statements.

GASB issued Implementation Guide 2021-1, *Implementation Guidance Update – 2021*, in May 2021. The primary objective of this Implementation Guide is to provide guidance that clarifies, explains, or elaborates on GASB Statements. The requirements of this Implementation Guide had various effective dates and specific provisions were implemented prior to fiscal year 2024. The remaining requirement, an amendment to Question 7.9.8 in Implementation Guide 2015-1 effective for reporting periods beginning after June 15, 2023, requires governments to capitalize assets whose individual acquisition costs are less than the threshold for an individual asset if those assets in the aggregate are significant. The remaining requirements of this statement do not apply and therefore do not have a material impact on the financial statements.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Implementation of New Accounting Standards (continued)

GASB issued Implementation Guide 2023-1, *Implementation Guidance Update – 2023*, in June 2023. The primary objective of this Implementation Guide is to provide guidance that clarifies, explains, or elaborates on GASB Statements. This Implementation Guide amends Implementation Guide No. 2019-3, *Leases*, Question 4.16, and Implementation Guide No. 2021-1, *Implementation Guidance Update—2021*, Question 4.13. The requirements of this Implementation Guide are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The remaining requirements of this statement do not apply and therefore do not have a material impact on the financial statements.

Note 2 - Deposits and Investments

Cash and Cash Equivalents

Deposits were with the contracted depository banks in interest bearing accounts which were secured throughout the year by FDIC coverage and by securities pledged to, and in the name of, the City.

At year end, the City's petty cash on hand totaled \$400. At year end, the City's carrying amount of deposits was \$4,153,394 and the bank balance was \$4,956,192. The entire balance was collateralized by Federal Deposit Insurance Corporation (FDIC) and securities held by the pledging financial institution's trust department or agent in the government's name.

The carrying amount of deposits was \$982,646 and the bank balance of deposits for the Aubrey Municipal Development District, discretely presented component unit, was \$982,646. The total amount of the bank balance was covered by federal depository insurance or by collateral held by the bank in the corporation's name.

Custodial Credit Risk for Deposits: State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The pledged securities must be in the name of the governmental entity and held by the entity or its agent. Since the City complied with this law for the year ended September 30, 2024, it had no custodial credit risk for deposits.

Investments

Compliance with the Public Funds Investment Act: The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports, and establishment of appropriate policies. Among other things, it requires a governmental entity to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit.

These policies authorize the City to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) certificates of deposit by state and national banks doing business in Texas that are (a) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor or, (b) secured by obligations in a manner and amount provided by law for deposits of the City; (3) fully collateralized repurchase agreements with a bank in Texas or a primary dealer, executed under the Bond Market Master Repurchase Agreement in accordance with the PFIA not to exceed 120 days; (4) money market mutual funds that are (a) registered and regulated by the Securities and Exchange Commission, (b) have a dollar weighted average stated maturity of 90 days or less, (c) rated AAA by at least one nationally recognized rating service, and (d) seek to maintain a net asset value of \$1.00 per share; (5) constant-dollar, Texas local government investment pools, which (a) meet the requirements of PFIA, (b) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, (c) are authorized by resolution or ordinance by the City Commission.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 2 - Deposits and Investments (continued)

Investments (continued)

As of September 30, 2024, the City and its components had the following investments:

Investment Type	WAM	Rating	Rating Agency	Carrying Value
Investment Pools:				
LOGIC	45	AAAm	S&P	\$ 43,472,105
Mutual funds				5,021,801
Total Portfolio				<u><u>\$ 48,493,906</u></u>

As of September 30, 2024, no holding in the portfolio had a stated maturity date beyond twelve months and the dollar weighted average maturity to reset of the total Local Government Investment Cooperative (LOGIC) portfolios was 45 days.

Investment pools are not categorized as to investment risk since specific securities relating to the government cannot be identified. The City utilizes the following local government investment pools for its short-term liquidity investment needs: LOGIC. The reported value of the pools is the same as the fair value of the pool shares.

Interest rate risk: In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to 365 days. The maximum allowable stated maturity of any individual investment owned by the City shall not exceed two years from the time of purchase.

Logic

LOGIC is a local government investment pool organized under the authority of the Interlocal Cooperation Act, Chapter 791, of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256, of the Texas Government Code. J.P. Morgan Investment Management Inc. serves as investment advisor and co-administrator with J.P. Morgan Asset Management Inc. LOGIC invests in treasury and agency securities and repurchase agreements as well as prime commercial paper. The pool maintains a weighted average to reset maturity of 60 days or less and a weighted average to final maturity of 90 days or less. The pool seeks to maintain a constant dollar objective.

Credit Risk: LOGIC is rated AAAm by Standard & Poor’s.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 3 - Receivables

Receivables as of September 30, 2024 for the City's individual major funds and nonmajor funds in the aggregate, including applicable allowances for uncollectible accounts, are as follows:

	General Fund	Debt Service Fund	PID - Jackson Ridge	PID - Keeneland	Non-major Governmental Funds	Water & Sewer Fund	Garbage Fund	Total Receivables
Accounts	\$ 173,107	\$ -	\$ -	\$ -	\$ 427,307	\$ 423,355	\$ 205,767	\$ 1,229,536
Property taxes	28,518	15,984	-	-	-	-	-	44,502
Sales taxes	427,607	-	-	-	-	-	-	427,607
Fines, fees and court costs	564,174	-	-	-	-	-	-	564,174
Ambulance fees	3,597,015	-	-	-	-	-	-	3,597,015
Intergovernmental	-	-	-	-	74,768	-	-	74,768
Other	-	-	9,266	5,957	-	-	-	15,223
Total	4,790,421	15,984	9,266	5,957	502,075	423,355	205,767	5,952,825
Allowance	(3,528,532)	(5,107)	-	-	-	(44,926)	(10,489)	(3,589,054)
Total (net of allowance)	\$ 1,261,889	\$ 10,877	\$ 9,266	\$ 5,957	\$ 502,075	\$ 378,429	\$ 195,278	\$ 2,363,771

Note 4 - Capital Asset

Capital asset activity for governmental activities for the year ended September 30, 2024, is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital Assets, Nondepreciable:					
Land	\$ 2,908,175	\$ 1,083,000	\$ -	\$ -	\$ 3,991,175
Construction in progress	1,134,790	18,443,442	-	(10,202,121)	9,376,111
Total Nondepreciable	4,042,965	19,526,442	-	(10,202,121)	13,367,286
Capital Assets, Depreciable:					
Buildings and Structures	2,319,660	1,238,062	-	-	3,557,722
Machinery and equipment	1,663,877	657,449	(98,317)	164,388	2,387,397
Vehicles	5,039,730	1,967,025	(243,168)	(166,040)	6,597,547
Parks	273,431	-	-	-	273,431
Storm Drainage	6,105,864	2,630,829	-	-	8,736,693
Streets	16,127,341	7,466,646	-	-	23,593,987
Total Depreciable	31,529,903	13,960,011	(341,485)	(1,652)	45,146,777
Less Accumulated Depreciation for:					
Buildings and Structures	(1,023,857)	(99,758)	-	-	(1,123,615)
Equipment	(1,124,886)	(265,404)	98,317	-	(1,291,973)
Vehicles	(2,417,299)	(864,885)	243,168	-	(3,039,016)
Parks	(210,049)	(18,229)	-	-	(228,278)
Storm Drainage	(631,448)	(218,417)	-	-	(849,865)
Streets	(3,797,688)	(893,346)	-	-	(4,691,034)
Total Accumulated Depreciation	(9,205,227)	(2,360,039)	341,485	-	(11,223,781)
Total Depreciable - Net	22,324,676	11,599,972	-	(1,652)	33,922,996
Governmental Activities - Net	\$ 26,367,641	\$ 31,126,414	\$ -	\$ (10,203,773)	\$ 47,290,282

The City transferred \$10,203,773 in fixed assets from the governmental activities to the business-type activities.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 4 - Capital Asset (continued)

Depreciation expense was charged to functions/programs of the governmental activities of the primary government as follows:

Governmental Activities:	Depreciation Expense
Administrative	\$ 59,001
Public Safety	896,815
Public Works	1,180,020
Library	70,801
Development	153,402
Total Governmental Activities	\$ 2,360,039

Net investment in capital asset for governmental activities as of September 30, 2024 is as follows:

Governmental Activities - Net investment in capital assets	
Capital assets	47,290,282
Bonds payable	(76,349,501)
Unamortized premium/discount	(2,954,834)
Deferred amount on refunding	1,855,332
Assets Jackson Ridge PID, Keeneland PID, Winn Ridge PID	5,041,125
Liabilities Jackson Ridge PID, Keeneland PID, Winn Ridge PID	(36,526)
Assets Capital Projects fund	12,655,491
Liabilities Capital Projects fund	(11,711,521)
<i>Net investment in capital assets</i>	<u><u>\$ (24,210,152)</u></u>

Capital asset activity for business-type activities for the year ended September 30, 2024 is as follows:

Business-type activities:	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital Assets, Nondepreciable:					
Land	\$ 83,058	\$ -	\$ -	\$ -	\$ 83,058
Construction in progress	12,464,536	-	-	(8,098,269)	4,366,267
Total Nondepreciable	<u>12,547,594</u>	<u>-</u>	<u>-</u>	<u>(8,098,269)</u>	<u>4,449,325</u>
Capital Assets, Depreciable:					
Buildings Improvements	112,283	-	-	-	112,283
Equipment	672,940	53,699	-	22,966	749,605
Office Equipment	43,133	-	-	-	43,133
Vehicles	363,128	-	(132,097)	243,275	474,306
Water System	8,823,864	604,701	-	9,440,334	18,868,899
Sewer System	6,453,541	981,773	-	8,595,467	16,030,781
Total Depreciable	<u>16,468,889</u>	<u>1,640,173</u>	<u>(132,097)</u>	<u>18,302,042</u>	<u>36,279,007</u>
Less Accumulated Depreciation for:					
Buildings Improvements	(50,067)	(2,807)	-	-	(52,874)
Equipment	(391,874)	(69,547)	-	-	(461,421)
Office Equipment	(41,933)	(440)	-	-	(42,373)
Vehicles	(251,013)	(60,456)	132,097	-	(179,372)
Water System	(2,315,752)	(388,257)	-	-	(2,704,009)
Sewer System	(2,931,024)	(339,168)	-	-	(3,270,192)
Total Accumulated Depreciation	<u>(5,981,663)</u>	<u>(860,675)</u>	<u>132,097</u>	<u>-</u>	<u>(6,710,241)</u>
Total Depreciable - Net	<u>10,487,226</u>	<u>779,498</u>	<u>-</u>	<u>18,302,042</u>	<u>29,568,766</u>
Business-Type Activities - Net	<u><u>\$ 23,034,820</u></u>	<u><u>\$ 779,498</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 10,203,773</u></u>	<u><u>\$ 34,018,091</u></u>

The City transferred \$10,203,773 in fixed assets from the governmental activities to the business-type activities. Depreciation expense was charged to the business-type activities of the primary governments in the amount of \$860,675.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 4 - Capital Asset (continued)

Net investment in capital asset for business-type activities as of September 30, 2024 is as follows:

Business-type Activities - Net investment in capital assets

Capital assets	34,018,091
Bonds payable and unamortized premium	(12,216,163)
<i>Net investment in capital assets</i>	<u>21,801,928</u>

Construction commitments for the governmental and business-type activities as of September 30, 2024 are shown below:

	Project Authorization	Stored and Completed to Date	Remaining Commitment
Governmental Activities			
Street Renovation (2025 Project)	\$ 720,925	\$ 406,078	\$ 314,847
Fire Station 2	7,000,000	1,904,114	5,095,886
Fire Station 3	8,950,000	5,950,979	2,999,021
EMS Ambulances	686,000	421,740	264,260
Highmeadow Park	30,250	29,680	570
Leslie Park	669,264	605,923	63,341
Trevedi Park	117,900	8,356	109,544
Veterans Park	121,700	49,241	72,459
	<u>\$ 18,296,039</u>	<u>\$ 9,376,111</u>	<u>\$ 8,919,928</u>
Business-Type Activities			
Residential Development Water Sewer Expansion	\$ 841,181	\$ 10,605	\$ 830,576
Waste Water Treatment Plant Expansion	2,000,000	1,741,615	258,385
Rock Hill Well	559,633	280,564	279,069
Faulkner Well	2,539,772	1,327,128	1,212,644
Electric Generators	1,213,914	869,320	344,594
HW 377 Utility System Relocates	950,000	137,035	812,965
	<u>\$ 8,104,500</u>	<u>\$ 4,366,267</u>	<u>\$ 3,738,233</u>

Capital asset activity for the City's discretely presented component unit for the year ended September 30, 2024 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Discretely Presented Component Unit:					
Capital Assets, Nondepreciable:					
Land	\$ 20,500	\$ 676,336	\$ -	\$ -	\$ 696,836
Total Nondepreciable	<u>20,500</u>	<u>676,336</u>	<u>-</u>	<u>-</u>	<u>696,836</u>
Capital Assets, Depreciable:					
Buildings	129,851	169,084	-	-	298,935
Buildings Improvements	41,332	-	-	-	41,332
Total Depreciable	<u>171,183</u>	<u>169,084</u>	<u>-</u>	<u>-</u>	<u>340,267</u>
Less Accumulated Depreciation for:					
Buildings	(43,462)	(7,473)	-	-	(50,935)
Buildings Improvements	(4,135)	(1,033)	-	-	(5,168)
Total Accumulated Depreciation	<u>(47,597)</u>	<u>(8,506)</u>	<u>-</u>	<u>-</u>	<u>(56,103)</u>
Total Depreciable - Net	<u>123,586</u>	<u>160,578</u>	<u>-</u>	<u>-</u>	<u>284,164</u>
Discretely Presented Component Unit - Net	<u>\$ 144,086</u>	<u>\$ 836,914</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 981,000</u>

Depreciation expense of \$8,506 was charged to the discretely presented component unit.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 5 - Long-Term Liabilities

The following is a summary of changes in long-term obligations for the year ended September 30, 2024:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds payable:					
General obligation bonds	\$ 1,547,285	\$ -	\$ (579,510)	\$ 967,775	\$ 583,133
Certificates of obligation	10,670,000	5,525,000	(110,000)	16,085,000	335,000
Tax notes	1,638,000	-	(134,000)	1,504,000	139,000
Revenue bonds	46,331,000	41,633,000	(30,209,000)	57,755,000	1,469,000
Financed purchases	182,245	-	(89,086)	93,159	93,159
Premium/Discount on bond issues	676,446	2,287,508	(64,553)	2,899,401	-
Compensated absences	280,114	71,666	-	351,780	-
Total Governmental Activities	\$ 61,325,090	\$ 49,517,174	\$ (31,186,149)	\$ 79,656,115	\$ 2,619,292

The following is a summary of changes in long-term obligations for the year ended September 30, 2024:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-type Activities:					
Bonds payable:					
General obligation bonds	\$ 107,716	\$ -	\$ (35,491)	\$ 72,225	\$ 34,867
Certificates of obligation	12,390,000	-	(275,000)	12,115,000	290,000
Premium/Discount on bond issues	37,394	-	(8,456)	28,938	-
Compensated absences	19,224	6,408	-	25,632	-
Total Business-type Activities	\$ 12,554,334	\$ 6,408	\$ (318,947)	\$ 12,241,795	\$ 324,867
Discretely Presented Component Unit:					
Compensated absences	\$ 1,458	\$ -	\$ (666)	\$ 792	\$ -
Total Discretely Presented Component Unit:	\$ 1,458	\$ -	\$ (666)	\$ 792	\$ -

The City issues a variety of long-term debt instruments in order to acquire and/or construct major capital facilities and equipment for governmental and business-type activities. These instruments include general obligation bonds, certificates of obligation and revenue bonds. Future ad valorem tax revenues, water and sewer system revenues or liens on property and equipment secure these debt obligations.

On October 1, 2023, the City issued \$14,541,000 in Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the "Bonds"). The Bonds were issued at a discount in the amount of \$55,433. Proceeds of the Bonds will be used to provide funds for (i) paying or reimbursing a portion of the Authorized Improvement Project Costs, (ii) funding the Bond Reserve Account of the Reserve Fund, (iii) paying a portion of the costs incidental to the organization and administration of the District, and (iv) paying the costs of issuance of the Bonds. The Bonds were issued with an interest rate of 5.0% to 6.0% and mature through 2053.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 5 - Long-Term Liabilities (continued)

On January 15, 2024, the City issued \$5,525,000 in Combination Tax and Revenue Certificates of Obligation, Series 2024 (the "Bonds"). The Bonds were issued at a premium in the amount of \$183,336. Proceeds from the sale of the Certificates will be used for paying all or a portion of the City's contractual obligations incurred in connection with (i) designing, engineering, developing, constructing, and equipping firefighting facilities; and (ii) professional services incurred in connection with items (i) and (iii) to pay the costs incurred in connection with the issuance of the Certificates. The Bonds were issued with an interest rate of 4.0% to 5.0% and mature through 2049.

On January 15, 2024, the City issued \$23,239,000 in Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge PID Phase #1 and Phase #2 Assessments) (the "Bonds"). The Bonds were issued at a premium in the amount of \$1,872,131 and used to refund special assessment revenue bonds series 2015 Phase 2 & 3, Series 2015 Phase 1, and Series 2018 Phase 2. Proceeds of the Bonds will be used to provide funds for (1) refunding the Refunded Bonds of \$25,045,000, (ii) funding a debt service reserve fund for the payment of principal and interest on the Bonds, (iii) funding the Delinquency and Prepayment Reserve Account of the Reserve Fund, and (iv) paying the costs of issuance of the Bonds. The Bonds were issued with an interest rate of 5.0% and mature through 2045. The refunded bonds are considered defeased and the debt for these bonds has been removed from the City's financial statements. This is a current refunding and was recorded as other financing uses on the Statement of Revenues, Expenditures, and Change in Fund Balance. This refunding reduced the total debt service payments over the next 21 years by \$11,048,220 and resulted in an economic gain (i.e., the difference between the present value of the debt service payments of the refunded debt and the refunding bonds) of \$3,487,197. The net carrying amount of the old debt exceeded the reacquisition price by \$1,625,909. This amount is reported as a deferred inflow of resources and amortized over the remaining life of the refunding debt, which had an equal remaining life of the refunded debt.

On January 15, 2024, the City issued \$3,853,000 in Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge PID Phase #3 Major Improvement Assessments) (the "Bonds"). The Bonds were issued at a premium in the amount of \$287,474 and used to refund special assessment revenue bonds series 2015 Phase 2 & 3. Proceeds of the Bonds will be used to provide funds for (1) refunding the Refunded Bonds of \$4,055,000, (ii) funding a debt service reserve fund for the payment of principal and interest on the Bonds, (iii) funding the Delinquency and Prepayment Reserve Account of the Reserve Fund, and (iv) paying the costs of issuance of the Bonds. The Bonds were issued with an interest rate of 5.0% and mature through 2040. The refunded bonds are considered defeased and the debt for these bonds has been removed from the City's financial statements. This is a current refunding and was recorded as other financing uses on the Statement of Revenues, Expenditures, and Change in Fund Balance. This refunding reduced the total debt service payments over the next 16 years by \$2,011,917 and resulted in an economic loss (i.e., the difference between the present value of the debt service payments of the refunded debt and the refunding bonds) of \$639,876. The net carrying amount of the old debt exceeded the reacquisition price by \$288,919. This amount is reported as a deferred inflow of resources and amortized over the remaining life of the refunding debt, which had an equal remaining life of the refunded debt.

The City currently has a financing agreement with PNC Equipment Finance for the purchase of a fire truck. The agreement was for the principal amount of \$616,643 and an interest rate of 4.48%. The obligation matures September 2025 with a balance of \$93,159 as of September 30, 2024.

Future payment obligations for the financing agreement as of September 30, 2024, are as follow:

Year Ending September 30,	Financed Purchases		Total Requirements
	Principal	Interest	
2025	\$ 93,159	\$ 2,276	\$ 95,435
	\$ 93,159	\$ 2,276	\$ 95,435

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 5 - Long-Term Liabilities (continued)

Long-term debt as of September 30, 2024, is comprised of the following:

	Governmental Activities Public Placement	Governmental Activities Private Placement	Business-type Activities Public Placement	Business-type Activities Public Placement
General Obligation Bonds				
2013 General Obligation Refunding Bonds due in annual payments through February 15, 2026; interest at 2.41%; \$1,673,000 issued to refund previous debt	\$ -	\$ 43,775	\$ -	\$ 72,225
2020 General Obligation Refunding Bonds due in annual payments through February 15, 2030; interest at 1.07%; \$2,773,000 issued to refund previous debt	-	924,000	-	-
Total General Obligation Bonds	-	967,775	-	72,225
Certificates of Obligation				
2006 Certificates of Obligation due in annual payments through February 15, 2027; interest at 4.10%	-	140,000	-	-
2016 Certificates of Obligation due in annual payments through February 15, 2036; interest at 2.00-3.00%	-	-	4,005,000	-
2022 Certificates of Obligation - Combination Tax and Revenue due in annual payments through February 15, 2042; interest at 4.00-5.00%	10,420,000	-	-	-
2023 Certificates of Obligation - Combination Tax and Revenue due in annual payments through February 15, 2048; interest at 3.00-4.00%	-	-	8,110,000	-
2024 Certificates of Obligation - Combination Tax and Revenue due in annual payments through February 15, 2049; interest at 4.00-5.00%	5,525,000	-	-	-
Total Certificates of Obligation	15,945,000	140,000	12,115,000	-
Tax Notes				
2019 Tax Notes due in annual payments through February 15, 2026; interest at 1.87%	-	713,000	-	-
2020 Tax Notes due in annual payments through February 15, 2027; interest at 1.20%	-	791,000	-	-
Total Tax Notes	-	1,504,000	-	-

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 5 - Long-Term Liabilities (continued)

Long-term debt as of September 30, 2024, is comprised of the following:

	Governmental Activities Public Placement	Governmental Activities Private Placement	Business-type Activities Public Placement	Business-type Activities Public Placement
Special Assessment Revenue Bonds				
2017 Revenue Bonds				
due in annual payments through February 15, 2047; interest at 5.50-6.20%; Winn Ridge South PID	\$ 7,340,000	\$ -	\$ -	\$ -
2021 Special Assessment Revenue Bonds				
due in annual payments through February 15, 2045; interest at 5.0-6.125%; Jackson Ridge PID Phase #3A	3,327,000	-	-	-
2022 Special Assessment Revenue Bonds				
due in annual payments through September 1, 2045; interest at 5.25-6.00%; Jackson Ridge PID Phase #3B	6,157,000	-	-	-
2024 Special Assessment Revenue Bonds				
due in annual payments through September 1, 2040; interest at 5.0%; Jackson Ridge PID Phase #3	3,632,000	-	-	-
2024 Special Assessment Revenue Bonds				
due in annual payments through September 1, 2045; interest at 5.0%; Jackson Ridge PID Phase #1 & #2	22,973,000	-	-	-
2024 Special Assessment Revenue Bonds				
due in annual payments through September 1, 2053; interest at 5.0-6.0%; Keeneland PID	14,326,000	-	-	-
Total Special Assessment Revenue Bonds	57,755,000	-	-	-
Issuance premium/discount	2,899,401	-	28,938	-
Financed purchase	-	93,159	-	-
Compensated absences	351,780	-	25,632	-
Total Primary Government Debt	\$ 76,951,181	\$ 2,704,934	\$ 12,169,570	\$ 72,225

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 5 - Long-Term Obligations (continued)

The annual requirements to amortize bonded, certificates of obligations, and loan debt as of September 30, 2024, including interest, are as follows:

Year Ending September 30,	Governmental Activities			
	General Obligation Bonds		Certificates of Obligation	
	Principal	Interest	Principal	Interest
2025	\$ 583,133	\$ 7,935	\$ 335,000	\$ 800,680
2026	82,642	4,098	335,000	673,845
2027	64,000	2,889	475,000	654,125
2028	82,000	2,108	600,000	627,225
2029	76,000	1,263	625,000	598,175
2030 - 2034	80,000	428	3,640,000	2,487,925
2035 - 2039	-	-	4,555,000	1,573,900
2040 - 2044	-	-	3,800,000	635,600
2045 - 2049	-	-	1,720,000	177,600
	<u>\$ 967,775</u>	<u>\$ 18,721</u>	<u>\$ 16,085,000</u>	<u>\$ 8,229,075</u>

Year Ending September 30,	Governmental Activities			
	Revenue Bonds		Tax Notes	
	Principal	Interest	Principal	Interest
2025	\$ 1,469,000	\$ 932,908	\$ 139,000	\$ 21,653
2026	1,538,000	913,130	650,000	14,530
2027	1,607,000	892,280	715,000	4,290
2028	1,687,000	870,075	-	-
2029	1,765,000	845,415	-	-
2030 - 2034	10,381,000	12,518,390	-	-
2035 - 2039	13,499,000	9,463,126	-	-
2040 - 2044	14,633,000	5,670,560	-	-
2045 - 2049	6,556,000	1,856,230	-	-
2050 - 2053	3,808,000	589,020	-	-
	<u>\$ 56,943,000</u>	<u>\$ 34,551,134</u>	<u>\$ 1,504,000</u>	<u>\$ 40,473</u>

Year Ending September 30,	Business-type Activities			
	General Obligation Bonds		Certificates of Obligation	
	Principal	Interest	Principal	Interest
2025	\$ 34,867	\$ 1,741	\$ 290,000	\$ 432,606
2026	37,358	900	325,000	423,381
2027	-	-	370,000	412,956
2028	-	-	385,000	401,631
2029	-	-	3,950,000	389,931
2030 - 2034	-	-	2,160,000	1,761,481
2035 - 2039	-	-	2,460,000	1,386,741
2040 - 2044	-	-	2,930,000	862,600
2045 - 2048	-	-	2,800,000	229,400
	<u>\$ 72,225</u>	<u>\$ 2,641</u>	<u>\$ 15,670,000</u>	<u>\$ 6,300,727</u>

Note 6 - Defined Benefit Pension Plan

Plan Description

The City participates as one of 936 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of each city, within the options available in the state statutes governing TMRS. The City has elected that members can retire at age 60 and above with 5 or more years of service or with 25 years of service regardless of age. The City does not provide supplemental death benefits. Members may work for more than one TMRS city during their career. If a member is vested in one TMRS city, he or she is immediately vested upon employment with another TMRS city. Similarly, once a member has met the eligibility requirements for retirement in a TMRS city, he or she is eligible in other TMRS cities as well.

Employees covered by benefit terms: At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	29
Inactive employees entitled to but not yet receiving benefits	115
Active employees	105
	<u>249</u>

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7.00% of their annual compensation during the fiscal year. The contribution rates for the City were 5.83% and 5.63% in calendar years 2023 and 2024, respectively. The City's contributions to TMRS for the year ended September 30, 2024, were \$560,314, and were equal to the required contributions.

Note 6 - Defined Benefit Pension Plan (continued)

Net Pension (Asset)/Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2023, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	3.60% to 11.85% including inflation
Investment rate of return	6.75%, net of pension plan investment expense, including inflation
Actuarial cost method	Entry Age Normal
Amortization method	Level percentage of payroll, closed

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 6 - Defined Benefit Pension Plan (continued)

Net Pension (Asset)/Liability (continued)

Actuarial Assumptions (continued)

The target allocation and best estimates of the expected return for each major asset class in fiscal year 2024, are summarized in the following table:

Asset Class	Strategic Target Allocation Index	Long-term Expected Real Rate of Return (Arithmetic)
Global Equity	35.0%	6.7%
Core Fixed Income	6.0%	4.7%
Non-Core Fixed Income	20.0%	8.0%
Other Public & Private Markets	12.0%	8.0%
Real Estate	12.0%	7.6%
Hedge Funds	5.0%	6.4%
Private Equity	10.0%	11.6%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension (Asset)/Liability:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/(Asset) (a)-(b)
Balance at December 31, 2022	\$ 6,814,662	\$ 6,561,147	\$ 253,515
Changes for the year:			
Service cost	993,946	-	993,946
Interest	484,378	-	484,378
Difference between expected and actual experience	(66,164)	-	(66,164)
Changes of assumptions	(35,065)	-	(35,065)
Contributions - employer	-	493,066	(493,066)
Contributions - employee	-	546,983	(546,983)
Net investment income	-	763,843	(763,843)
Benefits payments, including refunds of employee contributions	(271,325)	(271,325)	-
Administrative expense	-	(4,831)	4,831
Other changes	-	(34)	34
Net changes	1,105,770	1,527,702	(421,932)
Balance at December 31, 2023	\$ 7,920,432	\$ 8,088,849	\$ (168,417)

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 6 - Defined Benefit Pension Plan (continued)

Net Pension (Asset)/Liability (continued)

Sensitivity Of the Net Pension Liability to Changes In The Discount Rate

The following presents the net pension liability (asset) of the City, calculated using the discount rate of 6.75% as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's Net Pension Liability/(Asset)	\$ 1,210,447	\$ (168,417)	\$ (1,269,525)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in the Schedule of Changes in Fiduciary Net Position, by Participating City. That report may be obtained at trms.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2024, the City recognized pension expense of \$417,545.

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual investment earnings	\$ 144,963	\$ -
Difference in assumption changes	-	(27,113)
Differences between expected and actual experience	508	(135,453)
Contributions subsequent to the measurement date	411,919	-
	<u>\$ 557,390</u>	<u>\$ (162,566)</u>

The \$411,919 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2025.

Note 6 - Defined Benefit Pension Plan (continued)

Net Pension (Asset)/Liability (continued)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

Other amounts reported as deferred outflows and inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended September 30,	Net Deferred Outflows/(Inflows) of Resources
2025	\$ (14,456)
2026	(5,158)
2027	76,117
2028	(73,598)
	<u>\$ (17,095)</u>

Note 7 - Other Post-Employment Benefits (OPEB) Plan

Plan Description

Texas Municipal Retirement System ("TMRS") administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. Employers may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1. The City has elected to participate in the SDBF for its active members including retirees. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded single-employer OPEB plan (i.e. no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75) for City reporting.

Benefits Provided

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered another postemployment benefit ("OPEB") and is a fixed amount of \$7,500. At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Membership	
Inactive employees currently receiving benefits	11
Inactive employees entitled to but not yet receiving benefits	16
Active employees	<u>105</u>
Total	<u><u>132</u></u>

Contributions

The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Contributions are made monthly based on the covered payroll of employee members of the participating member city. The contractually required contribution rate is determined annually for each city. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the city. There is a two-year delay between the actuarial valuation that serves as the basis for the employer contribution rate and the calendar year when the rate goes into effect. The funding policy of this plan is to assure that adequate resources are available to meet all death benefit payments for the upcoming year.

Contribution rates to the SDBF for the City were 0.19% and 0.17% for calendar years 2023 and 2024, respectively. The City's contributions to the SDBF for the year ended September 30, 2024 totaled \$15,531 and equaled the required contributions.

Total OPEB Liability

The City's Total OPEB Liability (TOL) was measured as of December 31, 2023 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions:

The Total OPEB Liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Single Discount rate	3.77%
Retiree's share of benefit-related costs	\$0

Salary increases were based on a service-related table. All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.

Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP2021 to account for future mortality improvements subject to the 3% floor.

Discount Rate

The discount rate used to measure the Total OPEB Liability was 3.77% and was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2023.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 7 - Other Post-Employment Benefits (OPEB) Plan (continued)

Changes In Total OPEB Liability

	Total OPEB Liability (a)
Balance at December 31, 2022	\$ 89,393
Service cost	9,377
Interest	3,794
Difference between expected and actual experience	(5,606)
Changes in assumptions or other inputs	6,567
Benefits payments, including refunds of employee contributions	(781)
Net changes	13,351
Balance at December 31, 2023	<u>\$ 102,744</u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 3.77%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (2.77%) or 1 percentage-point higher (4.77%) than the current rate:

	1% Decrease in Discount Rate (2.77%)	Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
City's Total OPEB Liability	\$ 130,338	\$ 102,744	\$ 82,426

OPEB Expense and Deferred Outflows and Inflows of Resources Related to OPEB

For the year ended September 30, 2024, the City recognized OPEB expense of \$8,882. At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference in assumption changes	\$ 27,668	\$ (50,017)
Differences between expected and actual experience	1,377	(14,682)
Contributions subsequent to the measurement date	1,301	-
	<u>\$ 30,346</u>	<u>\$ (64,699)</u>

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 7 - Other Post-Employment Benefits (OPEB) Plan (continued)

OPEB Expense and Deferred Outflows and Inflows of Resources Related to OPEB (continued)

The \$1,301 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will reduce the Total OPEB liability during the year ending September 30, 2025. The other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ended September 30,	Net Deferred Outflows/ (Inflows) of Resources
2025	\$ (4,289)
2026	(4,881)
2027	(3,910)
2028	(3,993)
2029	(6,311)
Thereafter	(12,270)
	<u>\$ (35,654)</u>

Note 8 - Risk Management

The City is exposed to various risks of loss relating to general liability, accidental loss of real and personal property damage to City assets, errors and omissions and personal risks which relate to workers' compensation. The City participates in the Texas Municipal Intergovernmental Risk Pool (the Pool). As an insured, the City is not obligated to reimburse the Pool for losses. Any losses, reported but unsettled or incurred and not reported, are believed to be insignificant to the City's financial statements.

Commercial insurance is purchased for the other risks of losses to which the City is exposed. There have been no significant reductions in insurance coverage in the current year and settlement amounts have not exceeded insurance coverage for each of the past three years.

Note 9 - Commitments and Contingencies

The City is not a party to any legal actions that are believed by administration to have a material effect on the financial condition of the City. Accordingly, no provision for losses has been recorded in the accompanying financial statements for such contingencies.

CITY OF AUBREY, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 10 - Interfund Activity

The interfund receivable and payable as of September 30, 2024 are as follows:

	<u>Interfund Receivable</u>	<u>Interfund Payable</u>
Governmental Funds		
General Fund	\$ 50,000	\$ -
Debt service fund	114,820	-
Non-major governmental funds	-	368,290
Total Governmental Funds	<u>164,820</u>	<u>368,290</u>
Enterprise Funds		
Water and Sewer Fund	526,075	-
Garbage Fund	-	272,605
Total Enterprise Funds	<u>526,075</u>	<u>272,605</u>
Internal Service Fund	<u>-</u>	<u>50,000</u>
Total - All Funds	<u>\$ 690,895</u>	<u>\$ 690,895</u>

The interfund transfers for the year ended September 30, 2024 are as follows:

	<u>Transfers out:</u>	
	<u>Governmental Activities</u>	<u>Total</u>
Transfers in:		
Enterprise Funds		
Water and sewer fund	\$ 10,203,773	\$ 10,203,773
Total Business-type Activities	<u>\$ 10,203,773</u>	<u>\$ 10,203,773</u>

The Governmental Activities transferred \$10,203,773 in assets to the business-type activities for water and sewer capital projects completed throughout the year.

CITY OF AUBREY, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 11 - Public Improvement Districts

On June 25, 2015, the City Council granted a petition by CADG Comanche 248, LLC in Resolution 709- 15 to authorize and provide for the creation of a public improvement district (PID), The Jackson Ridge Public Improvement District ("Jackson Ridge"). Jackson Ridge encompasses approximately 421.7 acres currently being developed as a portion of a residential development known as "Jackson Ridge" that is expected to be approximately 1,406 single-family residential units. Jackson Ridge was created in accordance with Chapter 372 of the Texas Local Government Code.

Total bond principal outstanding for all Special Revenue Bond issues of the Jackson Ridge PID, after redemption, is \$36,089,000 at September 30, 2024.

These Special Assessment Revenue Bonds are special and limited obligations of the City payable solely from the pledged revenues and other funds comprising the Trust Estate, as and to the extent provided in the indenture. The bonds do not give rise to a charge against the general credit or taxing power of the City and are payable solely from the sources identified in the indenture. The owners of the bonds shall never have the right to demand payment thereof out of money raised or to be raised by taxation, or out of any funds of the City other than the Trust Estate, as and to the extent provided in the respective indentures; and, no owner of the bonds shall have the right to demand any exercise of the City's taxing power to pay the principal of the bonds or the interest or redemption premium, if any, thereon. The City shall have no legal or moral obligation to pay the bonds out of any funds of the City other than the Trust Estate in accordance with the Texas Local Government Code.

The proceeds from the bond issue are being used as follows: payment of a portion of the costs of construction, acquisition, or purchase of certain water, wastewater and roadway public improvements for the special benefit of Jackson Ridge; funding a reserve fund; funding capitalized interest; payment of a portion of the costs incidental to the organization of Jackson Ridge; and payment of the cost of issuance of the bonds. The City is not and will not be obligated to provide any funds to finance construction of authorized improvements. All design and construction costs of Jackson Ridge's authorized public improvements will be paid from Jackson Ridge assessments and from other sources of funds, if any, to the extent provided in the Trust Indenture.

On March 21, 2017, the City Council granted a petition by CADG Aubrey 107, LLC in Resolution 764- 17 to authorize and provide for the creation of a public improvement district, The Winn Ridge South Public Improvement District ("Winn Ridge South"). Winn Ridge South encompasses approximately 107.6 acres currently being developed as a portion of a residential development known as "Winn Ridge" that is expected to be approximately 340 single-family residential units. Winn Ridge South was created in accordance with Chapter 372 of the Texas Local Government Code.

Total bond principal outstanding for all Special Revenue Bond issues of the Winn Ridge PID, after redemption, is \$7,340,000 at September 30, 2024.

The proceeds from the bond issue are being used as follows: payment of a portion of the costs of construction, acquisition, or purchase of certain water, wastewater and roadway public improvements for the special benefit of Winn Ridge South; funding a reserve fund; funding capitalized interest; payment of a portion of the costs incidental to the organization of Winn Ridge South; and payment of the cost of issuance of the bonds. The City is not, and will not be obligated to provide any funds to finance construction of authorized improvements. All design and construction costs of Winn Ridge South's authorized public improvements will be paid from Winn Ridge South assessments and from other sources of funds, if any, to the extent provided in the Trust Indenture.

On February 22, 2022, the City Council approved Resolution 881-22 authorizing and creating the Aubrey Public Improvement District No. 2 ("Keeneland PID") consisting of approximately 81.473 acres of land and extending the boundary limits of the City. Total bond principal outstanding for all Special Revenue Bond issues of the Keeneland PID, after redemption, is \$14,326,000 at September 30, 2024.

CITY OF AUBREY, TEXAS

NOTES TO THE BASIC FINANCIAL STATEMENTS (continued)

Note 11 - Public Improvement Districts (continued)

Proceeds of the bonds were deposited into trust accounts with Wilmington Trust, N.A. for the purpose of funding improvements in the projects described above. Wilmington Trust serves as trustee, for the benefit of the bond holders, for these funds as well as any and all other property or money of every name and nature, which is, from time to time hereafter by delivery or in writing of any kind, conveyed, pledged, assigned or transferred to trustee. The City is not obligated in any manner for this special assessment debt but merely acts as the property owner's agent in handling the debt service transactions by collecting any special assessment tax collections and forwarding them to the bondholders. The collections have begun. Assessments collections for the City's Special Assessment Revenue Bonds are on time and complete at year-end.

Total bond principal outstanding for all Special Revenue Bond issues of the PIDs, after redemption, is \$57,755,000 at September 30, 2024.

Note 12 - Tax Increment Reinvestment Zone

The City Council created Tax Increment Reinvestment Zone Number One (TIRZ#1) on March 21, 2017, for a portion of the Winn Ridge multi-phase residential development of approximately 421.7 acres. The City also created the Jackson Ridge PID in June 2015 to finance certain public infrastructure improvements. The Jackson Ridge PID and TIRZ#1 boundaries are contiguous as the goal of the TIRZ#1 is to assist with financing of the public improvements. The City issued two series of Special Assessment Revenue Bonds Series 2015 in the amounts of \$13,460,000 and \$10,255,000 that is secured solely from assessment revenues generated within the Jackson Ridge PID.

The City Council created Tax Increment Reinvestment Zone Number Two (TIRZ#2) on February 22, 2022, for the Keeneland Development in accordance with Chapter 311 of the Texas Tax Code, creating a board of directors, establishing a Tax Increment Fund, containing findings related to the creation of the Zone, providing a date for the termination of the Zone; providing a date for termination of the zone; and providing that the zone take effect immediately upon passage of Ordinance 740-22. The Keeneland PID was also created on February 22, 2022, and the Keeneland PID and TIRZ#2 boundaries are contiguous as the goal of the TIRZ#2 is to assist with financing.

The City Council created Tax Increment Reinvestment Zone Number Three (TIRZ#3) on February 22, 2022, for the High Pointe Development consisting of approximately 460.76 acres of land generally located west of the intersection of Blackjack Road and U.S. Highway 377 within the City of Aubrey. TIRZ#3 was created in accordance with Chapter 311 of the Texas Tax Code, creating a board of directors, establishing a Tax Increment Fund, containing findings related to the creation of the Zone, providing a date for the termination of the Zone; providing a date for termination of the zone; and providing that the zone take effect immediately upon passage of Ordinance 741-22.

Note 13 – Subsequent Events

In October 2024, the City issued Combination Tax and Revenue Certificates of Obligation, Series 2024A, (the "Bonds"), in the amount of \$50,095,000. The Bonds were issued with an interest rate of 3.000% to 5.000% and mature in 2049.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF AUBREY, TEXAS

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL (GAAP BASIS)

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original Budget	Final Budget		
Revenues				
Taxes:				
Property	\$ 2,090,000	\$ 2,380,000	\$ 2,532,315	\$ 152,315
Sales	2,000,000	2,300,000	2,447,487	147,487
Franchise	847,000	1,308,000	1,477,239	169,239
Licenses and permits	2,650,500	2,648,680	2,299,932	(348,748)
Contributions and grants	178,500	553,043	396,671	(156,372)
Charges for services	8,040,192	8,739,329	9,615,998	876,669
Fines and forfeitures	347,000	347,000	426,190	79,190
Investment earnings	250,000	400,000	444,645	44,645
Miscellaneous	20,000	63,497	83,661	20,164
Total Revenues	16,423,192	18,739,549	19,724,138	984,589
Expenditures				
Public safety	10,596,613	10,622,786	10,282,412	340,374
Development, planning and code enforcement	2,272,131	2,277,214	2,248,353	28,861
Administrative	1,589,639	1,589,639	1,608,845	(19,206)
Library	401,706	459,052	472,386	(13,334)
Public works	786,462	893,285	857,807	35,478
Municipal court	110,513	110,513	120,357	(9,844)
Animal control	36,130	56,130	35,936	20,194
Debt service:				
Principal retirement	95,436	89,086	89,086	-
Interest and fiscal charges	-	6,350	6,350	-
Capital outlay	200,000	166,693	150,029	16,664
Total Expenditures	16,088,630	16,270,748	15,871,561	399,187
Excess (deficiency) of revenues over expenditures	334,562	2,468,801	3,852,577	1,383,776
Other Financing Sources (Uses)				
Sale of general capital assets	-	18,605	29,605	11,000
Total Other Financing Sources (Uses)	-	18,605	29,605	11,000
Net change in fund balances	\$ 334,562	\$ 2,487,406	\$ 3,882,182	\$ 1,394,776

Note A. Budgetary Process

The official budget was prepared for adoption for the General Fund. The following procedures are followed in establishing the budgetary data reflected in the required supplementary information:

- a. Prior to the beginning of the fiscal year, the City prepares a budget for the next succeeding fiscal year. The operating budget includes proposed expenditures and the means of financing them.
- b. A meeting of the City Council is then called for the purpose of adopting the proposed budget. At least ten days' public notice of the meeting must have been given.
- c. Prior to the start of the fiscal year, the budget is legally enacted through passage of a resolution by the City Council.
- d. Once a budget is approved, it can be amended only by approval of a majority of the members of the City Council.
- e. As required by law, such amendments are made before the fact, are reflected in the official minutes of the City Council and are not made after fiscal year end.
- f. All budget appropriations lapse at year end.

For the year-ended September 30, 2024, the City's actual expenditures were within the legally adopted appropriations for the General Fund.

CITY OF AUBREY, TEXAS

**REQUIRED PENSION SYSTEM SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM
LAST NINE MEASUREMENT YEARS**

	Measurement Year December 31,				
	2023	2022	2021	2020	2019
Total Pension Liability					
Service cost	\$ 993,946	\$ 782,845	\$ 626,554	\$ 550,664	\$ 449,443
Interest (on the total pension liability)	484,378	420,679	358,883	303,142	263,546
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	(66,164)	(139,963)	(18,979)	14,020	(69,859)
Change of assumptions	(35,065)	-	-	-	(8,405)
Benefit payments, including refunds of employee contributions	(271,325)	(179,518)	(78,697)	(81,259)	(116,206)
Net Change in Total Pension Liability	1,105,770	884,043	887,761	786,567	518,519
Total Pension Liability - Beginning	6,814,662	5,930,619	5,042,858	4,256,291	3,737,772
Total Pension Liability - Ending (a)	\$ 7,920,432	\$ 6,814,662	\$ 5,930,619	\$ 5,042,858	\$ 4,256,291
Plan Fiduciary Net Position					
Contributions - employer	\$ 493,066	\$ 392,648	\$ 309,026	\$ 269,625	\$ 218,311
Contributions - employee	546,983	428,788	350,030	307,388	249,295
Net investment income	763,843	(467,183)	671,333	328,087	531,596
Benefit payments, including refunds of employee contributions	(271,325)	(179,518)	(78,697)	(81,259)	(116,206)
Administrative expense	(4,831)	(4,034)	(3,099)	(2,120)	(3,001)
Other	(34)	4,814	22	(83)	(90)
Net Change in Plan Fiduciary Net Position	1,527,702	175,515	1,248,615	821,638	879,905
Plan Fiduciary Net Position - Beginning	6,561,147	6,385,632	5,137,017	4,315,379	3,435,474
Plan Fiduciary Net Position - Ending (b)	\$ 8,088,849	\$ 6,561,147	\$ 6,385,632	\$ 5,137,017	\$ 4,315,379
Net Pension Liability/(Asset) - Ending (a) - (b)	\$ (168,417)	\$ 253,515	\$ (455,013)	\$ (94,159)	\$ (59,088)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	102.13%	96.28%	107.67%	101.87%	101.39%
Covered Payroll	\$ 7,814,039	\$ 6,125,545	\$ 5,000,432	\$ 4,391,257	\$ 3,561,351
Net Pension Liability/(Asset) as a Percentage of Covered Payroll	-2.16%	4.14%	-9.10%	-2.14%	-1.66%

Notes to the schedule:

- 1) No significant factors to disclose
- 2) No significant methods and assumptions to disclose

*This schedule is presented to illustrate the requirement to show information for 10 years.

REQUIRED PENSION SYSTEM SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM
LAST NINE MEASUREMENT YEARS

	Measurement Year December 31,				
	2018	2017	2016	2015	2014
Total Pension Liability					
Service cost	\$ 367,421	\$ 256,423	\$ 226,389	\$ 192,323	\$ 162,253
Interest (on the total pension liability)	226,417	201,266	166,098	143,711	124,435
Changes of benefit terms	-	169,046	-	-	-
Difference between expected and actual experience	15,241	(64,519)	(367)	7,651	25,549
Change of assumptions	-	-	-	102,393	-
Benefit payments, including refunds of employee contributions	(83,851)	(68,262)	(42,090)	(68,745)	(35,066)
Net Change in Total Pension Liability	525,228	493,954	350,030	377,333	277,171
Total Pension Liability - Beginning	3,212,544	2,718,590	2,368,560	1,991,227	1,714,056
Total Pension Liability - Ending (a)	\$ 3,737,772	\$ 3,212,544	\$ 2,718,590	\$ 2,368,560	\$ 1,991,227
Plan Fiduciary Net Position					
Contributions - employer	\$ 178,913	\$ 81,743	\$ 43,388	\$ 21,346	\$ 8,018
Contributions - employee	201,349	170,300	150,354	138,207	127,730
Net investment income	(96,941)	372,111	160,444	3,367	118,111
Benefit payments, including refunds of employee contributions	(83,851)	(68,262)	(42,090)	(68,745)	(35,066)
Administrative expense	(1,875)	(1,928)	(1,812)	(2,051)	(1,233)
Other	(98)	(98)	(98)	(101)	(101)
Net Change in Plan Fiduciary Net Position	197,497	553,866	310,186	92,023	217,459
Plan Fiduciary Net Position - Beginning	3,237,977	2,684,111	2,373,925	2,281,902	2,064,443
Plan Fiduciary Net Position - Ending (b)	\$ 3,435,474	\$ 3,237,977	\$ 2,684,111	\$ 2,373,925	\$ 2,281,902
Net Pension Liability/(Asset) - Ending (a) - (b)	\$ 302,298	\$ (25,433)	\$ 34,479	\$ (5,365)	\$ (290,675)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	91.91%	100.79%	98.73%	100.23%	114.60%
Covered Payroll	\$ 2,863,762	\$ 2,432,856	\$ 2,147,908	\$ 1,974,570	\$ 1,824,717
Net Pension Liability/(Asset) as a Percentage of Covered Payroll	10.56%	-1.05%	1.61%	-0.27%	-15.93%

Notes to the schedule:

- 1) No significant factors to disclose
- 2) No significant methods and assumptions to disclose

*This schedule is presented to illustrate the requirement to show information for 10 years.

CITY OF AUBREY, TEXAS
REQUIRED PENSION SYSTEM SUPPLEMENTARY INFORMATION
SCHEDULE OF PENSION CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM
LAST NINE FISCAL YEARS

	2024	2023	2022	2021	2020
Actuarially determined contribution	\$ 560,314	\$ 460,192	\$ 370,771	\$ 308,230	\$ 249,229
Contributions in relation to the actuarially determined contribution	560,314	460,192	370,771	308,230	249,229
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 8,859,147	\$ 7,264,504	\$ 5,838,637	\$ 4,997,345	\$ 4,060,574
Contributions as a percentage of covered payroll	6.32%	6.33%	6.35%	6.17%	6.14%

	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 211,715	\$ 149,172	\$ 76,527	\$ 41,372	\$ 33,859
Contributions in relation to the actuarially determined contribution	211,715	149,172	76,527	41,372	33,859
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 3,426,395	\$ 2,676,800	\$ 2,389,827	\$ 2,166,200	\$ 1,974,570
Contributions as a percentage of covered payroll	6.18%	5.57%	3.20%	1.91%	1.71%

Notes to Required Supplementary Information – Pension:

Notes to Schedule of Contributions

Valuation Date: Actuarially determined contribution rates are calculated as of December 31, and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rate:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Asset Valuation Method	10 Year Smoothed Market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	<u>Post-retirement:</u> 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). <u>Pre-retirement:</u> PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021.

Other Information: There were no benefit changes during the year.

The information in this schedule has been determined as of the measurement date (December 31) of the City's net pension liability/asset and presents information for 10 fiscal years.

CITY OF AUBREY, TEXAS

REQUIRED OTHER POST-EMPLOYMENT BENEFITS SUPPLEMENTARY INFORMATION

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS

TEXAS MUNICIPAL RETIREMENT SYSTEM

FOR LAST SIX MEASUREMENT YEARS

	Measurement Year December 31,			
	2023	2022	2021	2020
Total OPEB Liability				
Service cost	\$ 9,377	\$ 17,764	\$ 15,501	\$ 12,735
Interest on the total OPEB liability	3,794	2,579	2,371	2,639
Difference between expected and actual experience	(5,606)	816	(1,919)	(12,653)
Change of assumptions	6,567	(62,718)	5,290	19,228
Benefit payments	(781)	(613)	(1,000)	(439)
Net Change in Total OPEB Liability	13,351	(42,172)	20,243	21,510
Total OPEB Liability - Beginning	89,393	131,565	111,322	89,812
Total OPEB Liability - Ending	<u>\$ 102,744</u>	<u>\$ 89,393</u>	<u>\$ 131,565</u>	<u>\$ 111,322</u>
Covered Payroll	\$ 7,814,039	\$ 6,125,545	\$ 5,000,432	\$ 4,391,257
Total OPEB Liability as a Percentage of Covered Payroll	1.31%	1.46%	2.63%	2.54%

	Measurement Year December 31,		
	2019	2018	2017
Total OPEB Liability			
Service cost	\$ 8,191	\$ 9,164	\$ 7,055
Interest on the total OPEB liability	2,389	2,199	1,901
Difference between expected and actual experience	1,727	(7,137)	-
Change of assumptions	17,393	(5,467)	6,410
Benefit payments	(356)	(286)	(243)
Net Change in Total OPEB Liability	29,344	(1,527)	15,123
Total OPEB Liability - Beginning	60,468	61,995	46,872
Total OPEB Liability - Ending	<u>\$ 89,812</u>	<u>\$ 60,468</u>	<u>\$ 61,995</u>
Covered Payroll	\$ 3,561,351	\$ 2,863,762	\$ 2,432,856

*This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full ten-year trend is compiled, only available information is shown.

CITY OF AUBREY, TEXAS
REQUIRED OTHER POST-EMPLOYMENT BENEFITS SUPPLEMENTARY INFORMATION
SCHEDULE OF OPEB CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM
FOR LAST SIX MEASUREMENT YEARS

	2024	2023	2022	2021
Actuarially determined contribution	\$ 15,531	\$ 12,000	\$ 5,558	\$ 6,103
Contributions in relation to the actuarially determined contribution	15,531	12,000	5,558	6,103
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 8,859,147	\$ 7,264,504	\$ 5,838,637	\$ 4,997,345
Contributions as a percentage of covered payroll	0.18%	0.17%	0.10%	0.12%
	2020	2019	2018	
Actuarially determined contribution	\$ 6,182	\$ 5,507	\$ 4,208	
Contributions in relation to the actuarially determined contribution	6,182	5,507	4,208	
Contribution deficiency (excess)	\$ -	\$ -	\$ -	
Covered payroll	\$ 4,060,574	\$ 3,426,395	\$ 2,676,800	
Contributions as a percentage of covered payroll	0.15%	0.16%	0.16%	

*This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full ten-year trend is compiled, only available information is shown.

CITY OF AUBREY, TEXAS
REQUIRED OTHER POST-EMPLOYMENT BENEFITS SUPPLEMENTARY INFORMATION
NOTES TO SCHEDULE OF OPEB CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM

Valuation Timing: Actuarially determined contribution rates are calculated on a calendar year basis as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Discount Rate	3.77%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality Rates:	
Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

Other Information:

Notes: There were no benefit changes during the year.



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OTHER SUPPLEMENTARY INFORMATION

CITY OF AUBREY, TEXAS
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2024

Page 1 of 2

	Special Revenue			
	Funds	TIRZ #1 Fund	Impact Fees	Grant Fund
Assets				
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ 597,366
Investments	-	-	-	-
Accounts receivable	-	-	-	-
Intergovernmental receivables	-	-	-	74,768
Assets limited to use:				
Cash and cash equivalents	69,651	800,994	387,228	-
Total Assets	<u>\$ 69,651</u>	<u>\$ 800,994</u>	<u>\$ 387,228</u>	<u>\$ 672,134</u>
Liabilities				
Accounts payable	\$ -	\$ -	\$ 11,893	\$ 244,031
Due to other funds	-	-	-	-
Unearned revenue	-	-	-	354,760
Total Liabilities	<u>-</u>	<u>-</u>	<u>11,893</u>	<u>598,791</u>
Fund Balance				
Restricted:				
Court security	13,130	-	-	-
Police	49,055	-	-	-
Child safety	7,466	-	-	-
Development	-	800,994	375,335	51,917
Grants	-	-	-	21,426
Total Fund Balance	<u>69,651</u>	<u>800,994</u>	<u>375,335</u>	<u>73,343</u>
Total Liabilities and Fund Balance	<u>\$ 69,651</u>	<u>\$ 800,994</u>	<u>\$ 387,228</u>	<u>\$ 672,134</u>

CITY OF AUBREY, TEXAS
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2024

Page 2 of 2

	Development Fund	PID - Winn Ridge South	Total Non-major Governmental Funds
Assets			
Cash and cash equivalents	\$ -	\$ -	\$ 597,366
Investments	-	1,092,784	1,092,784
Accounts receivable	423,206	4,101	427,307
Intergovernmental receivables	-	-	74,768
Assets limited to use:			
Cash and cash equivalents	502,398	-	1,760,271
Total Assets	<u>\$ 925,604</u>	<u>\$ 1,096,885</u>	<u>\$ 3,952,496</u>
Liabilities			
Accounts payable	\$ 143,031	\$ 4,181	\$ 403,136
Deposits and other liabilities	368,290	-	368,290
Unearned revenue	9,606	-	364,366
Total Liabilities	<u>520,927</u>	<u>4,181</u>	<u>1,135,792</u>
Fund Balance			
Restricted:			
Court security	-	-	13,130
Police	-	-	49,055
Child safety	-	-	7,466
Development	404,677	1,092,704	2,725,627
Grants	-	-	21,426
Total Fund Balance	<u>404,677</u>	<u>1,092,704</u>	<u>2,816,704</u>
Total Liabilities and Fund Balance	<u>\$ 925,604</u>	<u>\$ 1,096,885</u>	<u>\$ 3,952,496</u>

CITY OF AUBREY, TEXAS

Page 1 of 2

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2024

	Special Revenue			
	Funds	TIRZ #1 Fund	Impact Fees	Grant Fund
Revenues				
Taxes				
Property	\$ 8,989	\$ 881,485	\$ -	\$ -
Contributions and grants	4,128	-	-	905,329
Development income	-	-	-	-
Fines and forfeitures	18,843	-	-	-
Assessments	-	-	-	-
Investment earnings	2,346	19,413	19,904	61,886
Total Revenues	<u>34,306</u>	<u>900,898</u>	<u>19,904</u>	<u>967,215</u>
Expenditures				
Public safety	6,082	-	-	-
Development, planning and code enforcement	-	625,944	21,544	-
Administrative	-	-	-	-
Public works	-	-	-	915,298
Municipal court	6,027	-	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>12,109</u>	<u>625,944</u>	<u>21,544</u>	<u>915,298</u>
Net change in fund balances	22,197	274,954	(1,640)	51,917
Fund Balances - Beginning of Year	47,454	526,040	376,975	-
Change in major fund	-	-	-	21,426
Fund Balances - Beginning of Year (Restated)	<u>47,454</u>	<u>526,040</u>	<u>376,975</u>	<u>21,426</u>
Fund balances - End of Year	<u>\$ 69,651</u>	<u>\$ 800,994</u>	<u>\$ 375,335</u>	<u>\$ 73,343</u>

CITY OF AUBREY, TEXAS

Page 2 of 2

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2024

	Development Fund	PID - Winn Ridge South	Total Non-major Governmental Funds
Revenues			
Taxes			
Property	\$ -	\$ -	\$ 890,474
Contributions and grants	-	-	909,457
Development income	718,206	-	718,206
Fines and forfeitures	-	-	18,843
Assessments	-	659,384	659,384
Investment earnings	-	68,897	172,446
Total Revenues	<u>718,206</u>	<u>728,281</u>	<u>3,368,810</u>
Expenditures			
Public safety	-	-	6,082
Development, planning and code enforcement	540,688	-	1,188,176
Administrative	-	23,056	23,056
Public works	-	-	915,298
Municipal court	-	-	6,027
Debt service:			
Principal retirement	-	145,000	145,000
Interest and fiscal charges	-	458,960	458,960
Total Expenditures	<u>540,688</u>	<u>627,016</u>	<u>2,742,599</u>
Net change in fund balances	177,518	101,265	626,211
Fund Balances - Beginning of Year	227,159	991,439	2,169,067
Change in major fund	-	-	21,426
Fund Balances - Beginning of Year (Restated)	<u>227,159</u>	<u>991,439</u>	<u>2,190,493</u>
Fund balances - End of Year	<u>\$ 404,677</u>	<u>\$ 1,092,704</u>	<u>\$ 2,816,704</u>



UNAUDITED STATISTICAL SECTION

This part of the City's Annual Comprehensive Financial Report presents detailed information, both current and historical, as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health. To assist financial statement users, the section is categorized as follows:

Contents	<u>Page</u>
Financial Trends	77
These schedules contain trend information to help the reader understand how the City's financial performance and "well-being" have changed over time.	
Revenue Capacity	87
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	
Debt Capacity	92
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
Demographic and Economic Information	96
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
Operating Information	101
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Reports for the relevant year.

CITY OF AUBREY, TEXAS
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS (Unaudited)
(Accrual Basis of Accounting)

Table 1
Page 1 of 2

	2024	2023	2022	2021	2020
Governmental Activities					
Net investment in capital assets	\$ (24,210,152)	\$ (18,640,152)	\$ (28,038,317)	\$ (19,490,577)	\$ 13,927,024
Restricted	5,236,630	11,138,417	20,413,735	9,359,480	5,512,179
Unrestricted	21,240,415	9,200,298	8,149,585	7,078,520	4,508,085
Total Governmental Activities					
Net Position	<u>\$ 2,266,893</u>	<u>\$ 1,698,563</u>	<u>\$ 525,003</u>	<u>\$ (3,052,577)</u>	<u>\$ 23,947,288</u>
Business-type Activities					
Net investment in capital assets	\$ 21,801,928	\$ 10,500,813	\$ 663,907	\$ 7,515,948	\$ 3,904,142
Restricted	7,457,556	9,328,792	931,038	2,493,937	4,657,884
Unrestricted	797,792	(2,577,943)	8,648,948	(112,061)	(469,562)
Total Business-type Activities					
Net Position	<u>\$ 30,057,276</u>	<u>\$ 17,251,662</u>	<u>\$ 10,243,893</u>	<u>\$ 9,897,824</u>	<u>\$ 8,092,464</u>
Primary Government					
Net investment in capital assets	\$ (2,408,224)	\$ (8,139,339)	\$ (27,374,410)	\$ (11,974,629)	\$ 17,831,166
Restricted	12,694,186	20,467,209	21,344,773	11,853,417	10,170,063
Unrestricted	22,038,207	6,622,355	16,798,533	6,966,459	4,038,523
Total Primary Government					
Net position	<u>\$ 32,324,169</u>	<u>\$ 18,950,225</u>	<u>\$ 10,768,896</u>	<u>\$ 6,845,247</u>	<u>\$ 32,039,752</u>

CITY OF AUBREY, TEXAS
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS (Unaudited)
(Accrual Basis of Accounting)

Table 1
Page 2 of 2

	2019	2018	2017	2016	2015
Governmental Activities					
Net investment in capital assets	\$ 9,357,160	\$ 5,531,978	\$ 2,191,370	\$ 607,743	\$ 102,669
Restricted	3,222,912	1,603,913	457,017	274,847	272,640
Unrestricted	3,167,646	2,209,796	1,576,836	1,041,196	1,167,008
Total Governmental Activities					
Net Position	<u>\$ 15,747,718</u>	<u>\$ 9,345,687</u>	<u>\$ 4,225,223</u>	<u>\$ 1,923,786</u>	<u>\$ 1,542,317</u>
Business-type Activities					
Net investment in capital assets	\$ 632,530	\$ 5,449,312	\$ 5,213,332	\$ 4,918,892	\$ 4,156,120
Restricted	5,789,582	269,911	-	19,360	-
Unrestricted	225,511	347,229	314,046	261,681	1,017,099
Total Business-type Activities					
Net Position	<u>\$ 6,647,623</u>	<u>\$ 6,066,452</u>	<u>\$ 5,527,378</u>	<u>\$ 5,199,933</u>	<u>\$ 5,173,219</u>
Primary Government					
Net investment in capital assets	\$ 9,989,690	\$ 10,981,290	\$ 7,404,702	\$ 5,526,635	\$ 4,258,789
Restricted	9,012,494	1,873,824	457,017	294,207	272,640
Unrestricted	3,393,157	2,557,025	1,890,882	1,302,877	2,184,107
Total Primary Government					
Net position	<u>\$ 22,395,341</u>	<u>\$ 15,412,139</u>	<u>\$ 9,752,601</u>	<u>\$ 7,123,719</u>	<u>\$ 6,715,536</u>

CITY OF AUBREY, TEXAS
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS (Unaudited)
(Accrual Basis of Accounting)

Table 2
Page 1 of 4

	2024	2023	2022	2021	2020
Expenses					
Governmental Activities:					
Administrative	\$ 710,182	\$ 1,372,723	\$ 470,879	\$ 849,792	\$ 539,916
Municipal court	126,475	102,636	92,571	92,557	89,187
Public safety	8,713,127	8,989,469	6,747,958	5,511,964	1,782,548
Public works	2,066,252	2,234,777	1,619,695	758,646	2,935,358
Library	552,722	438,794	345,226	311,919	523,056
Animal control	35,936	36,138	35,190	24,022	-
Development and planning	7,117,623	7,213,667	6,534,496	2,218,267	300,607
Interest and fiscal charges	7,297,262	4,126,484	3,002,938	3,248,697	24,022
Total Governmental Activities Expenses	26,619,579	24,514,688	18,848,953	13,015,864	6,194,694
Business-Type Activities:					
Water, Sewer, and Sanitation	5,450,302	4,725,120	3,730,724	3,123,532	2,519,725
Total Business-Type Activities expenses	5,450,302	4,725,120	3,730,724	3,123,532	2,519,725
Total Primary Government Expenses	\$ 32,069,881	\$ 29,239,808	\$ 22,579,677	\$ 16,139,396	\$ 8,714,419
Program Revenues					
Governmental Activities:					
Charges for services:					
Governmental Activities Charges for Services	16,285,843	11,583,180	10,580,040	11,563,833	8,735,531
Operating grants and contributions	360,756	641,984	9,047	17,263	389,150
Capital grants and contributions	4,174,984	1,136,500	2,120,392	-	3,673,541
Total Governmental Activities Program Revenues	20,821,583	13,361,664	12,709,479	11,581,096	12,798,222
Business-Type Activities					
Charges for services:					
Water, Sewer, and Sanitation Services	6,139,334	4,606,185	3,493,503	3,635,926	3,102,557
Capital grants and contributions	1,807,697	6,252,498	564,038	1,009,000	642,979
Total Business-type Activities Program Revenues	7,947,031	10,858,683	4,057,541	4,644,926	3,745,536
Total Primary Government Program Revenues	\$ 28,768,614	\$ 24,220,347	\$ 16,767,020	\$ 16,226,022	\$ 16,543,758

CITY OF AUBREY, TEXAS
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS (Unaudited)
(Accrual Basis of Accounting)

Table 2
Page 2 of 4

	2019	2018	2017	2016	2015
Expenses					
Governmental Activities:					
Administrative	\$ 517,194	\$ 521,254	\$ 561,735	\$ 438,368	\$ 430,786
Municipal court	110,275	82,466	81,218	77,147	80,467
Public safety	1,213,556	1,044,653	622,254	515,657	501,739
Public works	2,698,095	2,161,936	1,987,876	1,726,104	1,612,557
Library	552,035	442,465	165,824	143,061	133,947
Animal control	-	-	-	-	-
Development and planning	263,953	256,732	259,628	231,662	225,481
Interest and fiscal charges	24,022	19,325	18,898	18,348	14,820
Total Governmental Activities Expenses	5,379,130	4,528,831	3,697,433	3,150,347	2,999,797
Business-Type Activities:					
Water, Sewer, and Sanitation	2,085,125	1,880,356	1,962,418	2,073,051	1,489,839
Total Business-Type Activities expenses	2,085,125	1,880,356	1,962,418	2,073,051	1,489,839
Total Primary Government Expenses	\$ 7,464,255	\$ 6,409,187	\$ 5,659,851	\$ 5,223,398	\$ 4,489,636
Program Revenues					
Governmental Activities:					
Charges for services:					
Governmental Activities Charges for Services	6,295,079	5,172,194	2,851,649	1,981,989	2,162,037
Operating grants and contributions	76,837	69,721	1,765,919	219,414	21,533
Capital grants and contributions	3,812,592	3,112,140	21,912	2,850	95,223
Total Governmental Activities Program Revenues	10,184,508	8,354,055	4,639,480	2,204,253	2,278,793
Business-Type Activities					
Charges for services:					
Water, Sewer, and Sanitation Services	2,379,100	2,067,341	1,730,252	1,612,264	1,746,786
Capital grants and contributions	-	213,691	-	-	-
Total Business-type Activities Program Revenues	2,379,100	2,281,032	1,730,252	1,612,264	1,746,786
Total Primary Government Program Revenues	\$ 12,563,608	\$ 10,635,087	\$ 6,369,732	\$ 3,816,517	\$ 4,025,579

CITY OF AUBREY, TEXAS
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS (Unaudited)
(Accrual Basis of Accounting)

Table 2
Page 3 of 4

	2024	2023	2022	2021	2020
Net (Expense) Revenue					
Governmental activities	\$ (5,797,996)	\$ (11,153,024)	\$ (6,139,474)	\$ (1,434,768)	\$ 4,978,146
Business-type activities	2,496,729	6,133,563	326,817	1,521,394	1,225,811
Total Primary Government Net Expense	\$ (3,301,267)	\$ (5,019,461)	\$ (5,812,657)	\$ 86,626	\$ 6,203,957
General Revenues and Other Changes in Net Position					
Governmental Activities:					
Taxes:					
Property	\$ 4,790,049	\$ 3,712,805	\$ 2,975,303	\$ 2,330,371	\$ 1,940,933
Sales	2,447,487	1,989,698	1,715,692	1,348,662	975,602
Franchise	1,477,239	950,285	633,781	512,881	447,373
Other	3,340,464	2,215,798	649,633	959,103	-
Transfers	(10,203,773)	(505,616)	-	(240,004)	(142,484)
Assessments	4,514,860	3,963,614	3,742,645	3,344,867	-
Total Governmental Activities	6,366,326	12,326,584	9,717,054	8,255,880	3,221,424
Business-Type Activities:					
Other	105,112	368,590	19,252	43,962	76,546
Transfers	10,203,773	505,616	-	240,004	142,484
Total Business-Type Activities	10,308,885	874,206	19,252	283,966	219,030
Total Primary Government	\$ 16,675,211	\$ 13,200,790	\$ 9,736,306	\$ 8,539,846	\$ 3,440,454
Changes in Net Position:					
Governmental activities	\$ 568,330	\$ 1,173,560	\$ 3,577,580	\$ 6,821,112	\$ 8,199,570
Business-type activities	12,805,614	7,007,769	346,069	1,805,360	1,444,841
Total Primary Government	\$ 13,373,944	\$ 8,181,329	\$ 3,923,649	\$ 8,626,472	\$ 9,644,411

CITY OF AUBREY, TEXAS
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS (Unaudited)
(Accrual Basis of Accounting)

Table 2
Page 4 of 4

	2019	2018	2017	2016	2015
Net (Expense) Revenue					
Governmental activities	\$ 3,544,860	\$ 2,744,897	\$ 454,372	\$ (1,373,519)	\$ (1,191,397)
Business-type activities	293,975	400,676	(232,166)	(460,787)	256,947
Total Primary Government Net Expense	\$ 3,838,835	\$ 3,145,573	\$ 222,206	\$ (1,834,306)	\$ (934,450)
General Revenues and Other Changes in Net Position					
Governmental Activities:					
Taxes:					
Property	\$ 1,429,649	\$ 1,131,454	\$ 1,043,895	\$ 966,434	\$ 871,177
Sales	796,845	683,967	605,373	626,309	562,836
Franchise	368,559	350,477	279,665	297,115	353,529
Other	407,324	294,025	70,137	12,484	8,491
Transfers	(145,206)	(48,110)	(152,005)	(147,354)	(207,967)
Assessments	-	-	-	-	-
Total Governmental Activities	2,857,171	2,411,813	1,847,065	1,754,988	1,588,066
Business-Type Activities:					
Other	141,990	98,137	407,606	340,147	23,707
Transfers	145,206	48,110	152,005	147,354	332,917
Total Business-Type Activities	287,196	146,247	559,611	487,501	356,624
Total Primary Government	\$ 3,144,367	\$ 2,558,060	\$ 2,406,676	\$ 2,242,489	\$ 1,944,690
Changes in Net Position:					
Governmental activities	\$ 6,402,031	\$ 5,156,710	\$ 2,301,437	\$ 381,469	\$ 396,669
Business-type activities	581,171	546,923	327,445	26,714	613,571
Total Primary Government	\$ 6,983,202	\$ 5,703,633	\$ 2,628,882	\$ 408,183	\$ 1,010,240

CITY OF AUBREY, TEXAS
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS (Unaudited)
(Modified Accrual Basis of Accounting)

Table 3
Page 1 of 2

	2024	2023	2022	2021	2020
General Fund					
Inventory	\$ 32,451	\$ 7,941	\$ 1,982	\$ 5,800	\$ 7,500
Prepays	1,445,048	1,445,048	1,445,048	-	-
Assigned for use in specific funds	-	-	-	-	-
Unassigned	11,460,923	7,603,251	6,637,113	7,153,718	5,880,003
Total General Fund	12,938,422	9,056,240	8,084,143	7,159,518	5,887,503
All Other Governmental Funds					
Restricted for:					
Debt Services	418,676	358,818	186,002	133,794	244,118
Capital Improvements	943,970	9,790,877	824,822	824,822	121,237
Use in specific funds	17,892,121	17,322,780	24,717,399	16,492,041	5,139,489
Total All Other Governmental Funds	19,254,767	27,472,475	25,728,223	17,450,657	5,504,844
Total All Governmental Funds	\$ 32,193,189	\$ 36,528,715	\$ 33,812,366	\$ 24,610,175	\$ 11,392,347

CITY OF AUBREY, TEXAS
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS (Unaudited)
(Modified Accrual Basis of Accounting)

Table 3
Page 2 of 2

	2019	2018	2017	2016	2015
General Fund					
Inventory	\$ 10,872	\$ 41,685	\$ 14,166	\$ 2,300	\$ 1,466
Prepays	-	-	-	-	-
Assigned for use in specific funds	-	-	40,518	103,984	95,211
Unassigned	3,602,212	2,093,652	1,333,284	739,569	842,373
Total General Fund	3,613,084	2,135,337	1,387,968	845,853	939,050
All Other Governmental Funds					
Restricted for:					
Debt Services	305,901	209,513	172,920	150,194	133,536
Capital Improvements	118,812	134,575	134,136	114,242	113,757
Use in specific funds	2,787,327	1,259,825	243,579	20,669	43,893
Total All Other Governmental Funds	3,212,040	1,603,913	550,635	285,105	291,186
Total All Governmental Funds	\$ 6,825,124	\$ 3,739,250	\$ 1,938,603	\$ 1,130,958	\$ 1,230,236

CITY OF AUBREY, TEXAS
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS (Unaudited)
(Modified Accrual Basis of Accounting)

Table 4
Page 1 of 2

	2024	2023	2022	2021	2020
Revenues					
Property Taxes	\$ 4,790,487	\$ 3,717,637	\$ 2,979,013	\$ 2,331,378	\$ 1,934,977
General Sales and Use Taxes	2,447,487	1,989,698	1,715,692	1,348,662	975,602
Franchise Taxes	1,477,239	950,285	633,781	512,881	447,373
Licenses and Permits	2,695,286	3,439,744	3,943,900	4,504,853	2,653,012
Contributions and Grants	1,717,608	519,861	174,660	183,923	389,150
Charges for Services	9,615,998	7,894,059	5,574,164	6,395,389	216,860
Intergovernmental - Public Safety	1,845,755	368,275	613,390	-	3,407,529
Fines and Fees - Administrative	445,033	347,720	382,236	489,981	426,429
Assessments	5,697,147	3,963,614	3,742,645	3,344,867	-
Court Citations	-	-	-	-	99,124
Development Fees	-	-	-	-	1,493,359
Interest Income	2,439,915	1,708,664	183,429	14,434	99,777
Other Revenue	83,661	110,818	350,089	962,758	350,448
Total Revenues	33,255,616	25,010,375	20,292,999	20,089,126	12,493,640
Expenditures					
Administrative	1,667,574	1,639,365	1,458,730	1,399,692	519,651
Municipal Court	126,384	102,430	92,500	92,557	88,864
Police	10,288,494	8,312,780	6,126,720	5,165,833	1,605,834
Fire and EMS	-	-	-	-	2,708,182
Public Works	1,773,105	719,730	324,040	92,091	94,136
Library	472,386	363,502	300,069	296,965	254,660
Animal Control	35,936	36,138	35,190	24,022	24,022
Development	16,523,296	7,472,119	6,277,564	2,702,254	1,411,461
Debt Service:					
Principal retirement	2,021,596	1,669,296	1,622,607	1,563,090	892,559
Interest and fiscal charges	7,297,262	4,162,770	2,973,807	3,234,042	213,684
Capital Outlay	15,845,394	4,109,689	3,055,654	2,147,471	1,159,815
Total Expenditures	56,051,427	28,587,819	22,266,881	16,718,017	8,972,868
Other Financing Sources (Uses)					
Sale of Assets	-	-	-	-	4,811
Note/Bond Proceeds	49,445,508	6,281,259	11,167,193	4,776,459	1,184,124
Transfers In (Out)	-	-	-	2,773,000	(142,484)
Payment to refunded bond escrow agent	(31,014,828)	-	-	(2,603,880)	-
Proceeds from sale of assets	29,605	12,534	8,880	8,233	-
Transfers in	-	-	-	1,425,201	-
Transfers (out)	-	-	-	(1,665,205)	-
Total Other Financing Sources (Uses)	18,460,285	6,293,793	11,176,073	4,713,808	1,046,451
Net change in fund balances	\$ (4,335,526)	\$ 2,716,349	\$ 14,547,182	\$ 8,234,580	\$ 2,075,499

CITY OF AUBREY, TEXAS
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS (Unaudited)
(Modified Accrual Basis of Accounting)

Table 4
Page 2 of 2

	2019	2018	2017	2016	2015
Revenues					
Property Taxes	\$ 1,429,532	\$ 1,128,473	\$ 1,045,252	\$ 978,171	\$ 875,480
General Sales and Use Taxes	796,845	683,967	605,373	626,309	562,836
Franchise Taxes	368,558	350,478	279,665	297,115	353,529
Licenses and Permits	1,890,701	1,183,042	246,670	64,320	105,624
Contributions and Grants	76,837	69,721	97,897	21,283	21,533
Charges for Services	255,325	220,471	302,969	230,920	295,331
Intergovernmental - Public Safety	2,692,594	2,166,067	1,748,925	1,411,801	1,317,282
Fines and Fees - Administrative	307,742	266,535	225,390	212,520	148,279
Assessments	-	-	-	-	-
Court Citations	81,726	82,489	117,118	106,782	134,211
Development Fees	1,068,465	1,262,012	260,364	132,993	157,386
Interest Income	139,709	41,904	12,913	2,955	2,304
Other Revenue	264,398	248,284	349,056	27,278	14,183
Total Revenues	9,372,432	7,703,443	5,291,592	4,112,447	3,987,978
Expenditures					
Administrative	497,960	427,051	520,219	412,440	399,657
Municipal Court	81,259	79,227	79,299	76,361	79,189
Police	1,157,500	912,337	630,704	523,945	513,972
Fire and EMS	2,447,919	1,987,627	1,649,336	1,469,213	1,357,481
Public Works	154,853	79,597	76,102	63,414	66,660
Library	235,816	221,507	207,716	195,393	189,728
Animal Control	24,022	18,898	18,898	18,348	14,820
Development	1,039,375	978,348	204,019	278,850	299,857
Debt Service:					
Principal retirement	628,746	516,073	463,490	607,334	440,307
Interest and fiscal charges	161,976	95,246	176,103	155,094	170,961
Capital Outlay	1,913,958	542,506	445,496	263,979	351,160
Total Expenditures	8,343,384	5,858,417	4,471,382	4,064,371	3,883,792
Other Financing Sources (Uses)					
Sale of Assets	4,449	3,731	-	-	-
Note/Bond Proceeds	2,197,583	-	139,440	-	226,800
Transfers In (Out)	(145,206)	(48,110)	(152,005)	(147,354)	(207,967)
Payment to refunded bond escrow agent	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers (out)	-	-	-	-	-
Total Other Financing Sources (Uses)	2,056,826	(44,379)	(12,565)	(147,354)	18,833
Net change in fund balances	\$ 3,901,852	\$ 775,831	\$ 35,511	\$ (43,168)	\$ 350,859

CITY OF AUBREY, TEXAS

Table 5

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS (Unaudited)**

Fiscal Year	Appraised Residential Property	Appraised Commercial Property	Lots, Land and Other Personal Property	Less Tax Exempt Property	Total Taxable Assessed Value(1)
2015	\$ 107,313,752	\$ 29,132,591	\$ 19,128,911	\$ 10,147,664	\$ 145,427,590
2016	132,180,305	30,632,611	34,206,643	28,953,353	168,066,206
2017	147,002,389	32,098,169	42,129,371	34,717,053	186,512,876
2018	166,778,142	30,013,118	41,896,161	38,505,712	200,181,709
2019	193,298,292	35,493,495	76,258,202	51,883,981	253,166,008
2020	264,739,004	46,681,304	81,805,215	49,910,985	343,314,538
2021	339,299,418	53,932,872	93,956,077	57,623,778	429,564,589
2022	512,404,576	89,452,810	269,540,911	90,586,194	780,812,103
2023	931,264,980	71,802,002	26,752,885	69,518,360	960,301,507
2024	1,093,690,240	59,450,504	216,511,037	188,254,856	1,181,396,925

Source: Denton County Appraisal District

Note: Valuation shown are certified taxable assessed values reported by the Denton Central Appraisal District to the State Comptroller of Public Accounts. Certified values are subject to change throughout the year as contested values are resolved and the Appraisal District updates records.

(1) Includes adjustments to certified rolls

Fiscal Year reports Certified Tax Reports from prior calendar year

CITY OF AUBREY, TEXAS
PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Year Ago (Unaudited)

Table 6

Year ended September 30, 2024

Taxpayer	Assessed Valuation*	Rank	% of Total Assessed Valuation
EMLI Pecan TC I LP	\$ 18,775,629	1	19.05%
Aubrey Blackjack Partners LLC	16,733,097	2	16.98%
KLLB AIV LLC	14,081,470	3	14.29%
Kiron At Aubrey LTD	11,355,000	4	11.53%
FM Land Investments I LLC	9,930,947	5	10.08%
Blue Diamond Industries LLC	7,876,019	6	7.99%
HMH Lifestyles LP	6,902,573	7	7.01%
Qualico Developments (US) Inc	5,000,631	8	5.08%
Sterling Aubrey Retail LLC	4,560,498	9	4.63%
CoServ Electric Coop	3,308,960	10	3.36%
	<u>\$ 98,524,824</u>		<u>100.00%</u>

Year ended September 30, 2015

Taxpayer	Assessed Valuation*	Rank	% of Total Assessed Valuation
Kiron at Aubrey LTD	\$ 5,750,000	1	35.17%
VFS Leasing Co	1,311,685	2	8.02%
Yom & Yi Inc	1,300,000	3	7.95%
SDC Options LLC	1,235,735	4	7.56%
Taylor, Paul R & Anna	1,215,412	5	7.43%
First Security Bank	1,150,000	6	7.03%
Sunrise Wood Designs LLC	1,131,419	7	6.92%
Diamond Food Markets Inc	1,124,640	8	6.88%
Gatlin Denton P/S LP	1,102,457	9	6.74%
FD Aubrey LLC	1,030,000	10	6.30%
	<u>\$ 16,351,348</u>		<u>100.00%</u>

Source: Denton County Tax Assessor/Collector

*Taxpayers are assessed on January 1 for the fiscal year.

CITY OF AUBREY, TEXAS
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS (Unaudited)

Table 7

Fiscal Year	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Collections (Refunds) in Subsequent Years	Total Collections to Date	
		Amount	Percent of Levy	Amount	Amount	Percent of Levy
2015	\$ 849,561	\$ 844,039	98.53%	\$ 13,627	\$ 857,666	100.95%
2016	949,058	944,218	99.35%	15,573	959,791	101.13%
2017	1,041,966	1,037,277	99.49%	12,574	1,049,851	100.76%
2018	1,085,113	1,074,804	99.55%	4,853	1,079,657	99.50%
2019	1,401,662	1,390,729	99.05%	21,422	1,412,151	100.75%
2020	1,865,664	1,781,975	99.22%	13,172	1,795,147	96.22%
2021	2,325,663	2,311,600	95.51%	10,507	2,322,107	99.85%
2022	2,932,632	2,951,958	99.40%	8,557	2,960,515	100.95%
2023	3,702,732	3,686,934	97.81%	23,883	3,710,817	100.22%
2024	4,780,934	4,736,271	99.07%	-	4,736,271	99.07%

Source: Denton County Tax Assessor/Collector

CITY OF AUBREY, TEXAS

DIRECT AND OVERLAPPING PROPERTY TAX RATES

(Per \$100 of Assessed Value)

LAST TEN FISCAL YEARS (Unaudited)

Table 8

Fiscal Year	City Direct Rates			Overlapping Rates		
	Operating/ General Rate	General Obligation Debt Rate	Total Direct	Aubrey ISD	Denton County	Total Rate
2015	\$ 0.179600	\$ 0.441530	\$ 0.621130	\$ 1.510000	\$ 0.284914	\$ 2.453177
2016	0.185414	0.403068	0.588482	1.510000	0.272200	2.416044
2017	0.203269	0.363728	0.566997	1.510000	0.262000	2.370682
2018	0.223350	0.338606	0.561956	1.510000	0.248409	2.338997
2019	0.212891	0.329158	0.542049	1.510000	0.237812	2.320365
2020	0.291800	0.249600	0.541400	1.508700	0.225574	2.289861
2021	0.389190	0.135810	0.525000	1.460300	0.238060	2.357574
2022	0.298569	0.166359	0.464928	1.442900	0.217543	2.336389
2023	0.302266	0.161734	0.464000	1.257500	0.189485	2.218386
2024	0.317107	0.146893	0.464000	1.255200	0.187869	1.907069

Source: Denton County Tax Assessor/Collector

CITY OF AUBREY, TEXAS
TAXABLE SALES BY INDUSTRY TYPE
LAST TEN FISCAL YEARS (Unaudited)

Table 9

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Total
2015	\$ 875,480	\$ 562,836	\$ 353,529	\$ 1,501,507
2016	978,171	626,309	297,115	1,791,845
2017	1,045,252	605,373	279,665	1,901,595
2018	1,128,473	683,967	350,478	1,930,290
2019	1,429,532	796,845	368,558	2,162,918
2020	1,934,977	975,602	447,373	2,594,935
2021	2,554,310	1,348,662	512,881	3,357,952
2022	2,975,655	1,715,692	633,780	4,415,853
2023	3,712,805	1,989,698	953,285	5,325,127
2024	3,900,013	2,477,487	1,483,930	7,861,430

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CITY OF AUBREY, TEXAS
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS (Unaudited)

Table 10

Fiscal Year	Assessed Property Value ¹	Gross Bonded Debt ²	% Bonded Debt to Assessed Property Value	Bonded Debt Per Capita*
2015	\$ 145,427,590	\$ 5,887,257	4.05%	\$ 2,306
2016	168,066,206	10,050,299	5.98%	2,092
2017	186,512,876	9,580,655	5.14%	3,242
2018	200,181,709	8,729,682	4.36%	3,071
2019	253,166,008	9,988,294	3.95%	2,728
2020	343,314,538	48,738,397	14.20%	2,541
2021	429,564,589	51,985,781	12.10%	10,759
2022	780,812,103	61,235,128	7.84%	10,385
2023	960,301,507	74,670,339	7.78%	8,894
2024	1,181,396,925	86,426,159	7.32%	9,407

Source: ¹ Denton County Tax Assessor/Collector

² Schedule of Bonds Payable and Total bonds for the fiscal year

*See Table 13 for personal income and population data

Notes: Details regarding the City's outstanding debt is found in the notes to the financial statements.

The amounts presented are net of bond premiums.

CITY OF AUBREY, TEXAS
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS (Unaudited)

Table 11
Page 1 of 2

Fiscal Year End	Governmental Activities				Business-Type Activities	
	General Obligation Bonds	Certificates of Obligation	Tax Notes	Other Obligations	General Obligation Bonds	Certificates of Obligation
2015	\$ 1,336,902	\$ 2,132,000	\$ -	\$ 787,577	\$ -	\$ 1,339,097
2016	1,150,485	1,900,000	62,000	609,954	4,900,000	1,207,514
2017	405,000	2,402,174	30,814	626,053	4,900,000	1,069,824
2018	375,000	2,057,172	-	515,796	4,800,000	910,826
2019	345,000	1,818,500	1,447,000	926,671	4,700,000	751,123
2020	258,125	1,640,000	2,354,000	39,295,397	4,600,000	590,875
2021	2,532,349	285,000	1,900,000	42,230,239	320,655	4,500,000
2022	2,479,000	10,490,000	1,770,000	41,928,092	-	4,365,000
2023	1,835,000	10,490,000	1,638,000	48,134,374	-	12,390,000
2024	1,225,000	15,945,000	1,504,000	43,429,000	-	24,230,000

*See Table 13 for personal income and population data

Source: City of Aubrey Audit Reports

Notes: Details regarding the City's outstanding debt is found in the notes to the financial statements.
The amounts presented are net of bond premiums.

CITY OF AUBREY, TEXAS
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS (Unaudited)

Table 11
Page 2 of 2

Business-Type Activities

Fiscal Year End	Other Obligations	Total Primary Government	% of Personal Income*	Per Capita*
2015	\$ 291,681	\$ 6,410,770	8.67%	\$ 2,092
2016	220,346	5,887,257	13.44%	3,242
2017	146,790	10,050,299	11.65%	3,081
2018	70,888	9,580,655	10.32%	2,728
2019	-	8,729,682	9.61%	2,541
2020	-	9,988,294	40.69%	10,759
2021	217,538	48,738,397	36.20%	10,385
2022	203,036	51,985,781	27.38%	8,894
2023	182,965	61,235,128	21.96%	8,733
2024	93,159	86,426,159	20.33%	9,407

*See Table 13 for personal income and population data

Source: City of Aubrey Audit Reports

Notes: Details regarding the City's outstanding debt is found in the notes to the financial statements.
The amounts presented are net of bond premiums.

CITY OF AUBREY, TEXAS
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF SEPTEMBER 30, 2024 (Unaudited)

Table 12

Governmental Unit	Gross Bonded Debt	% of Debt Applicable to Area ¹	Aubrey Share of Overlapping Debt
Debt repaid from property taxes			
Denton County	\$ 673,670,000	0.61%	\$ 4,109,387
Aubrey ISD	347,661,976	16.61%	57,746,654
Subtotal, overlapping debt	<u>\$ 1,021,331,976</u>		<u>\$ 61,856,041</u>
City of Aubrey (direct debt)	80,839,000	100.00%	<u>80,839,000</u>
Total Direct and Overlapping Debt			<u><u>\$ 142,695,041</u></u>

Notes: Details regarding the City's outstanding debt is found in the notes to the financial statements.
The amounts presented are net of bond premiums.

¹ The percentage of overlapping debt applicable is estimated using taxable assessed property values (before freeze loss). Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

CITY OF AUBREY, TEXAS
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS (Unaudited)

Table 13

Fiscal Year	Estimated Population ¹	Personal Income	Per Capita Income ²	Average Age	School Enrollment ³	Unemployment Rate ⁴
2015	2,814	\$ 67,896,192	\$ 24,128	33.0	2,185	3.30%
2016	3,100	74,796,800	24,128	33.0	2,290	3.60%
2017	3,110	82,240,840	26,444	35.8	2,373	3.00%
2018	3,200	84,620,800	26,444	35.8	2,489	3.10%
2019	3,931	103,951,364	26,444	36.5	2,441	2.80%
2020	4,530	119,791,320	26,444	35.2	2,640	6.40%
2021	5,006	143,612,128	28,688	34.7	3,101	3.00%
2022	6,885	223,666,110	32,486	37.0	3,138	3.00%
2023	8,550	340,016,400	39,768	36.5	3,900	5.60%
2024	9,187	425,082,490	46,270	37.3	3,900	4.40%

Data Sources:

- ¹ Estimated population provided by the U.S. Census Bureau.
² Per Capita Income provided by the U.S. Census Bureau.
³ School enrollment provided by Aubrey Independent School District.
⁴ Unemployment rate provided by U.S. Bureau of Labor Statistics.



CITY OF AUBREY, TEXAS
PRINCIPAL EMPLOYERS
AS OF SEPTEMBER 30, 2024 (Unaudited)

Table 14

Employer	Business	# of Employees
Aubrey ISD	School District	450
City of Aubrey	Local Government	124
Quality Excavation	Construction	50
US Post Office	Federal Government	65
Blue Diamond Industries LLC	Manufacturing	60
Spring Market	Grocery	26
Aubrey Pharmacy	Retail Pharmacy	14

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CITY OF AUBREY, TEXAS
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (Unaudited)

Table 15
Page 1 of 2

Function/Program	2024	2023	2022	2021	2020
General Fund					
Administration	6	6	5	3	2
Police	33	24	23	20	18
Fire & Ambulance	52	41	37	40	36
Community Development	8	3	2	2	1
Streets	3	4	-	-	-
Parks	4	2	-	-	-
Municipal Court	1	1	1	1	1
Library	5	4	4	3	3
Total General Fund	112	85	72	69	61
Water and Wastewater Fund					
Water	6	4	7	4	5
Wastewater	5	5	7	4	5
Utility Billing	1	1	1	1	1
Total Water and Wastewater Fund	12	10	15	9	11
Net Change in Fund Balances	124	95	87	78	72

CITY OF AUBREY, TEXAS
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (Unaudited)

Table 15
Page 2 of 2

Function/Program	2019	2018	2017	2016	2015
General Fund					
Administration	2	2	2	3	3
Police	15	11	11	7	7
Fire & Ambulance	32	26	21	20	20
Community Development	1	1	1	1	1
Streets	-	-	-	-	-
Parks	-	-	-	-	-
Municipal Court	1	1	1	1	1
Library	2	2	2	2	2
Total General Fund	53	43	38	34	34
Water and Wastewater Fund					
Water	5	5	5	5	5
Wastewater	5	4	4	4	4
Utility Billing	1	1	1	1	1
Total Water and Wastewater Fund	11	10	10	10	10
Net Change in Fund Balances	64	53	48	44	44

CITY OF AUBREY, TEXAS
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (Unaudited)

Table 16
Page 1 of 2

Function/Program	2024	2023	2022	2021	2020
Police					
Number of Police Officers	33	30	23	20	18
Calls for Service	8,610	8,208	7,582	5,836	5,429
Fire					
Number of Firefighters	52	43	37	37	36
Calls for Service	1,935	1,709	1,604	1,896	1,608
Number of EMS Runs	3,755	3,541	3,356	3,050	2,523
Library					
Number of items checked out	118,114	95,520	79,875	42,792	32,989
Municipal Court					
Number of new cases filed	1,906	1,163	931	477	792
Water					
Gallons of Water Produced (in million gal.)	166	150	132	114	107
Average Daily Consumption	392,938	408,979	361,677	314,917	295,255
Wastewater					
Gallons of WW Treated (in million gal.)	110	93	77	86	69
Average Daily Treated	306,000	256,000	216,000	296,000	191,000
Utilities					
Number of Active Customers	1,732	1,640	1,562	1,423	1,319
Number of New Customers	95	78	343	392	370

CITY OF AUBREY, TEXAS
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (Unaudited)

Table 16
Page 2 of 2

Function/Program	2019	2018	2017	2016	2015
Police					
Number of Police Officers	13	11	11	7	6
Calls for Service	4,309	4,520	1,616	1,820	2,329
Fire					
Number of Firefighters	32	25	25	23	22
Calls for Service	1,486	1,435	1,235	992	949
Number of EMS Runs	2,282	1,959	1,769	1,743	1,572
Library					
Number of items checked out	49,024	33,731	30,745	29,782	30,213
Municipal Court					
Number of new cases filed	1,199	870	1,208	1,172	1,424
Water					
Gallons of Water Produced (in million gal.)	108	104	94	103	102
Average Daily Consumption	295,890	284,931	257,534	282,191	279,452
Wastewater					
Gallons of WW Treated (in million gal.)	88	94	77	104	109
Average Daily Treated	322,000	256,000	212,000	284,931	300,000
Utilities					
Number of Active Customers	1,234	1,191	1,178	1,173	1,156
Number of New Customers	27	30	26	17	43

CITY OF AUBREY, TEXAS
CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (Unaudited)

Table 17
Page 1 of 2

Function	2024	2023	2022	2021	2020
Area (square miles)	4	4	4	4	4
Service Area (square miles)	26	26	26	26	26
Extra Territorial					
Jurisdiction (square miles)	49	49	49	48	48
Police					
Stations	1	1	1	1	1
Fire					
Stations	2	2	2	2	2
Library	1	1	1	1	1
Park					
Park Acreage	29.9	5.9	5.6	5.6	5.6
Public Parks	3	3	3	3	3
Streets					
Miles of Streets	35	32	32	32	31
Miles of Storm Drainage	18.20	16.02	16.02	16.00	15.09
Street Lights	252	201	201	189	180
Regulatory and Warning Signs	381	327	327	314	305
Water and Wastewater					
Miles of Water Lines	31.4	26.9	25.5	25.5	24.6
Miles of Sewer Lines	34	29	27	27	26
Number of Lift Stations	11	9	9	9	9
Number of Fire Hydrants	206	164	156	156	145
Number of Water Meters	1,766	1,640	1,574	1,500	1,425

CITY OF AUBREY, TEXAS
CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS (Unaudited)

Table 17
Page 2 of 2

Function	2019	2018	2017	2016	2015
Area (square miles)	4	4	4	4	4
Service Area (square miles)	26	26	26	26	26
Extra Territorial					
Jurisdiction (square miles)	48	48	48	48	48
Police					
Stations	1	1	1	1	1
Fire					
Stations	2	2	2	2	2
Library	1	1	1	1	1
Park					
Park Acreage	5.6	5.6	5.6	5.6	5.6
Public Parks	3	3	3	3	3
Streets					
Miles of Streets	29	24	24	24	24
Miles of Storm Drainage	10.56	7.16	5.56	5.56	5.56
Street Lights	164	164	164	164	164
Regulatory and Warning Signs	284	215	156	156	156
Water and Wastewater					
Miles of Water Lines	21.7	21.7	21.7	21.7	21.7
Miles of Sewer Lines	24	24	24	24	24
Number of Lift Stations	8	8	8	8	8
Number of Fire Hydrants	125	125	118	118	118
Number of Water Meters	1,242	1,189	1,175	1,165	1,156



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Honorable Mayor and
Members of the City Council

City of Aubrey, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Aubrey, Texas (the "City") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 27, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Fort Worth, Texas
March 27, 2025

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;
REPORT ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY THE UNIFORM GUIDANCE**

To the Honorable Mayor, Members of
City Council and City Manager
City of Aubrey, Texas

Report on Compliance for Each Major Federal Program

Opinion On Each Major Federal Program

We have audited the City of Aubrey, Texas (the "City") compliance with the types of requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2024. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Fort Worth, Texas
March 27, 2025

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CITY OF AUBREY, TEXAS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended September 30, 2024

I. Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None Reported
Noncompliance material to financial statements noted?	No

Federal Awards

Material weakness (es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None Reported
Type of auditors' report issued on compliance with major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a) ?	No

Identification of major programs:

<u>Name of Federal Program or Cluster</u>	<u>Assistance Listing Number (ALN)</u>
---	--

U.S. Department of Treasury

<i>Coronavirus State and Local Fiscal Recovery Funds - COVID-19</i>	21.027
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Dollar Threshold Considered Between Type A and Type B Federal Programs	\$750,000
--	-----------

Auditee qualified as low risk auditee?	No
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CITY OF AUBREY, TEXAS
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended September 30, 2024

Federal Grantor/Pass-Through Grantor/Program Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Federal Expenditures
U.S. Department of Housing and Urban Development			
Passed-through the Texas Department of Agriculture			
<i>Community Development Block Grant</i>	14.228	CDV21-0063	\$ 148,928
Total U.S. Department of Housing and Urban Development			<u>148,928</u>
U.S. Department of Treasury			
Passed-through the Texas Department of Emergency Management			
<i>Coronavirus State and Local Fiscal Recovery Funds - COVID-19</i>	21.027	2021CLFRF#598	\$ 765,445
Total U.S. Department of Treasury			<u>765,445</u>
Total Expenditures of Federal Awards			<u><u>\$ 914,373</u></u>

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CITY OF AUBREY, TEXAS
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended September 30, 2024

Note 1 - Basis of Accounting

The City accounts for awards under federal programs in the Grant and Special Revenue governmental funds.

In the Governmental funds, these programs are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e. revenues and other financing sources) and decreases (i.e. expenditures and other financing uses) in net current assets.

The modified accrual basis of accounting is used for these funds. This basis of accounting recognizes revenues in the accounting period in which they become susceptible to accrual, i.e., both measurable and available, and expenditures in the accounting period in which the liability is incurred, if measurable, except for certain compensated absences and claims and judgments, which are recognized when the obligations are expected to be liquidated with expendable available financial resources. Expenditures are recognized following the cost principles contained in the audit requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), wherein certain types of expenditures are not allowable or are limited to reimbursement.

Federal grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant, and, accordingly, when such funds are received, they are recorded as unearned revenues until earned. Generally, unused balances are returned to the grantor at the close of specified project periods. The City has elected not to use a 10 percent de minimis indirect cost rate allowed under the Uniform Guidance on an overall basis.

Note 2 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the City under programs of the federal government for the year ended September 30, 2024. The information in this schedule is presented in accordance with the requirements of the Office of Management and Budget (OMB) Uniform Guidance. Because the Schedule presents on a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net assets or cash flows of the City.

The Schedule includes pass-through entity identifying numbers where available.

Note 3 - Availability of Federal Grant Funds

The period of availability for federal grant funds for the purpose of liquidation of outstanding obligations made on or before the ending date of the federal project period extended 90 days beyond the federal project period ending date, in accordance with provisions of the *U.S. Office of Management and Budget Compliance Supplement*.

Note 4 - Relationship to Federal Financial Reports

Grant expenditure reports as of September 30, 2024, which have been submitted to grantor agencies will, in some cases, differ slightly from amounts disclosed herein. The reports prepared for grantor agencies are typically prepared at a later date and often reflect refined estimates of year-end accruals. The reports will agree at termination of the grant as the discrepancies noted are timing differences.

CITY OF AUBREY, TEXAS
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the Year Ended September 30, 2024

Federal regulations, Title 2 U.S. Code of Federal Regulations Section 200.511 states, "The auditee is responsible for follow-up and corrective action on all audit findings. As part of this responsibility, the auditee must prepare a summary schedule of prior audit findings." The summary schedule of prior audit findings must report the status of the following:

- All audit findings included in the prior audit's schedule of findings and questioned costs and
- All audit findings reported in the prior audit's summary schedule of prior audit findings except audit findings listed as corrected.

I. Prior Audit Findings

None reported

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**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Receive a presentation summarizing the ratings/rankings of the submissions from consultants for City Financial Advisor services in response to the City's request for qualifications, consider and take action to approve the selection of Hilltop Securities as the City's financial advisory firm, and authorize the city manager to negotiate and sign contract documents.

Staff Contact

Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary

Introduction

The City of Aubrey received proposals from three financial advisory firms in response to its Request for Qualifications (RFQ). Each proposal was evaluated based on the established selection criteria. After an initial review, all three firms—**HilltopSecurities, SAMCO Capital Markets, and PFM Financial Advisors LLC**—received high marks for their qualifications. However, further analysis was conducted to differentiate them based on their **experience, Texas-specific expertise, market dominance, and suitability for Aubrey's needs**.

This report presents the **final adjusted scores**, rankings, and a recommendation for the firm best suited to serve as Aubrey's financial advisor.

Final Adjusted Scores and Ranking

Firm	Experience & Qualifications (35)	Texas Experience (25)	Local Market Knowledge (25)	References (10)	Compliance (5)	Final Score	Rank
HilltopSecurities	35	25	25	10	5	100	1
SAMCO Capital Markets	34	23	23	10	5	95	2
PFM Financial Advisors LLC	34	21	20	10	5	90	3

Reasoning for Final Rankings

1. HilltopSecurities (#1 Rank - 100/100 Points)

- **#1 ranked** financial advisory firm in Texas.
 - Extensive experience with **Public Improvement Districts (PID) and Tax Increment Reinvestment Zones (TIRZs)**, including direct advisory work for Aubrey's **Jackson Ridge PID/TIRZ financing**.
 - Strong track record with **1,489 transactions totaling over \$87 billion** in Texas over the last five years.
 - Demonstrated **innovation in municipal financing**, including Texas' **first hybrid bond issuance**.
 - **Best overall fit** due to their combination of expertise, experience, and direct familiarity with Aubrey's financing needs.
-

2. SAMCO Capital Markets (#2 Rank - 95/100 Points)

- **Ranked #2 in Texas for PID financial advisory services**, having advised on **257 municipal transactions totaling \$1.8 billion**.
- Specializes in **growth-focused financing solutions** for Texas cities, including innovative first-in-state bond issuances.
- **Deep local expertise in the North Texas region**, including extensive work in **Denton County and similar high-growth cities**.
- Received a **slightly lower score than Hilltop Securities due to fewer overall transactions and slightly less market dominance**.

3. PFM Financial Advisors LLC (#3 Rank - 90/100 Points)

- Nationally recognized and highly respected firm, but their **Texas-specific presence is less dominant**.
- Strong municipal finance experience with **\$40 billion in Texas transactions over the last decade**.
- Work is **heavily weighted toward larger cities (e.g., Austin, Waco, Carrollton)**, making them **less tailored to mid-sized, fast-growing cities like Aubrey**.
- Lacks **Texas-first financing innovations**, unlike HilltopSecurities and SAMCO.

Recommendation

Based on the evaluation, **HilltopSecurities is the top-ranked proposal and is recommended as the City of Aubrey's financial advisor**. Their extensive **Texas market presence, direct experience advising Aubrey, and proven track record in innovative municipal financing** make them the best choice.

While SAMCO Capital Markets is a strong alternative with innovative financing solutions, **HilltopSecurities' market dominance and direct experience with Aubrey's previous financing needs set them apart**. PFM Financial Advisors LLC, though highly qualified, is better suited for larger municipalities and does not align as well with Aubrey's specific financial advisory needs.

Financial Summary

City financial advisory firms generally earn their income from financial transactions, primarily from municipal bond and public improvement district bond transactions. Their costs are included in the cost of the bond packages and therefore do not directly impact the city's operating budgets. However, their costs do impact the cost of borrowing and therefore these costs will be reviewed and negotiated with the selected firm prior to signing the advisory contract.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve Hilltop Securities as the city's financial advisor and authorize the City Manager to negotiate and execute the advisory contract.



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Consider and take action on an Ordinance Number 899-25 amending Chapter 6, "Health and Sanitation" of the Code of Ordinances by adopting Article 6.06 "Mobile Food Vendors" in order to authorize and regulate the operation of mobile food vendors in the City; providing a penalty; and providing an effective date

Staff Contact

Kurt Karnowski, Parks & Recreation Superintendent
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940-440-9343

Summary

Article 6.03 currently references Food Establishments and Farmers' Markets. The City of Aubrey does not have an ordinance that covers Mobile Food Vendors. We are proposing to adopt Section 6.03.009 Mobile Food Vendors, which outlines the rules and regulations for Mobile Food Vendors. Items that are covered in this ordinance are:

- Definitions
- Violation and Penalty
- Categories of mobile food units and where allowed
- Vehicle requirements
- Mobile food unit operating requirements
- Structural requirements for unrestricted mobile food units
- Aubrey Fire Department requirements
- Application and review process
- License fees; duration and exemptions
- Suspension of license; appeal and revocation

This ordinance allows the City of Aubrey to regulate mobile food vendors within the City Limits.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve an ordinance adopting Mobile Food Vendor regulations.

**CITY OF AUBREY, TEXAS
ORDINANCE NO. 899-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS AMENDING CHAPTER 6, "HEALTH AND SANITATION" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY BY ADOPTING A NEW ARTICLE 6.06 ENTITLED "MOBILE FOOD VENDORS", OF CHAPTER 6; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SAVINGS/CONFLICT; PROVIDING A PENALTY FOR VIOLATION UPON CONVICTION OF A FINE IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL OCCUR FOR EACH VIOLATION AND FOR EACH DAY UPON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR CODIFICATION; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality operating pursuant to State law, Texas Constitution, and its Home Rule Charter; and

WHEREAS, the City Council desires to adopt regulations for mobile food establishments within the City; and

WHEREAS, the City Council is authorized to regulate Mobile Food Vendors in accordance with the Texas Constitution, the Texas Health and Safety Code, The Texas Administrative Code, and Texas Local Government Code; and

WHEREAS, the City Council has reviewed the proposed regulations which include requirements for vehicles, permit issuance, authorized locations, compliance with Texas Food Establishment Rules, ordinances and regulations of the City and Denton County applicable to food service; and

WHEREAS, the City Council finds that the adoption of mobile food vendor regulations consisting of the comprehensive regulatory program contained herein will promote the public health, safety, or general welfare of the residents of the City; and

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Amendment. Chapter 6, "Health and Sanitation", of the Code of Ordinances of the City of Aubrey, Texas is hereby amended to adopt a new Article 6.06, entitled "Mobile Food Vendors" which shall be and read in its entirety as set forth on **Exhibit "A"**, a copy of which is attached hereto and incorporated herein. All other sections,

subsections, and paragraphs of Chapter 6, Health and Sanitation not expressly amended hereby shall remain in full force and effect without amendment.

Section 3. Cumulative Repealer. 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 other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 4. Severability. If any section, subsection, clause, phrase, or provision of this Ordinance, or the 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 the 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 5. Savings/Conflict. In the event of a direct conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

Section 6. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance and providing a printed copy for public review as required by Section 3.16 of the Aubrey Home Rule Charter.

Section 7. Penalty. Any person who violates or causes, allows or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine or penalty not to exceed \$2,000.00 for each offense, and each occurrence of any violation of this Article shall constitute a separate offense. Each day on which any such violation of this Article occurs shall constitute a separate offense.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 27th day of March, 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Exhibit "A"
CHAPTER 6, HEALTH AND SANITATION
ARTICLE 6.03 FOOD ESTABLISHMENTS AND FARMERS' MARKETS
SECTION 6.03.009. MOBILE FOOD VENDORS

Exhibit "A"

Mobile Food Vendor Regulations

CHAPTER 6, HEALTH AND SANITATION

"ARTICLE 6.06 MOBILE FOOD VENDORS

Sec. 6.06.001 Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Central Food Preparation Facility. The term "central food preparation facility" shall mean a fixed food establishment or food preparation facility operating as set out in the Texas Food Establishment Rules ("TFER").

City. City shall mean the City of Aubrey, Texas.

City planner. The term "city planner" shall mean the city planner of the City of Aubrey, or the city planner's designee for the purposes of this article.

City manager. The term "city manager" shall mean the city manager of the City of Aubrey, or the city manager's designee for purposes of this article.

Chief of police. The term "chief of police" shall mean the chief of police of the City of Aubrey, or the chief of police's designee for purposes of this article.

Fire marshal. The term "fire marshal" shall mean the fire marshal of the City of Aubrey, or the fire marshal's designee for purposes of this article.

Improved surface. The term "improved surface" shall mean concrete, asphalt or other city approved surface for purposes of this article.

Mobile food unit. A mobile food unit shall be defined herein as a unit designed to be readily movable and from which food or beverages are prepared and offered for sale. Mobile food units in the city are further divided into one (1) of the following categories:

Unrestricted mobile food unit. An unrestricted mobile food unit is defined as a commercially manufactured towed trailer or motorized self-contained food service operation or establishment designed to be readily movable in which ready to eat food is cooked, wrapped, packaged, processed, or portioned for service, sale or distribution.

Restricted mobile food unit. A restricted mobile food unit is defined as a commercially manufactured towed trailer or motorized self-contained food service operation or establishment designed to be readily movable in which only food that is prewrapped, bottled, or otherwise packaged in individual servings is sold.

Limited-service mobile food unit. A limited-service mobile food unit is defined as any mobile food unit that is not a restricted or unrestricted mobile food unit. This type of mobile unit, with limited food handling, sells only packaged food from ingredients with a low potential for creating a food-borne hazard. The term includes the following types of mobile food vending operations:

- (1) Ice cream trucks or push carts serving packaged, frozen treats.
- (2) Mobile vending food units selling whole fruits and raw vegetables.
- (3) Trucks selling packed frozen steaks, chicken, seafood and frozen foods.

Person. The term "person" shall mean any person, firm, sole proprietorship, entity or corporation.

Public property. The term "public property" shall mean any property open or devoted to public use or owned by the City of Aubrey, including, but not limited to, sidewalks, streets, rights-of-ways, parks and municipal buildings. This definition does not include property owned by any county entity.

Public rights-of-way. The term "public rights-of-way" shall mean the surface, the air space above the surface, and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, parkway, waterway, easement, or similar property in which the city or the State of Texas now or thereafter holds any property interest, which, consistent with the purposes for which it was dedicated, may be used for the purpose of installing and maintaining a person's facilities. Nothing in this article or in any permit shall be deemed to be a representation or guarantee by the city that its interest or other right to control the use of such property is sufficient to permit its use for such purposes. The holder of a permit shall be deemed to gain only those rights to use as are properly in the city and as the city may have the undisputed right and power to give.

Public works director. The term "public works director" shall mean the public works director of the City of Aubrey, or the public work director's designee.

Regulatory authority. The term "regulatory authority" shall mean either Denton County or the City of Aubrey.

Special event. See definition in section 4.10.003 of this Code, except that for the purposes of this article, a special event shall include activities under the control of a department of the City, including without the Parks and Recreation Department, conducted on city property that do not affect public rights-of-way.

Special event mobile food unit. Any type of mobile food unit that shall be operated for a single special event, for which the operator has obtained a special event mobile food unit permit in lieu of the annual permits defined herein and with separate fee described in the city's fee schedule.

Sec. 6.06.002. Violation; penalty.

- (a) Unless exempted from the provisions of this article, it shall be unlawful for a person to engage in, transact or conduct the business or occupation of a mobile food unit vending within the city without first obtaining a mobile food unit permit, or to violate any provision of this article.

- (b) Any person, firm, entity or corporation who violates any provision of this article shall be deemed guilty of a misdemeanor, and upon conviction, therefore, shall be fined in accordance with chapter 1, section 1.01.009 of the Code of Ordinances. Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this article shall not preclude Aubrey from filing suit to enjoin the violation. Aubrey retains all legal rights and remedies available to it pursuant to local, state and federal law.

Sec. 6.06.003. Categories of mobile food units and where allowed.

The following mobile food units may only operate in the city as indicated herein :

- (1) *Unrestricted mobile food unit.* Unrestricted mobile food units must have access to an approved Central Food Preparation Facility on a daily basis for servicing. These units may operate on private property at one (1) or more locations depending upon owner's permission and must comply with all City ordinances, rules and regulations.
- (2) *Restricted mobile food unit.* Restricted mobile food unit has no open food preparation or handling. All food items including beverages and condiments must be prepackaged at an approved food establishment or come prepackaged from an approved source. These units may operate on private property at one (1) or more locations with owner's permission and must comply with all City ordinances, rules and regulations.
- (3) *Limited service mobile food unit.* The limited service mobile food unit may only operate as follows:
 - a. *Ice cream trucks or push carts serving packaged, frozen treats.* These units are only allowed to drive through neighborhoods and stop for only a brief period of time to serve their product.
 - b. *Mobile vending food units selling whole fruits and raw vegetables.* These units may set up for a brief period of time at private locations with the property owner's permission or may drive through neighborhoods and stop for only a brief period of time to serve their product.
 - c. *Trucks selling packed frozen steaks, chicken, seafood and frozen foods.* These units can only sell their products door to door and are limited to neighborhoods and local businesses.

A mobile food unit shall be allowed at any public park owned by or under the control of the City where the operator has obtained a special event permit for a mobile food unit, or where the City has hired a mobile food unit operator for concession services at a public park.

Sec. 6.06.004. Vehicle requirements.

A mobile food unit, in addition to any requirements of the City Health Department, shall:

- (1) Maintain the vehicle in a clean, undamaged condition, both inside and outside, and in good working order.
- (2) Keep all required permits or copies of permits on the vehicle or mobile food unit at all times.

- (3) Display on the vehicle current license plates and current vehicle safety inspection information in accordance with current state law.
- (4) Display on the vehicle's windshield, the appropriate valid permit issued by the City.
- (5) Display copies of the Texas Sales and Use Tax Permit and the City Permit on the vehicle at all times.
- (6) Only serve or distribute food as specified on the permit issued by the City.
- (7) Central Food Preparation Facility: All unrestricted mobile food units must work with a central food preparation facility under the jurisdiction of the City Health Department.
 - a. Supplies, cleaning and servicing operations. A mobile food unit must operate from a central food preparation facility, and must report to that location for supplies, cleaning and servicing once daily.
 - b. The central food preparation facility, used as a base of operation for a mobile food unit, must be constructed and operating in compliance with this chapter and the City Department.
 - c. The servicing area must include overhead protection for any supplying, cleaning, or servicing operation; a location for the flushing and draining of liquid waste separate from the location provided for water service and the loading and unloading of food and related supplies; and a surface constructed of a smooth nonabsorbent material, including, but not limited to concrete or machine-laid asphalt, that is maintained in good repair, kept clean, and graded to drain.
 - d. Servicing methods and equipment: Potable water servicing equipment must be installed according to all applicable city, county, state and federal regulations and stored and handled in a way that protect the water and equipment from contamination.
 - (i) The liquid waste retention tank for a mobile food unit must be thoroughly flushed and drained during the servicing operation.
 - (ii) All liquid waste must be discharged to a sanitary sewerage disposal system constructed and operated according to all applicable city county, state and federal regulations
 - (iii) Liquid waste may not be discharged from a mobile food unit while the mobile food unit is in motion.
 - e. Site cleanup. A service site must be left in a clean, waste-free condition.
 - f. Food preparation and services. Food may not be prepared or served while the mobile food unit is in motion or in an area that exposes any person present to a health or safety hazard.

- g. A mobile food unit may not serve, sell, or distribute any food or beverage if the central food preparation facility or does not supply, clean, or service the mobile food unit in accordance with this section.

Sec. 6.06.005. Mobile food unit operating requirements.

- (a) Any person operating a motor vehicle as a mobile food unit must have at least one (1) person who is a currently licensed driver with a valid driver's license with the vehicle at all times.
- (b) Waste containers (inside and outside the unit) shall be durable, easily cleanable, insect-proof, rodent-proof, nonabsorbent to liquids, leak-proof and lined with a plastic bag. Containers shall have tight fitting lids and must be maintained on each mobile food unit in a number sufficient to contain all trash and garbage generated by the unit. There shall be at least one (1) waste container outside the unit and have sufficient capacity to accommodate all garbage and refuse that accumulates. Before the mobile food unit leaves a vending site, all trash and garbage must be removed from the site. Excessive trash and garbage shall not be allowed to accumulate inside or around the mobile food unit. All trash and garbage must be disposed of in an approved garbage receptacle.
- (c) A mobile food unit must comply with the City Zoning Requirements governing mobile food units. Each mobile food unit shall:
 - (1) Operate in approved areas with appropriate zoning designation or as authorized by permit issued pursuant to this Article;
 - (2) Operate with approved permits;
 - (3) May not sell or serve food on any public street, sidewalk, or other public right-of-way without obtaining the required permits from the City and/or Denton County;
 - (4) Outside walking, driving and parking areas shall be on an improved surface;
 - (5) Operate according to approved itinerary;
 - (6) Mobile food units shall not obstruct traffic movement, fire lanes and drive aisles, nor obstruct parking spaces in an amount that would cause the property on which the mobile food unit is operating to be non-compliant with the number of parking spaces required by the zoning for the property;
 - (7) Mobile food units shall not impede access to the entrance or driveway of any adjacent building;
 - (8) Mobile food units shall not impair visibility or safety onsite; and
 - (9) When out of service, a Mobile Food Unit shall be parked at the approved Central preparation facility, commissary or other location in compliance with city ordinance and/or county, state and federal law.
- (d) A mobile food unit must have written authorization from the owner or person in control of each premises from which the mobile food unit will sell or serve food. The authorization must include the specific dates and times during which the unit is authorized to be present on the

premises. A current copy of each authorization must be maintained on file with the City Permitting office, as well as in the mobile food unit files for review by inspectors.

- (e) Adequate separate toilet facilities must either be provided on the mobile unit or be available at a nearby permanent facility. If a nearby toilet is used, a separate written agreement granting permission for the mobile food unit employees to access the toilet facilities must be obtained from the owner or person in control of the facilities if the mobile food unit will be at the same location for more than two (2) hours.
- (f) No cooking may be conducted while the vehicle is in motion.
- (g) Covers with secure latches for deep fryers, steam tables and similar equipment must be provided and installed while the vehicle is in motion.
- (h) Shall follow all additional requirements of the City Health Department.

Sec. 6.06.006. Structural requirements for unrestricted mobile food units.

- (a) Unrestricted mobile food units must have a potable water system under pressure that is equipped with a permanently installed water supply tank of sufficient capacity to furnish enough hot and cold water for food preparation, utensil cleaning and sanitizing, and handwashing.
- (b) The water supply tank must be equipped with a water inlet that is located where it will not be contaminated by waste discharge, road dust, oil or grease. Any unauthorized connection to the city's public water system and/or the dumping or release of grease into the city's sanitary sewer system shall be prohibited. An unrestricted mobile food unit may, with approval from the director of public works, connect to the city's water supply provided the mobile food unit has proper backflow devices installed. All backflow devices must be installed and maintained in conjunction with the city's Code of Ordinances.
- (c) If liquid waste results from the operation of a mobile food unit, it must have a liquid waste retention system that is equipped with a permanently installed retention tank of at least fifteen (15) percent larger capacity than the potable water supply tank, is equipped with servicing connections that are located lower than the water inlet to prevent contamination of the potable water system and are of a different size or type than the connection used for supplying potable water to the unit and is properly sloped to drain and collect all potential liquid waste.
- (d) Floors must be constructed of a smooth, durable material such as durable grades of acid resistant linoleum, or better grades of tile. No carpet is allowed. All junctures between floor and walls, equipment and shelves shall be sealed and covered. Equipment and shelves must be elevated a minimum of six (6) inches or sealed to floor. All service lines and pipes must be installed off the floor to allow for easy cleaning.
- (e) Interior walls, wall coverings and ceilings shall be smooth, non-absorbent with easily cleanable surfaces. All other exposed wood surfaces must be smooth, sealed, or painted with epoxy type products. All edges must be protected, covered or beveled. Studs, joists, and rafters shall not be exposed.

- (f) The cab of the vehicle must be physically separated from the food preparation area, and the seats designated for the cook and any passengers must be located outside of the food preparation area. Aisle space must be unobstructed and at least thirty (30) inches wide.
- (g) All equipment and utensils must meet or exceed the standards published by the National Sanitation Foundation.
- (h) All equipment must be placed, installed, stored and secured on the unit in a manner that allows for thorough cleaning and sanitizing around the equipment and prevents movement of the equipment when the unit is in motion. Counter-mounted equipment must be sealed directly to the countertop or securely installed to provide a four-inch clearance under the equipment. Floor mounted equipment must be sealed directly to the floor or securely installed to provide a six-inch clearance under the equipment.
- (i) The unit must be equipped with a three-compartment sink with two (2) drainboards, both made of eighteen-gauge stainless steel. The sink must have hot and cold water from an approved source. The sink must be of sufficient depth to completely immerse the largest piece of equipment used in the unit.
- (j) The unit must be equipped with a separate hand sink that must be fully accessible and separated from the ware washing by a splashguard and have a mixing valve or a combination faucet, and hot and cold water. Handwashing sinks are required to have a soap and paper towel dispenser in close proximity.
- (k) Outer openings of the unit, including but not limited to service windows, doors, pop-up vents, and sunroofs, must be insect and rodent proof. Screens must be tightly fitted and in good repair with a maximum of sixteen (16) mesh per square inch. Entrance doors and service windows to the food preparation area must be self-closing and must be kept closed when not in use.
- (l) The unit must be equipped with a power source, approved by the City that is capable of handling the power demands of the unit and equipment when the unit is stopped or in motion. The power source must be permanently installed in an area that is completely separated from food preparation and food storage areas and must be accessible for proper cleaning and maintenance.
- (m) Light bulbs and tubes must be covered and completely enclosed in plastic safety shields or the equivalent.

Sec. 6.06.007. Aubrey Fire Department requirements.

Any person desiring to engage in, transact or conduct the business or occupation of a mobile food unit vending within the city shall adhere to the following Aubrey Fire Department requirements:

- (1) Present a valid invoice from a certified master plumber indicating an annual pressure/gas test has been successfully completed. This will be required for initial permitting in addition to ongoing permit renewal.
- (2) Installed liquified petroleum gas (hereinafter LPG) piping shall be of an approved, labeled and listed type for use with the cooking appliances. Rubber type hoses shall not

be allowed. All piping shall be in accordance with the most recently published National Fire Protection Association 58 and shall be protected against physical damage.

- (3) Maintain within a mobile food unit a maximum of two hundred (200) gallons LPG located within a vented compartment: containers shall not be ahead of the front axle or beyond the rear bumper of the vehicle. An ASME tank is required for permanently installed tanks.
- (4) Maintain within a mobile food unit a maximum of two hundred (200) gallons LPG located outside but mounted upon the trailer in a protected location: containers shall not extend beyond the rear bumper.
- (5) LPG cylinders shall not exceed one hundred (100) pounds.
- (6) LPG cylinders shall have an approved label and listed shut-off valve.
- (7) All LPG cylinders shall be protected from damage and secured with a solid bracket.
- (8) The storage of LPG cylinders inside trucks and/or trailers is prohibited.
- (9) All valves must be turned off when appliances/cylinders are not in use.
- (10) "No Smoking" signs shall be posted. Additionally, the signage should be visible near any propane containers.
- (11) Electrical:
 - a. Extension cords shall not be utilized, nor are they a substitute for permanent wiring.
 - b. An appropriately sized power supply cord with corresponding connections will be allowed. The cord will be sized according to the vehicle's electrical demands.
 - c. Appliances shall be plugged directly into electrical outlets.
 - d. All electrical outlets within six (6) feet of a wet location shall be ground fault circuit interrupter (hereinafter GFCI) protected. All exterior outlets shall be GFCI protected.
- (12) Fire extinguishers:
 - a. All fire extinguishers require an annual inspection by a Texas licensed fire extinguisher company. Required extinguishers must be properly mounted and readily accessible.
 - b. At least one (1) portable extinguisher of the 2A10BC rating shall be accessible to the interior of the food truck/trailer.
 - c. Units utilizing oil/grease fryers are required to have a Class K fire extinguisher on the unit.
- (13) Fire suppression system:

- a. Mobile food units which perform cooking operations that produce grease laden vapors shall have a Type 1 hood with ventilation.
 - b. Type 1 hoods shall be protected by a UL 3200 or UL 300A fixed fire extinguishing system.
 - c. A biannual system inspection is required for all fire suppression systems by a Texas licensed fire suppression company.
 - d. All cooking surfaces and hoods are to be kept clean to prevent grease build-up.
- (14) Cooking equipment and appliances:
- a. All cooking appliances shall be of an approved type, listed and labeled for the intended use. Propane appliance can be approved by the following testing labs: UL, CSA, CGA, AGA and/ or ETL.
 - b. Cooking appliances shall have an approved, labeled and listed on-off valve.
 - c. All appliances shall be installed according to the manufacturer's instructions.
 - d. Water heaters or hot water tanks shall be installed in accordance with the 2021 International Plumbing Code and manufacturer's installation instructions and shall include venting of the tank.
- (15) Fire lanes and fire access and driveways:
- a. Mobile food units shall not park in marked fire lanes. They shall not block fire department access or driveways that serve as access.
- (16) Prohibited cooking:
- a. Solid fuel cooking is prohibited with the following exception: The cooking device is listed and approved for mobile food cooking applications.
 - b. Coleman stove or equivalents are prohibited.
- (17) The mobile food unit shall be located no closer than five (5) feet to the primary structure on the property, unless as otherwise approved by the fire marshal.

Sec. 6.06.008. Application and review process.

Any person desiring to engage in, transact or conduct the business or occupation of a mobile food unit vending within the city shall apply for a mobile food unit permit with the Aubrey Permitting office. Upon receipt of a completed application, the Permitting Department shall obtain approval of said application from the public works director, chief of police, fire marshal and City Health Department or designee. Upon payment of the permit fee and approvals of officials set forth above, the Permitting Department shall deliver to such mobile food unit a permit which shall show the issuance and expiration date, name of mobile food unit and description of mobile food unit. The mobile food unit permit shall be valid for one-year from the date of issuance.

The application for a mobile food unit shall include:

- (1) Applicant's name and date of birth, mobile unit business name, type of business, business address, telephone number, and email address;
- (2) Additional responsible party name and phone number;
- (3) Description of the nature of the business and the character of food or beverage to be offered for sale;
- (4) Number of employees, together with credentials establishing the exact relationship;
- (5) The entire length of time for which the right to do business is desired and hours of operation;
- (6) Description of mobile food unit type, motor vehicle make/model/year, color, plate number and issuing state and Vehicle Identification Number (VIN);
- (7) Vehicle insurance issuance company name and policy number (together with a copy of current proof of insurance);
- (8) Copy of business liability insurance;
- (9) Applicant's last business occupation, last place of residence, and license number and place of issuance or license of motor vehicle, if any, used in applicant's business;
- (10) Acceptable personal identification containing a current photo of applicant, such as a driver's license, passport, or other government issued identification;
- (11) Proof that the applicant has received a state limited sales and use tax permit;
- (12) Current City of Aubrey Health Department Permit;
- (13) Description of property from which food or beverages are to be displayed, including street name and address number, legal description or designation of the property as shown on the current tax records of the county tax appraisal district, with the name, contact information and tax billing address of the owner of the property;
- (14) A statement signed by the owner of the property acknowledging that said owner has reviewed the completed application forms and has granted permission to the applicant for the use of the property for the purpose set forth and for the time duration stated;
- (15) Date or dates and approximate hours that food or beverages will be displayed or sold during the period the license shall be in force and effect;
- (16) A statement as to whether or not the applicant has been convicted of any crime, misdemeanor or violation of any provision of this Code, the nature of the offense and the punishment or penalty assessed therefor;
- (17) The place where the food or beverages are proposed to be sold, or orders taken for the sale thereof, are produced, where such food or beverages are located at the time such application is filed, and the proposed method of delivery; and

- (18) A site plan identifying the location of the mobile food unit at the proposed operating location;
- (19) A parking plan identifying parking spaces for patrons of the mobile food unit to confirm that parking needs do not interfere with the underlying property zoning requirements, or prohibit access to the property in any way;
- (20) An inspection report from the fire marshal indicating that the mobile food unit meets the operational requirements listed in this Chapter; and
- (21) Applicable permit fee.

Sec. 6.06.009. License fees; duration; exemptions.

- (a) Every person, unless otherwise exempt, and before engaging in the business or occupation of a mobile food unit in the city, shall pay, in advance, to the Aubrey Permitting Department, a city license fee in an amount determined by the city council, as the same may be determined from time to time.
- (b) Licenses issued under this paragraph shall expire twelve (12) months following the date of issuance, except as provided in subsection (d).
- (c) This licensing procedure, application, and fee shall not apply to:
 - (1) The sale of whole vegetables, whole fruits or other cultivated produce; and
 - (2) Permitted farmers market that runs from April through November.
- (d) If designated by applicant on the application required in this Chapter, applicant may apply for a special event mobile food unit permit which, if approved by city, will permit operation of a mobile food unit for a singular special event, as described on the application. Application for this permit shall be subject to all of the regulations provided by this chapter, including designation as an unrestricted, restricted, or limited service mobile food unit, except that applicant will pay the special event mobile food unit permit fee as provided in the city's comprehensive fee schedule, in lieu of an annual fee. A permit under this subsection will only provide the city's approval for the operation of the mobile food unit for the duration of the special event, as defined by the application and approved by the city. A special event mobile food unit permit is not required if an annual mobile food unit permit is held.

Sec. 6.06.010. Suspension of license; appeal; revocation.

- (a) In the event of any violation of this article, the mobile food unit shall be subject to suspension or revocation of their mobile food unit permit. With regard to violations involving public health or welfare as determined by the regulatory authority, the unit shall cease operations immediately and the regulatory authority shall have the right to shut down operations.
- (b) A denial or revocation of a mobile food unit permit may be appealed as set forth herein. Within seventy-two (72) hours from the time of revocation or denial of the mobile food unit permit, the vendor may appeal the revocation to the city manager, who shall have the authority to reinstate or revoke the license. Upon receiving notice of appeal, the city manager shall set a date for hearing the appeal, such date to be within seven (7) days of receipt of

notice of appeal. In the event there is no appeal within seventy-two (72) hours from the time of suspension of the license, the license shall be revoked. In the event of revocation of a mobile food unit permit, vendor shall immediately cease all operations and remove all food or beverages, equipment, vehicles, and related items from the location for which the license had been granted."



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Receive a presentation from Raftelis regarding the water and wastewater rate study conducted for the City, consider and take appropriate action regarding a potential water and sewer rate increase.

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

Raftelis will present the annual evaluation of water and sewer rates, recommend a three percent increase in rates, and provide for a senior rate.

Financial Summary

NA

Staff Recommended Action

Staff Recommended Motion

Motion to approve the rates as presented.

City of Aubrey

2025 Water and Wastewater Rate Study

March 27th 2025





Agenda



Rate Study Process



Financial Plan Assumptions



Utility Financial Plan



Rate and Typical Bill Comparison

City of Aubrey's rates and fees must:



Fund Operations



Fund Capital Projects



Maintain Reserves & Debt



Service Coverage

Fund Growth



Ensure Customer Rate Equity

How we'll get there



Fund Operations



Fund Capital Projects



Maintain Reserves and DSC



Fund Growth



Ensure Customer Rate Equity



Rate Revenue



Impact Fees

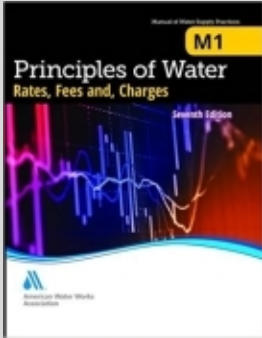


Financial Plan



Rate Design

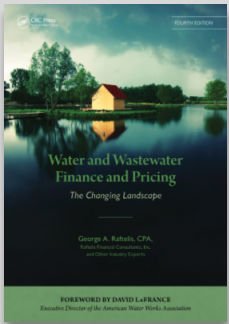
Guided by industry-standard financial planning and rate-setting approaches



American Water Works Association,
Manual M-1, Principles of Rates, Fees, and Charges

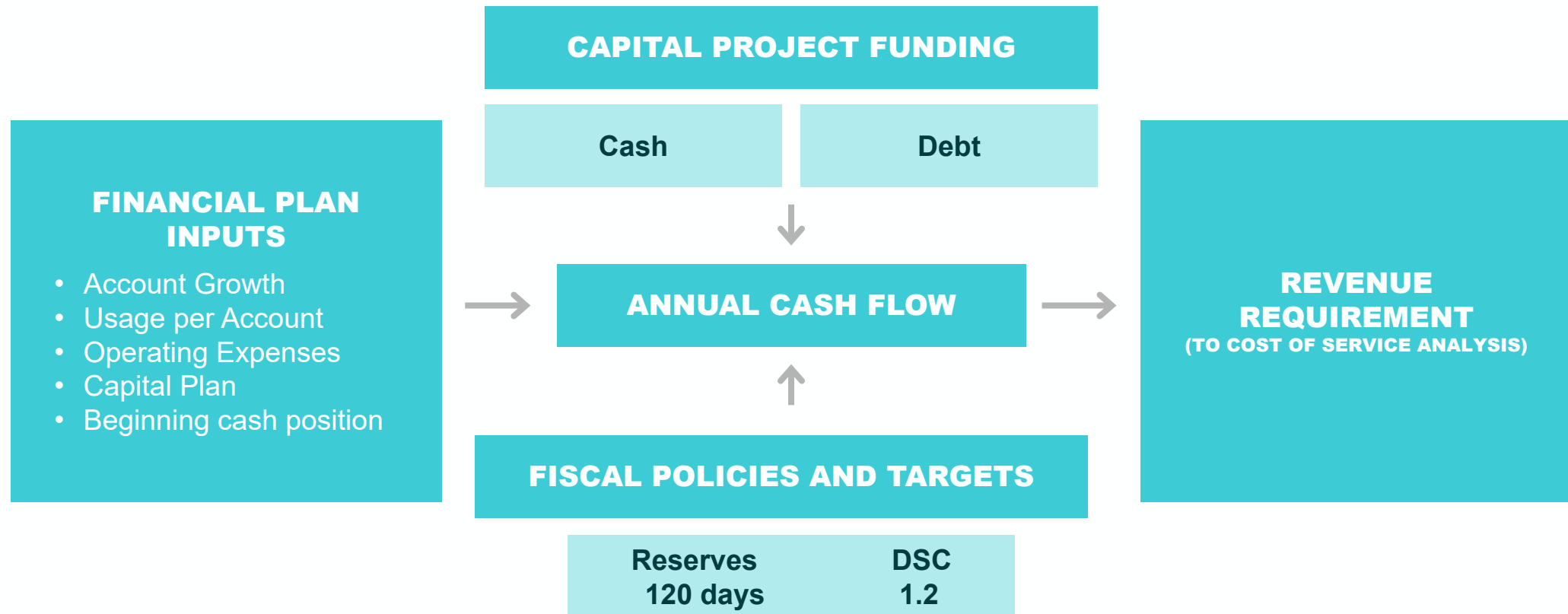


Water Environment Federation
Financing and Charges for Wastewater Systems



Raftelis Financial Consultants
Water and Wastewater Finance and Pricing

Financial Planning Process

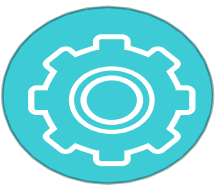


Financial Plan Assumptions



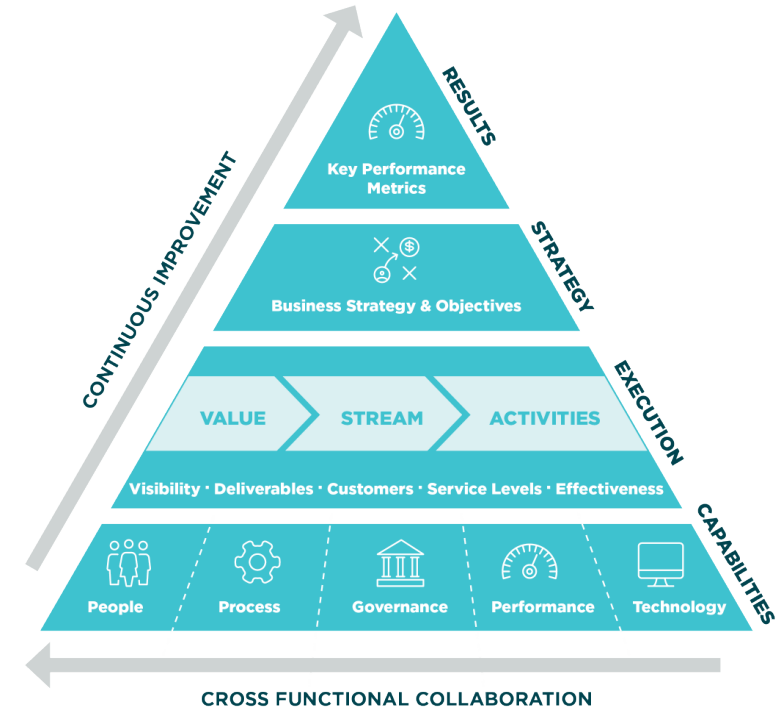
Expenses

- Inflationary pressure on Capital, Personnel, and Critical Operations expenses.
- Capital Improvement Plan
 - › \$50 Million Debt Issuanced in FY24
 - WWTP Expansions and Rehabs
 - Water and Wastewater Lines and Improvements
 - Asset Management Program



Budget also includes proactive asset management to prevent & minimize customer outages

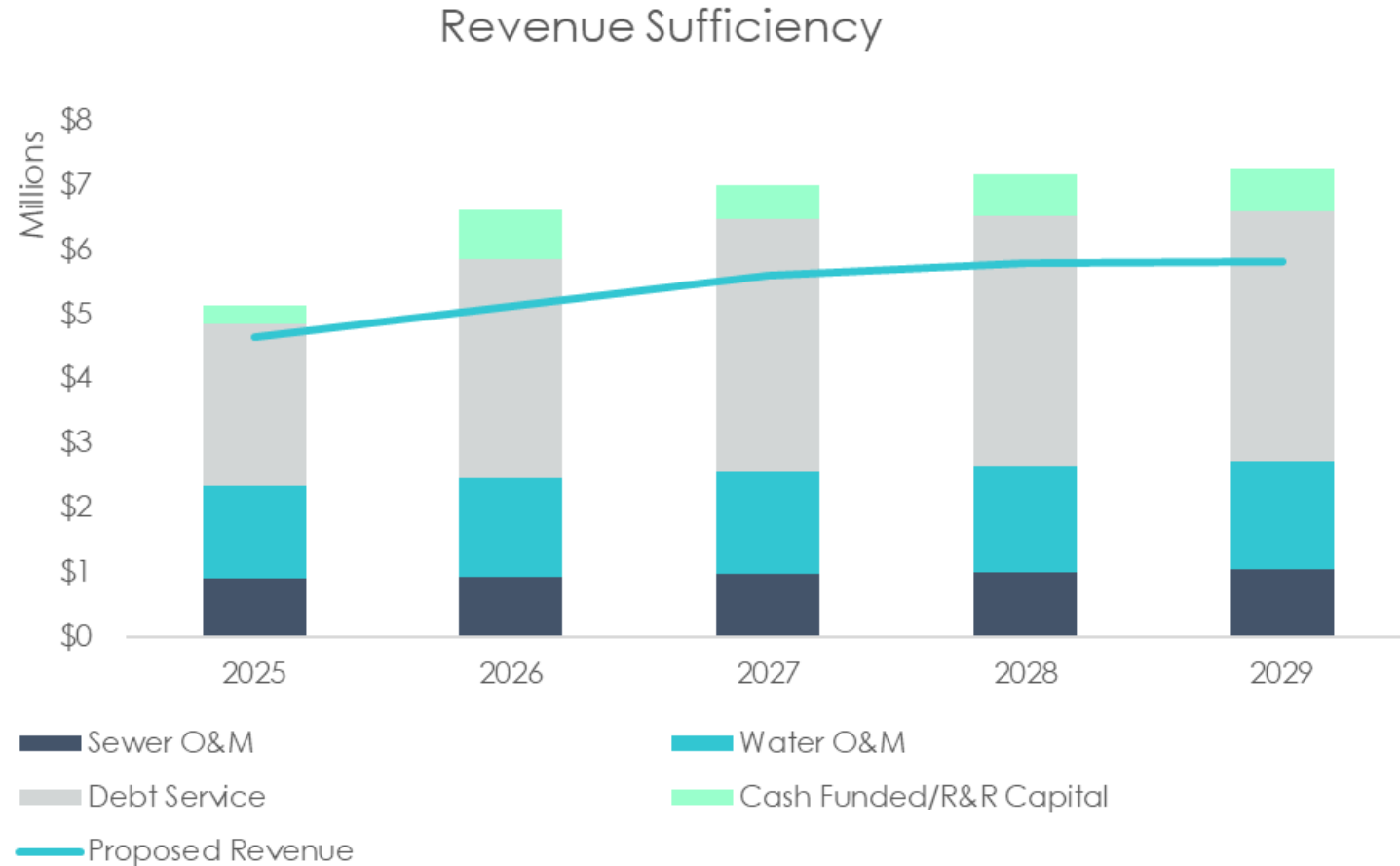
- Programs for Proactive existing water & sewer assets renewal & replacement
 - Water & Sewer Asset Management Program development
 - Water & Sewer Facilities existing assets assessments & renewal
 - Water main & sewer renewal/replacement programs
 - Sewer & Manhole inspection assessments & cleaning
 - Valve & Hydrant maintenance and renewal



Utility Financial Plan



5-year Combined Cashflow Results Operating Revenues and Expenditures (No Increase / Growth Slows)



Growth Pays for Growth

	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>
Total Debt Breakdown			
Series 2016	\$ 346,700	\$ 369,350	\$ 405,875
Series 2023	357,906	379,031	377,081
Series 2024A	1,807,959	2,236,650	2,724,150
Total Debt Service	\$ 2,512,565	\$ 2,985,031	\$ 3,507,106
Impact Fee Transfers	\$ 1,400,000	\$ 1,400,000	\$ 1,100,000
23 Bond Proceeds	1,000,000	1,000,000	1,000,000
Total Debt Funding	\$ 2,400,000	\$ 2,400,000	\$ 2,100,000
Total Debt Service After Transfers	112,565	585,031	1,407,106

The Rate Plan's success is dependent on the growth of impact fee revenue. It is recommended to conduct annual monitoring to ensure revenue targets are being met.

Recommendations



Rate Recommendations

- › Water and Wastewater Increase of 3% for FY 2025 and 5% FY2026
- › Consider Sr. Rate – \$10 dollar decrease in Water and Sewer fixed charge.
 - Impact of \$50,000 annually.
- › Monitor Impact Fee Revenue – Key to Financial Stability

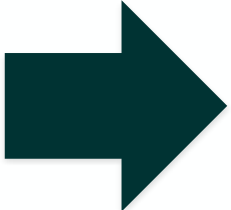
Rate Recommendations:

Consider 3- Year Phase of AWWA meter capacity ratios (FY26-28)

Meter Size	AWWA Ratios		FY 2025		FY 2026		FY 2027		FY 2028
5/8"	1.00	\$	40.37	\$	41.58	\$	43.66	\$	46.73
3/4"	1.00		40.37		41.58		43.66		46.73
1"	1.67		40.37		48.72		63.05		78.10
1.5"	3.33		40.37		65.89		109.70		155.70
2"	5.33		40.37		86.55		165.84		249.10
3"	10.00		40.37		134.84		297.01		467.30
4"	16.67		40.37		203.81		484.39		779.00
6"	33.33		40.37		376.08		952.38		1,557.50
8"	53.33		40.37		582.88		1,514.21		2,492.10
10"	76.67		40.37		824.21		2,169.82		3,582.70
12"	143.33		40.37		1,513.48		4,042.32		6,697.60

Rate Recommendations:

Remove the Wastewater Cap and charge based on actual usage.

Tiers		Sewer	Charges		FY 2026 Rate	
1st 2,500 Gallons	\$	35.89		Fixed Charge	\$	35.89
2,501 - 8,000		46.31		All Usage		6.87
8,001 and up		61.45				

Proposed Financial Plan Rate Increases

Utility Charge	2025	2026	2027
Water (Fixed Charge)	3.00%	5.00%	5.00%
Water (Volume)	3.00%	5.00%	5.00%
Wastewater Increase (Fixed)	3.00%	5.00%	5.00%
Wastewater Increase (Flow)	3.00%	5.00%	5.00%

FY 25 - Recommended Effective Date: January 1, 2026

FY 26 - Recommended Effective Date: January 1, 2026

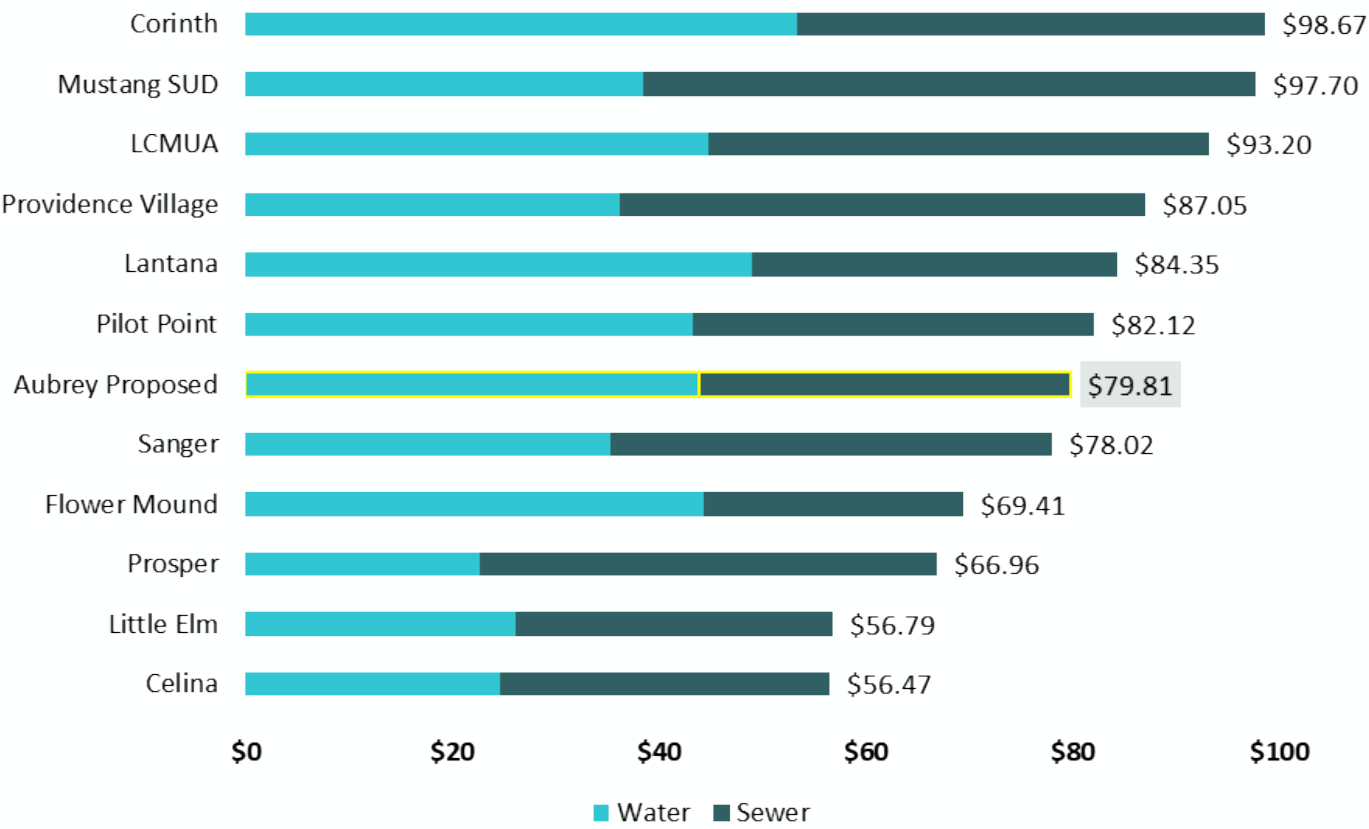
FY 27 – Estimated 5%. Recommendation to monitor growth is to update Study FY 26.

Peer Utility Survey



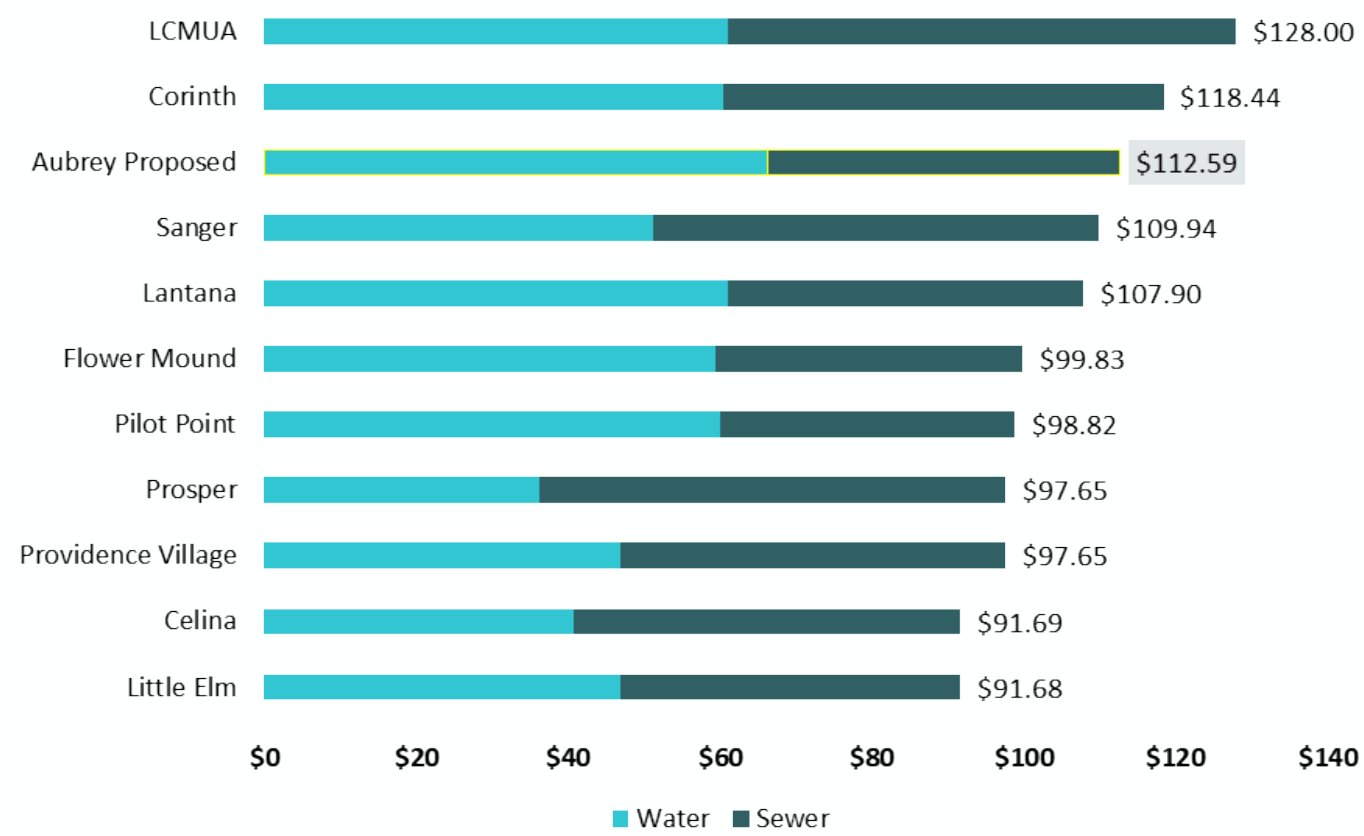
Residential Low User

(3/4" Meter 2 kgal water, 2 kgal ww)



Residential Average Bill

(3/4" Meter 5 kgal water, 5 kgal ww)





Thank you!

Contact:

Justin Rasor, Manager
737 471 0146/ jrasor@raftelis.com



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Consider and take appropriate action regarding Ordinance 901-25 repealing the existing Fee Schedule, codified as Appendix A, in the Aubrey Code of Ordinances, and adopting a new Appendix A, "Fee Schedule", Articles A1.000 through A14.000 of the Code, as the City of Aubrey Comprehensive Fee Schedule; and providing an effective date.

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

Amendments to the Comprehensive Fee Schedule include the adopted roadway impact fees, water and sewer rates, fees applicable under the historic commission, a public safety capital recovery fee, minor updates from departments, and a new format.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve Ordinance 901-25.

**CITY OF AUBREY, TEXAS
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS REPEALING APPENDIX A “FEE SCHEDULE” OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY TEXAS IN ITS ENTIRETY AND ADOPTING A NEW APPENDIX A, “FEE SCHEDULE” WITH ARTICLES A1.000 THROUGH A14.000, THE SAME BEING THE CITY OF AUBREY COMPREHENSIVE FEE SCHEDULE, ADOPTING AND AMENDING VARIOUS FEES; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO ADOPT THE “CITY OF AUBREY, FY 2025 COMPREHENSIVE FEE SCHEDULE”, AS SET FORTH IN EXHIBIT A HERETO, AS THE “FEE SCHEDULE” OF THE CITY; PROVIDING A CUMULATIVE REPEALER AND SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality operating pursuant to State law, Texas Constitution, and its Home Rule Charter; and

WHEREAS, upon review of the City's current fees and increased costs of goods and services incurred by the City, the City Council determined it appropriate to review its existing fee schedule in its entirety and determine if adjustments to existing fees and/or new fees are necessary to recover and pay costs incurred as a result of persons and businesses utilizing and benefitting from City services rather than having those costs spread over the ad valorem tax rate for all taxpayers of the City to subsidize; and

WHEREAS, the City has codified its fees in Appendix A, Fee Schedule of the Code of Ordinances of the City; and

WHEREAS, Staff has performed a comprehensive review of all fees contained within the Fee Schedule and has determined that some fees need to be added and some may remain the same; and

WHEREAS, Staff presented the proposed amendments to the Fee Schedule set forth herein at a public meeting at which residents were provided an opportunity to speak and provide input; and

WHEREAS, City Council finds that it is necessary to amend the City's Fee Schedule by adding new fees and amending existing fees in order to recover costs incurred by the City in connection with services provided to citizens, property owners, and parties doing business within the City as set forth herein; and

WHEREAS, the City Council has reviewed costs and proposed fees, and finds that the fees proposed herein are not excessive; rather, the fees are determined to be reasonable and necessary to fairly reimburse the City for costs incurred for specific goods

and services provided and that the adoption of the Fee Schedule in Exhibit A fairly assesses costs to those parties benefitting from City services rather than adding to the burden of its taxpayers; and

WHEREAS, the City Council finds that it is in the public interest to adopt this Ordinance repealing the existing Appendix A, Fee Schedule of the Code of Ordinances of the City and adopting a new Appendix A, Fee Schedule to adopt the “City of Aubrey, FY 2025 Comprehensive Fee Schedule”, attached and incorporated herein in its entirety as the “Fee Schedule” of the City, as set forth in **Exhibit A**, attached hereto and incorporated herein;

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Amendment and Repeal. Appendix A “Fee Schedule” of the Code of Ordinances of the City of Aubrey Texas is hereby repealed in its entirety, and **a new Appendix A, “Fee Schedule” adopting: Articles A1.000**, “General and Administrative Fees”; **Article A2.000**, “Prorate Policy and Refunds”; **Article A3.000** “Building Related Fees”; **Article A4.000**, “Business Fees”; **Article A5.000** “Fire Preventions Fees”; **Article A6.000** “Code Compliance Fees”; **Article A7.000**, “Utilities”; **Article A8.000**, “Development Fees”, **Article A9.000** “Network Node Fees”; **Article A10.000**, “Third Party Consulting Fees”; **Article A11.000**, “Library Fees”; **Article A12.000**, “Animal Control Fees”; **Article A13.000**, “Parks and Community Facilities”; and **Article A14.000** “Historic Preservation Fees” is hereby adopted in its entirety as set forth in **Exhibit “A”**, “City of Aubrey, FY 2025 Comprehensive Fee Schedule”, attached and incorporated herein in its entirety and shall generally be identified as the “Fee Schedule”. The fees contained in **Exhibit “A”** hereto shall supersede all conflicting fees and fee schedules adopted prior to the effective date of this Ordinance as allowed by law. All Chapters, Articles, Sections and Subsections, et seq. of the Code of Ordinances of the City not expressly amended hereby shall remain in full force and effect.

Section 3. Cumulative Repealer / Savings. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Provided; however, that the repeal of such ordinances or parts of such ordinances, and the amendments and changes made by this Ordinance, shall not affect any suit, action or proceeding had or commenced before the time when this Ordinance shall take effect; nor shall such repeals, amendments or changes affect any offense committed, or any penalty or forfeiture incurred, or any suit or prosecution pending at the time when this Ordinance shall take effect under any of the ordinances or sections thereof so repealed, amended or changed; and to that extent and for that purpose the provisions of such ordinances or parts of such ordinances shall be deemed to remain and continue in full force and effect.

Section 4. Severability. 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 of Aubrey 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 5. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance and providing a printed copy for public review as required by Section 3.16 of the Aubrey Home Rule Charter.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 27th day of March 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

EXHIBIT "A"
APPENDIX "A", FEE SCHEDULE
CITY OF AUBREY CODE OF ORDINANCES

City of Aubrey

FY2025

Comprehensive Fee Schedule



Approved at the March 27, 2025 City Council Meeting

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	Section A3.004 Remolding, Alteration, Accessory Buildings, Repairs From Fire
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	Section A3.007 Multifamily Dwelling Complex Standards and Licensing
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	Section A5.001 Fire Prevention Fees
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	Section A6.001 Code Compliance Fees
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Article A9.000	Network Node Fees
	Section A9.001 Network Node Fees
Article A10.000	Third-party Consulting Fees
	Section A10.001 Third-party Consulting Fees
Article A11.000	Library Fees
	Section A11.001 Library Fees
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	Section A12.001 Animal Control Fees
Article A13.000	Parks and Community Facilities

Sections A13.001

Article A14.000 Historic Preservation

Section A14.001 Historic Preservation

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A1.000		General and Administrative Fees	
Section A1.001	General and Administrative Fees		Amount
A.	Accident report		\$ 6.00
B.	Body worn camera recording		
	(1)	Per recording responsive	\$ 10.00
	(2)	Per minute of recording	\$ 1.00
C.	Public information cost recovery		
	(1)	Copies - black and white, per page	\$ 0.10
	(2)	Copies - color, per page	\$ 0.25
	(3)	Nonstandard copies	
	(i)	Fiche or film cost	Actual
	(ii)	Rewritable CD (CD-RW)	\$ 1.00
	(iii)	Non-rewritable CD (CD-R)	\$ 1.00
	(iv)	Digital video disc (DVD)	\$ 3.00
	(v)	JAZ drive	Actual
	(vi)	Other electronic media	Actual
	(vii)	Oversized copy (11 x 17, greenbar or bluebar)	\$ 0.50
	(viii)	Specialty paper	Actual
		If only a master copy of information in microfilm is maintained cost is per page, plus labor and overhead for more than 50 pages	\$ 0.10
	(4)	Computer resource charge	
	(i)	Mainframe (per CPU minute)	\$ 10.00
	(ii)	Midsized (per CPU minute)	\$ 1.50
	(iii)	Client/server system (per clock hour)	\$ 2.20
	(iv)	PC or LAN (per clock hour)	\$ 1.00
	(5)	Remote document retrieval charge	Actual
	(6)	Labor charge	
	(i)	For programming (per hour)	\$ 28.50
	(ii)	For locating, compiling, and reproducing	\$ 15.00
	(7)	Overhead charge - percent of labor charge	20%
	(8)	Miscellaneous supplies	Actual
	(9)	Postage and shipping charges	Actual
	(10)	Photographs - calculated in accordance with section 70.9(5) of the TAC	Actual
	(11)	Maps - calculated in accordance with section 70.9(4) of the TAC	Actual

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A1.000 General and Administrative Fees

	(12)	Other costs	Actual
	(13)	Outsourced/contracted services - cost per copy. May not include development cost	Actual
D.		Fax - send or receive	
	(1)	Minimum fee for 1 - 3 pages	\$ 3.00
	(2)	Per page thereafter	\$ 1.00
E.		Fingerprinting services, price per card	\$ 10.00
F.		Nonsufficient funds check fee	\$ 30.00
G.		Credit card convenience fee (percentage of transaction)	3%

Article A2.000 Prorate Policy and Refunds

Section A2.001 Prorate policy

Health permits for new food establishments may be prorated to the nearest month.
No other fees may be prorated.

Section A2.002 Refund policy

Seventy-five percent (75%) of inspection fees may be refunded when no inspections have been done. Permit fees are nonrefundable. Refunds require a written request from applicant and written approval from the City Manager.

Section A2.003 Cancellation policy

Community center cancellations: The deposit is refundable at fifty percent (50%) and non-transferable within thirty (30) days of the reservation date. If the reservation cancellation is within thirty (30) days of the reservation date, the rental fees and fifty percent (50%) of the deposit will be returned minus a \$15.00 administrative processing fee. For cancellation prior to thirty (30) days of the reservation date, all fees will be refunded minus a \$15.00 administrative processing fee.

Article A3.000 Building Related Fees		
Section A3.001	Miscellaneous permit and inspection fees	Amount
	The city does not require disclosure of information related to the value or cost of constructing or improving a residential dwelling as a condition of obtaining a building permit, except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program. The value of the dwelling and the cost of constructing or improving the dwelling are not considered in the determination of the amount of any building permit or inspection fee.	
A.	Accessory building permit	
	(1) Under 200 SF	No fee
	(2) 200 SF and over (see section A3.004/square footage fee)	
B.	Certificate of occupancy inspection	\$ 100.00
C.	Demolition	
	(1) Permit	\$ 150.00
	(2) Initial inspection	\$ 55.00
	(3) Final inspection	\$ 55.00
D.	Driveways/culverts/curb cuts	
	(1) Driveway, permit and inspection	
	(2) Culvert	
	(i) Permit and inspection	\$ 55.00
	(ii) Repair or replacement inspection	\$ 55.00
	(3) Curb cut, permit and inspection	\$ 55.00
E.	Fence permit	
	(1) Fences greater than 6 ft. in height, permit and inspection	\$ 55.00
F.	Irrigation/sprinkler	
	(1) Permit & Inspection	\$ 150.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A3.000	Building Related Fees	
Section A3.001	Miscellaneous permit and inspection fees	Amount
G.	Pool permit	
	(1) In-ground	
	(i) Permit - will be billed according to cost paid to third-party consultant providing services pursuant to the city's contractual obligations with each consultant	Actual
	(ii) Plan review and inspection - will be billed according to cost paid to third-party consultant providing services pursuant to the city's contractual obligations with each consultant	Actual
	(2) Above-ground	
	(i) Permit	\$ 35.00
	(ii) Plan review and inspection	\$ 70.00
H.	Roofing permit and inspection (under 10,000 sf)	\$ 110.00
I.	Solar permit	\$ 175.00
J.	Projects with values over \$10,000 - based on fee calculator	
K.	Revisions to new build permits - fee plus difference in sq ft	\$ 500.00
L.	Reinspection	
	First	\$ 75.00
	Second	\$ 150.00
	Third	\$ 225.00
	Each subsequent reinspection will continue to increase by \$75.00 thereafter	
M.	Sign permit	
	(1) Banner only	\$ 50.00
	(2) Permanent signs, permit and plan review	\$ 100.00
	(3) Foundation inspection (if applicable)	\$ 80.00
	(4) Final Inspection	\$ 80.00
	(5) All other inspections, including electrical and plumbing	\$ 110.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A3.000 Building Related Fees

Section A3.001	Miscellaneous permit and inspection fees	Amount
N.	Street cut	
	(1) Permit	\$ 155.00
	(2) Initial inspection	\$ 55.00
	(3) Final inspection	\$ 55.00
O.	Road boring less than 2" in diameter	
	(1) Permit	\$ 25.00
	(2) Initial inspection	\$ 55.00
	(3) Final inspection	\$ 55.00
	The Director of Public Works will determine inspection requirements at permit	
P.	Road boring 2" or greater in diameter	
	(1) Permit	\$ 75.00
	(2) Initial inspection	\$ 55.00
	(3) Final inspection	\$ 55.00
	The Director of Public Works will determine inspection requirements at permit	
Q.	Temporary permit	
	(1) 15-day permit - less than 500 sf of dirt work, form boards, etc	\$ 100.00
	(2) 30-day permit - greater than 500 sf of dirt work, form boards	\$ 250.00
	(3) Inspection - one per 15-day permit and two for 30-day permit	\$ 100.00
U.	Update permit and inspection - additions or changes to existing building	\$ 100.00
	Includes HVAC, electrical and plumbing, fee is per trade	

Section A3.002 New residential construction permit fees

Sq. ft.	Fee***	Sq. ft.	Fee***	Sq. ft.	Fee***
1-1200	\$ 704.00	3001-3100	\$ 1,080.00	4901-5000	\$ 1,456.00
1201-1300	\$ 724.00	3100-3200	\$ 1,100.00	5001-5100	\$ 1,475.00
1301-1400	\$ 744.00	3201-3300	\$ 1,120.00	5101-5200	\$ 1,494.00
1401-1500	\$ 763.00	3301-3400	\$ 1,140.00	5201-5300	\$ 1,513.00
1501-1600	\$ 783.00	3401-3500	\$ 1,159.00	5301-5400	\$ 1,532.00
1601-1700	\$ 803.00	3501-3600	\$ 1,179.00	5401-5500	\$ 1,551.00
1701-1800	\$ 823.00	3601-3700	\$ 1,199.00	5501-5600	\$ 1,570.00
1801-1900	\$ 843.00	3701-3800	\$ 1,219.00	5601-5700	\$ 1,589.00
1901-2000	\$ 862.00	3801-3900	\$ 1,239.00	5701-5800	\$ 1,608.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A3.000 Building Related Fees

Section A3.002 New residential construction permit fees					
2001-2100	\$ 882.00	3901-4000	\$ 1,258.00	5801-5900	\$ 1,627.00
2101-2200	\$ 901.00	4001-4100	\$ 1,278.00	5901-6000	\$ 1,646.00
2201-2300	\$ 922.00	4101-4200	\$ 1,298.00	6001-6100	\$ 1,665.00
2301-2400	\$ 942.00	4201-4300	\$ 1,318.00	6101-6200	\$ 1,703.00
2401-2500	\$ 961.00	4301-4400	\$ 1,338.00	6201-6300	\$ 1,722.00
2501-2600	\$ 981.00	4401-4500	\$ 1,357.00	6301-6400	\$ 1,741.00
2601-2700	\$ 1,001.00	4501-4600	\$ 1,377.00	6401-6500	\$ 1,760.00
2701-2800	\$ 1,021.00	4601-4700	\$ 1,397.00	6501-6600	\$ 1,779.00
2801-2900	\$ 1,041.00	4701-4800	\$ 1,417.00	6601-6700	\$ 1,798.00
2901-3000	\$ 1,060.00	4801-4900	\$ 1,437.00	6701-6800**	\$ 1,817.00

** Plus \$5.00 per each additional 100 square feet

*** Plus plan review, inspection, park fees, and impact fees

Section A3.003 New commercial construction permit fees

Sq. ft.	Fee***	Sq. ft.	Fee***
1-1200	\$ 972.00	3001-3100	\$ 1,998.00
1201-1300	\$ 1,026.00	3100-3200	\$ 2,052.00
1301-1400	\$ 1,080.00	3201-3300	\$ 2,106.00
1401-1500	\$ 1,134.00	3301-3400	\$ 2,160.00
1501-1600	\$ 1,188.00	3401-3500	\$ 2,214.00
1601-1700	\$ 1,242.00	3501-3600	\$ 2,268.00
1701-1800	\$ 1,296.00	3601-3700	\$ 2,322.00
1801-1900	\$ 1,350.00	3701-3800	\$ 2,376.00
1901-2000	\$ 1,404.00	3801-3900	\$ 2,430.00
2001-2100	\$ 1,458.00	3901-4000	\$ 2,484.00
2101-2200	\$ 1,512.00	4001-4100	\$ 2,538.00
2201-2300	\$ 1,566.00	4101-4200	\$ 2,592.00
2301-2400	\$ 1,620.00	4201-4300	\$ 2,646.00
2401-2500	\$ 1,674.00	4301-4400	\$ 2,700.00
2501-2600	\$ 1,728.00	4401-4500	\$ 2,754.00
2601-2700	\$ 1,782.00	4501-4600	\$ 2,808.00
2701-2800	\$ 1,836.00	4601-4700	\$ 2,862.00
2801-2900	\$ 1,890.00	4701-4800	\$ 2,916.00
2901-3000	\$ 1,944.00	4801-4900	\$ 2,970.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A3.000 Building Related Fees

Section A3.003 New commercial construction permit fees

** Plus \$9.00 per each additional 100 square feet

*** Plus plan review, inspection and impact fees

Section A3.004 Remodeling, alteration, accessory buildings, repairs of fire damage

Sq. ft.	Fee***	Sq. ft.	Fee***
1-100		2501-2600	\$ 123.00
101-200		2601-2700	\$ 126.00
201-300	\$ 54.00	2701-2800	\$ 129.00
301-400	\$ 57.00	2801-2900	\$ 132.00
401-500	\$ 60.00	2901-3000	\$ 135.00
501-600	\$ 63.00	3001-3100	\$ 138.00
601-700	\$ 66.00	3101-3200	\$ 141.00
701-800	\$ 69.00	3201-3300	\$ 144.00
801-900	\$ 72.00	3301-3400	\$ 147.00
901-1000	\$ 75.00	3401-3500	\$ 150.00
1001-1100	\$ 78.00	3501-3600	\$ 153.00
1101-1200	\$ 81.00	3601-3700	\$ 156.00
1201-1300	\$ 84.00	3701-3800	\$ 159.00
1301-1400	\$ 87.00	3801-3900	\$ 162.00
1401-1500	\$ 90.00	3901-4000	\$ 165.00
1501-1600	\$ 93.00	4001-4100	\$ 168.00
1601-1700	\$ 96.00	4101-4200	\$ 171.00
1701-1800	\$ 99.00	4201-4300	\$ 174.00
1801-1900	\$ 102.00	4301-4400	\$ 177.00
1901-2000	\$ 105.00	4401-4500	\$ 180.00
2001-2100	\$ 108.00	4501-4600	\$ 183.00
2101-2200	\$ 111.00	4601-4700	\$ 186.00
2201-2300	\$ 114.00	4701-4800	\$ 189.00
2301-2400	\$ 117.00	4801-4900	\$ 192.00
2401-2500	\$ 120.00	4901-5000**	\$ 195.00

** Plus \$6.00 per each additional 100 square feet

*** Plus plan review, inspection park fees and impact fees

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A3.000 Building Related Fees

Section A3.005 Annual contractor registration

- | | | |
|----|---|----------|
| A. | General contractor, irrigation, roofing, backflow tester | \$ 55.00 |
| B. | No registration fee for plumbers, electricians, or HVAC (SB 1354) | |
| | Registration expires one year after date of issuance | |

Section A3.006	New residential and commercial inspection fees	Amount
-----------------------	---	---------------

- | | | |
|----|--|----------|
| A. | New residential - actual cost plus percentage | 10% |
| B. | New commercial - actual cost plus percentage | 10% |
| C. | Inspections included in the calculated inspection fees | |
| | (1) Electrical - temp pole, rough in. electrical panel, electrical final | |
| | (2) Plumbing - rough in, top out, final | |
| | (3) Building - foundation, framing pre-inspection, framing, mechanical, approach, sidewalk, final and certificate of occupancy | |
| | (4) HVAC - rough in, top out and final | |
| | (5) Fire department - fire alarm, fire sprinkler, knox box | |
| D. | Any additional inspections not listed above | \$ 80.00 |

Administrative fees do not consider the valuation of any residential dwelling or its cost of construction.

Section A3.007 Multifamily dwelling complex standards and licensing

- | | | |
|----|--|---------|
| A. | Apartment complex annual fee, per unit | \$ 5.00 |
| B. | License replacement (for lost, destroyed, etc), per unit | \$ 5.00 |

Section A3.008 Moving buildings

- | | | |
|----|--|-----------|
| A. | Annual license fee | \$ 25.00 |
| B. | Permit | |
| | (1) Storage building greater than 12 x 16 feet | \$ 25.00 |
| | (2) House | \$ 200.00 |
| | (3) Damage deposit - refundable upon officers report of no damage | \$ 150.00 |
| C. | Charge per vehicle and officer or inspector, per hour spent to benefit mover | \$ 30.00 |

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A4.000 Business Fees		
Section A4.001	Business Fees	Amount
A.	Alcohol permit	
	(1) All permits	
	(i) Permit	*
	* The alcohol permit fees are based on the TABC fee, and requirements. Permit will run concurrent with TABC expiration. Half of the state fee amount will be assessed by the city.	
B.	Health Permit	
	(1) Permanent food establishment (permit and inspection)	\$ 400.00
	Fee includes two TFER inspections per year and one reinspection. Permit expires December 31st annually - see Section A2.001 for prorated policy	
	(2) Temporary event permit includes one TFER inspection	\$ 50.00
	(3) Temporary event permit city sponsored/related event	Exempt
	(4) Mobile food vendor permit includes one TFER inspection	
	(i) Unrestricted	\$ 300.00
	(ii) Restricted	\$ 200.00
	(iii) Limited	\$ 150.00
	(5) Seasonal permit includes one TFER inspection	\$ 250.00
	(6) Seasonal nonprofit organizations	\$ 100.00
	(7) Complaint investigation includes one TFER inspection	\$ 50.00
	(8) Hourly cost of service - consultation outside of the aforementioned scope of services, for plan review and for more than one reinspection	\$ 100.00
C.	Seasonal event permit (Farmers Market)	
	(1) Application fee (annual)	\$ 35.00
	(2) Booth fee, per event	\$ 25.00
	(3) Clean-up fee - when applicable	\$ 50.00
D.	Solicitation permit	
	(1) Application fee per person	\$ 100.00
	(2) ID cards per person	\$ 20.00
	No fees required for those firms with a franchise utility contract with the city	
E.	Day care (as a home occupancy)	

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A4.000 Business Fees		Amount
	(1) Application processing fee	\$ 100.00
	(2) Annual fee	\$ 75.00
F.	Amusement center license	
	(1) Fee per each coin-operated amusement device	\$ 7.50
	(2) Replacement license	\$ 2.00
G.	Sexually oriented business, annual fee	\$ 1,000.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A5.000		Fire Prevention Fees	
Section A5.001		Fire Prevention Fees	Amount
A.	Building safety reinspection fees		
	(1)	Interior Square Footage	
		(i) 1 to 3,000	\$ 30.00
		(ii) 3,001 to 6,000	\$ 50.00
		(iii) 6,001 to 12,000	\$ 70.00
		(iv) 12,001 to 18,000	\$ 90.00
		(v) 18,001 to 24,000	\$ 110.00
		(vi) 24,001 to 100,000	\$ 130.00
		(vii) Over 100,000	\$ 200.00
B.	Other fees		
	(1)	Underground storage tank monitor	\$ 30.00
	(2)	Structure demo monitor	\$ 30.00
C.	Public safety capital recovery fee		
	(1)	Residential per dwelling unit, due at time of platting	\$1,000.00
	(2)	Multi-family per dwelling unit, due at time of platting	\$ 750.00
	(3)	Commercial per lot, due at time of platting	\$ 1,250.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A6.000		Code Compliance Fees	
Section A6.001		Code Compliance Fees	Amount
A.	Mowing		
	(1) Vacant lot first hour		\$ 85.00
	(2) Occupied lot first hour		\$ 95.00
	(3) Alley or easement		\$ 85.00
	(4) Additional hour or portion of hour, per hour		\$ 35.00
B.	Hazardous waste		*
C.	Junked vehicle		*
D.	Garbage/refuse and brush		*
E.	Dilapidated or substandard house or structure		*
F.	Administrative fee per event in this section		\$ 150.00
*	Actual amount charged by waste hauler, disposal facility, wrecker and other third-parties		

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A7.000		Utilities	
Section A7.001		Miscellaneous utility fees	Amount
A.	Application - nonrefundable fee		\$ 20.00
B.	Deposits		
	(1) Residential		\$ 125.00
	(2) Commercial		\$ 250.00
	(3) Bulk meter		\$ 1,800.00
C.	Connection fee		\$ 20.00
D.	Reconnect fee		\$ 45.00
E.	Second trip reconnection		\$ 45.00
F.	Meter box		
	(1) Small box		\$ 115.00
	(2) Large box		\$ 210.00
G.	Meter endpoint		\$ 155.00
H.	Tampering with meter or lock per incident		\$ 150.00
I.	After hours fee		\$ 50.00
J.	Impact fees - water and wastewater		
	(1) Allowable maximum fee per living unit equivalent and per meter size and type		
	(i) 50% Max water impact fee/LUE		\$ 5,820.00
	(ii) 50% Max wastewater impact fee/LUE		\$ 10,586.00

Typical Land Use	Meter Type	Meter Size	Water	Wastewater	Total
Single family residential	Simple	1" or <	\$ 5,820	\$ 10,586	\$ 16,406
Single family residential	Simple	1 1/2"	\$ 29,100	\$ 52,932	\$ 82,032
Single family residential	Compound	2"	\$ 46,561	\$ 84,691	\$ 131,251
Commercial/retail	Simple	< 2"	\$ 5,820	\$ 10,586	\$ 16,406
Commercial/retail	Compound	2"	\$ 46,561	\$ 84,691	\$ 131,251
Commercial/retail	Turbine	2"	\$ 58,201	\$ 105,864	\$ 164,064

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A7.000 Utilities

Section A7.001 Miscellaneous utility fees

Commercial/retail/multifamily	Compound	3"	\$	93,121	\$	169,382	\$	262,503
Commercial/retail/multifamily	Turbine	3"	\$	139,682	\$	254,073	\$	393,754
Commercial/retail/multifamily	Compound	4"	\$	145,502	\$	264,659	\$	410,161
Commercial/retail/multifamily	Turbine	4"	\$	244,443	\$	444,627	\$	689,070
Industrial	Compound	6"	\$	291,003	\$	529,318	\$	820,321
Industrial	Turbine	6"	\$	535,446	\$	973,945	\$	1,509,391
Industrial	Compound	8"	\$	465,606	\$	846,909	\$	1,312,514
Industrial	Turbine	8"	\$	931,211	\$	1,693,817	\$	2,625,028
Industrial	Compound	10"	\$	669,308	\$	1,217,431	\$	1,886,739
Industrial	Turbine	10"	\$	1,455,017	\$	2,646,589	\$	4,101,607
Industrial	Turbine	12"	\$	1,920,623	\$	3,493,498	\$	5,414,121

K. Impact fees - roadway

Category	Land Use	Service Area 1	Service Area 2
Residential	SF - detached	\$ 2,935.62	\$ 4,177.83
Residential	Apartment	\$ 1,592.73	\$ 2,266.70
Office	Office building	\$ 4,497.12	\$ 6,400.08
Commercial	Auto care center	\$ 7,287.00	\$ 10,370.50
Commercial	Convenience store	\$ 14,220.06	\$ 20,237.29
Commercial	Gas pumps	\$ 14,220.06	\$ 20,237.29
Commercial	Discount Superstore	\$ 8,005.29	\$ 11,392.74
Commercial	Drive-in bank	\$ 24,172.02	\$ 34,400.43
Commercial	Fast Food Restaurant	\$ 37,132.47	\$ 52,845.11
Commercial	Golf course	\$ 728.70	\$ 1,037.05
Commercial	Restaurant	\$ 16,114.68	\$ 22,933.62
Commercial	Home improvement	\$ 4,143.18	\$ 5,896.37
Commercial	Hotel	\$ 1,842.57	\$ 2,622.26
Commercial	Pharmacy/Drugstore	\$ 15,240.24	\$ 21,689.16
Commercial	Shopping Center	\$ 7,536.84	\$ 10,726.06
Commercial	Supermarket	\$ 17,707.41	\$ 25,200.32
Commercial	Walk-in bank	\$ 13,949.40	\$ 19,852.10
Industrial	Industrial	\$ 2,029.95	\$ 2,888.93
Industrial	Mini-warehouse	\$ 468.45	\$ 666.68
Institutional	School	\$ 353.94	\$ 503.71
Institutional	Day care center	\$ 1,238.79	\$ 1,762.99

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A7.000 Utilities

Section A7.001		Miscellaneous utility fees		Amount	
Institutional	Nursing home	\$	1,540.68	\$	2,192.62
Institutional	House of worship	\$	1,072.23	\$	1,525.95

Section A7.002 Water Rates

A. Water rates

Usage, Gallons	In City Rates		Out of City Rates		Bulk
	Residential	Commercial	Residential	Commercial	
Senior Rate (1,500)	\$ 30.37		\$ 50.54		
0 to 1,500	\$ 40.37	\$ 48.06	\$ 60.54	\$ 72.09	\$ 72.09
1,501 to 3,000	\$ 7.12	\$ 8.43	\$ 10.68	\$ 12.64	\$ 12.64
3,001 to 10,000	\$ 7.62	\$ 8.97	\$ 11.43	\$ 13.46	\$ 13.46
10,001 to 15,000	\$ 8.14	\$ 9.49	\$ 12.21	\$ 14.23	\$ 14.23
15,001 to 25,000	\$ 8.62	\$ 10.01	\$ 12.94	\$ 15.02	\$ 15.02
25,001 and over	\$ 9.13	\$ 10.54	\$ 13.69	\$ 15.80	\$ 15.80

Tier rate is per 1,000 gallons

B. Water connection/tapping fees

(1)	3/4 inch	\$ 1,200.00
(2)	1 inch	\$ 1,300.00
(3)	1 1/2 inch	\$ 1,600.00
(4)	2 inch	\$ 1,800.00
(5)	3 inch	\$ 2,800.00
(6)	4 inch	\$ 3,200.00
(7)	6 inch	\$ 4,000.00

C. Meter fees

(1)	3/4 inch	\$ 350.00
(2)	1 inch	\$ 480.00
(3)	1 1/2 inch	\$ 845.00
(4)	2 inch	\$ 1,080.00
(5)	3 inch	\$ 2,500.00
(6)	4 inch	\$ 3,050.00
(7)	6 inch	\$ 7,000.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A7.000 Utilities

Section A7.003 Sewer Rates **Amount**

A.		Residential sewer rates			
	In City		Out of City		
Usage, Gallons	Rate	Senior	Rate	Senior	
0 to 2,500	\$ 35.89	\$ 25.89	\$ 53.83	\$ 43.83	
2,501 to 8,000	\$ 46.31	\$ 36.31	\$ 69.46	\$ 59.46	
8,001 and up	\$ 61.45	\$ 51.45	\$ 92.19	\$ 82.19	

B. Commercial sewer rates		
Usage, Gallons	In City Rate	Out of City Rate
0 to 2,500	\$ 50.49	\$ 75.73
2,501 to 5,000	\$ 7.24	\$ 10.87
5,001 to 10,000	\$ 7.82	\$ 11.73
10,001 to 15,000	\$ 8.36	\$ 12.55
15,001 to 25,000	\$ 8.92	\$ 13.38
25,001 and up	\$ 9.46	\$ 14.18

Commercial tier rate is per 1,000 gallons

C. Sewer connection/tapping fees		
(1)	4 inch	\$ 1,700.00
(2)	6 inch	\$ 1,850.00
(3)	8 inch	\$ 1,950.00
(4)	10 inch	\$ 2,050.00

Section A7.004 Stormwater fees

A. Inspections		
(1)	Construction Site - Initial Inspection fee	\$ 125.00
(2)	Construction Site - Re-Inspection, per inspection	\$ 75.00
Fees assessed as a result of non-compliance, failure to perform as required by notice of permit		
B. Administrative fees for non-compliance		
(1)	Notice of violation	\$ 150.00
(2)	Stop work order	\$ 150.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A8.000 Development Fees		
Section A8.001	Planning and zoning fees	Amount
A.	Preliminary plat - single-family residential	\$ 550.00
	(1) Plus per lot fee	\$ 20.00
	(2) Third submittal and subsequent submittals	\$ 250.00
B.	Preliminary plat - commercial and multifamily	\$ 600.00
	(1) Plus per acre fee	\$ 25.00
	(2) Third submittal and subsequent submittals	\$ 250.00
C.	Final plat - single-family residential	\$ 650.00
	(1) Plus per lot fee	\$ 20.00
	(2) Third submittal and subsequent submittals	\$ 250.00
D.	Final plat - commercial and multifamily	\$ 700.00
	(1) Plus per acre fee	\$ 25.00
	(2) Third submittal and subsequent submittals	\$ 250.00
E.	Minor plat	\$ 500.00
	(1) Third submittal and subsequent submittals	\$ 250.00
F.	Replat	
	(1) Single-family residential	\$ 550.00
	(i) Plus per lot fee	\$ 20.00
	(ii) Third submittal and subsequent submittals	\$ 250.00
	(2) Commercial and multifamily	\$ 600.00
	(i) Plus per acre fee	\$ 25.00
	(ii) Third submittal and subsequent submittals	\$ 250.00
G.	Amended plat	\$ 350.00
	(1) Plus per lot fee	\$ 20.00
	(2) Third submittal and subsequent submittals	\$ 150.00
H.	Plat vacation	\$ 250.00
	(1) Plus per lot fee	\$ 20.00
	(2) Third submittal and subsequent submittals	\$ 20.00
I.	Zoning change and review fee (plus letters)	\$ 700.00
	(1) Letter fee, per letter	\$ 10.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A8.000	Development Fees	
Section A8.001	Planning and zoning fees	Amount
	(2) Certified letter, each	\$20.00
J.	Zoning verification letter	\$ 50.00
K.	Plat filing fee	\$ 200.00
L.	Plan review by city engineer (when not covered by a professional services agreement)	
	(1) Preliminary plat	\$ 250.00
	(2) Final plat	\$ 500.00
	(3) Drainage plan, downstream assessment	\$ 500.00
	(4) Traffic impact analysis	\$ 500.00
M.	Annexation petition	\$ 500.00
	(1) Plus additional expenses incurred by city from third-party consultants	
	(2) All fees due and payable prior to final deannexation	
N	Site plan application	\$ 500.00
O.	Deannexation petition (state law)	\$ 500.00
	(1) Plus additional expenses incurred by city from third-party consultants	
	(2) All fees due and payable prior to final deannexation	
P.	Variance application (non-refundable)	\$ 350.00
	(1) Plus per lot fee	\$ 10.00
	(2) Plus a certified mail fee per letter	\$ 10.00
Q.	Specific use permit application fee	\$ 500.00
R.	Application completeness review fee	\$ 500.00
S.	Legal notices (published)	\$ 150.00
T.	Certified letters	\$20.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A8.000 Development Fees		Amount
U.	Conditional use permit application	
	(1) Construction trailer, sales trailer, etc.	\$ 250.00
	(2) Initial inspection	\$ 100.00
	(3) Final inspection	\$ 100.00
	(4) Any additional inspections not noted herein (electrical, plumbing, etc.) per inspection	\$ 100.00
V.	Mobile home park application fee	\$ 300.00
W.	Professional fees	
	(1) City may assess to a developer, subdivider or applicant the actual costs incurred by the city for engineering fees, legal fees, planner fees, and other third-party consulting fees incurred by the city that are associated with the review and evaluations of a preliminary plan application, plat, or other development applications. The payment of these fees shall be a condition of plat approval and development approval and shall be a prerequisite to the acceptance of any improvements or the issuance of construction or building permits.	
	(2) All fees or charges shall be paid in advance, and the city may request that the developer post a deposit to secure the payment of anticipated expenses and fees. No action of the planning and zoning commission or board of adjustment or any other board, commission or agency shall be valid until the fees or charges have been paid.	
	(3) An application, including a preliminary plan application and a plat application, shall not be deemed as filed or otherwise submitted to the city for approval until a deposit has been furnished to the city by the applicant in the amount of professional fees that are reasonably anticipated to be incurred by the city in the review and evaluation of the application.	

Article A8.000	Development Fees	
Section A8.002	Public infrastructure inspection fees	Amount
A.	This fee is associated with city public infrastructure, including but not limited to all city-owned utilities, roadway pavement, sidewalks, and other public improvements or otherwise negotiated by contract or agreement.	
	(1) Infrastructure inspection fee per hour, two hr. minimum	\$ 90.00
	(2) After hour rate is 1.5 times the infrastructure rate	
	(3) Paving improvements - One hour per 250 square feet, fee per square feet	\$ 0.36
	(4) Sidewalk improvements - One hour per 250 square feet, fee per square feet	\$ 0.36
	(5) Buffer walls and retaining walls - One hour per 250 square feet, fee per square feet	\$ 0.36
	(6) Drainage improvements - One hour per 25 linear feet, fee per linear feet	\$ 0.90
	(7) Water and sewer improvements - One hour per 100 linear feet, fee per linear feet	\$ 0.90
	(8) Treatment and pumping facilities - hourly rate with actual hours quoted on project specific basis for actual services provided.	
B.	Notwithstanding the foregoing, the rates of third-party consultants shall be charged at their contracted rates.	

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A9.000	Network Nodes Fees	
Section A9.001	Network Nodes Fees	Amount
A.	Network node application fee (1-5 network nodes)	\$ 500.00
	(1) Each additional network node after 5)	\$ 250.00
	(2) Fee per node support pole	\$ 1,000.00
	See Code section 3.10.323(g)	
B.	Network node annual rate, per network node	\$ 250.00
	See Code section 3.10.328(a)	
C.	Monthly transport facilities fee	\$ 28.00
	Fee multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul, until the time the network provider's payment exceeds its monthly aggregate per month compensation to the city.	
D.	Collection fee, per year, per service pole	\$ 20.00
	See Code section 3.10.329(f)	

Article A10.000 Third-Party Consulting Fees

Section A10.001 Third-Party Consulting Fees

- A. All fees for city consulting professional services such as engineering, legal, planning, and any other professional services needed to review, inspect, or consult upon any plan, plat, subdivision, or any and all development of land, shall be passed through to each applicant, respectively, for the professional services provided by the city based on the nature of the application. Developers will be required to enter into a professional services agreement and post a deposit with the city as determined by the city manager. Applicants will be billed according to the actual rates paid by the city to the city's third-party consultants, pursuant to the city's contractual obligations with each third-party consultant. Such accrued and invoiced consulting fees shall prevent an application for plan, plat, subdivision, or development from being advanced to the next step in the processing of applications.

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A11.000		Library Fees	
Section A11.001		Library Fees	Amount
A.	Lost/damaged circulation items (books, DVD's, CD-audio, etc.)		Actual
B.	Replacement library card		\$ 1.00
C.	Library annual membership (non-county residents)		\$ 50.00
D.	Circulation item late fee - max fee charged per item after 30-day grace period		\$ 5.00
E.	Copies		
	(1)	Black and white, per page	\$ 0.10
	(2)	Color, per page	\$ 0.25

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A12.000	Animal Control Fees	
Section A12.001	Animal Control Fees	Amount
A.	Animal impoundment fee, per each impoundment	\$ 75.00
B.	Boarding fee per day or portion thereof	\$ 18.00
C.	Registration fee per domestic pet	\$ 5.00
D.	Trapping fee per trapped animal in private trap No cost for animals trapped in AAAC traps	\$ 75.00
E.	Flea/tick treatment	\$ 20.00
F.	Rabies quarantine	\$ 400.00
G.	Rabies testing/shipment based on size/weight for medical prep and shipping costs (\$160.00 to \$270.00)	Varies
H.	Court/cruelty hold based on actual veterinarian costs estimated \$125.00 to \$700.00	Varies
I.	Court boarding per day or portion thereof	\$ 25.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A13.000	Parks and Community Facilities Fees	
Section A13.001	Parks and Community Facilities Fees	Amount
A.	Community center rental deposit refundable if criteria met	\$ 250.00
B.	Community center rental fee per hour Aubrey residents in city limits	\$ 40.00
C.	Community center rental fee per hour Outside city limits Aubrey residents	\$ 50.00
D.	Administrative processing fee	\$ 15.00
E.	Administrative fee for exceeding contract time (per hour) Staffing charge	\$ 50.00 \$ 50.00
F.	Cleaning fee	\$ 250.00
G.	Facility or equipment damage - actual cost plus percentage	10%
H.	Replacement key card	\$ 15.00
I.	Security application fee	\$ 20.00
J.	Leslie Park pavilion rental for 2-hour block of time	\$ 25.00
K.	Matthews Park pavilion rental for 2-hour block of time	\$ 25.00
L.	Pickleball court tournament rate (per day)	\$ 100.00
M.	Basketball court event rate (per day)	\$ 100.00

City of Aubrey
FY2025 Comprehensive Schedule of Fees

Article A14.000	Historic Preservation	
Section A14.001	Historic Preservation	Amount
A.	Certificates of appropriateness applications for designation of a historic landmark or district	\$ 75.00
B.	Certificates of appropriateness applications for demolition	\$ 100.00



**City Council Meeting
Staff Report
March 27, 2025**

Agenda Item

Consideration and action on Ordinance 891-25 authorizing the street name change of Springhill Road to South Main Street where South Main converts to Springhill Road and ending at U.S. Route 377; and authorizing both the renaming and the renumbering of certain addresses for properties in the 200,300 and 400 blocks of Springhill Road; and proving an effective date.

Staff Contact

Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

Summary

Main Street often serves as a unifying symbol, fostering a sense of belonging among residents and providing a central point for community activities, businesses, and local culture. Main Street typically embodies the historical and social heart of a town, encouraging foot traffic and economic growth by attracting visitors and promoting local businesses.

The re-naming of the short piece of roadway from Springhill to Main Street between Hwy 377 and the railroad tracks can help to revitalize the downtown area, making it more inviting and accessible, while also reinforcing civic pride. Such a change could help create a renewed focus on community engagement, revitalization efforts, and could instill a connection to the shared history of the city. The connection to US 377 will draw attention to the Main Street District.

There are currently three businesses, three single-family residences (rented), one apartment complex and one vacant lot that have the Springhill address and will be affected by the change.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve ordinance 891-25

**CITY OF AUBREY, TEXAS
ORDINANCE NO. 891-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, AUTHORIZING THE STREET NAME CHANGE OF SPRINGHILL ROAD TO SOUTH MAIN STREET WHERE SOUTH MAIN CONVERTS TO SPRING HILL ROAD AND ENDING AT U.S. ROUTE 377; AND AUTHORIZING THE RENUMBERING OF CERTAIN ADDRESSES FOR PROPERTY IN THE 200, 300 AND 400 BLOCKS OF SPRINGHILL ROAD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey is a Home Rule municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council has determined that it is in the best interests of the public and the City to rename Springhill Road to S. Main Street, which includes certain properties with addresses in the 200, 300 and 400 blocks of Springhill Road to South Main Street; and

WHEREAS, each owner of property adjacent to, abutting and/or having an address on the street being considered for a name change has been notified of the proposed street name change and renumbering; and

WHEREAS, no abutting or affected property owners objected to the street name change and renumbering; and

WHEREAS, the Mayor, or designee, shall direct the replacement of street signs reflecting the street name change and renumbering; and

WHEREAS, the Denton County Central Appraisal District, Post Office and other service providers shall be notified at the direction of the Mayor, or designee, of the street name change and renumbering; and

WHEREAS, the City Council deems it necessary and in the best interests of the public to rename certain addresses for properties located in the 200, 300 and 400 blocks of Springhill Road to be officially named South Main Street and to be renumbered as reflected on Exhibit "A".

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

SECTION 1.
Findings Incorporated

The recitals set forth above are findings of the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2.
Amendment

Certain properties with street addresses in the 200, 300 and 400 blocks of Springhill Road within the City limits are hereby officially renamed with addresses in the 700, 800 and 900 block of South Main Street as shown in the list of properties attached and incorporated herein as **Exhibit “A”**, and as represented on the photograph of the current street attached and incorporated as **Exhibit “B”**; where South Main Street meets the current Springhill Road and ends at the intersection of U.S. Route 377. The Mayor, or designee, is hereby authorized to direct the replacement of street signs to reflect the name change and renumbering as provided herein and to notify Denton County Central Appraisal District, Post Office, and other service providers of street name change.

SECTION 3.
Savings; Repealer

This Ordinance shall be cumulative of all provisions of ordinances of the City of Aubrey, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.
Severability

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5.
Effective Date

This Ordinance shall take effect and be in full force from and after its passage and publication, as required by law, and it is so ordained.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas, on this the 27th day of March 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

Exhibit” A”

Spring Hill Street Rename

Parcel ID	Current Use	Current Address	Owner	Owners Address	City	State	Zip	Proposed Address
51619	Residential	200	Spring Hill	Redstone Construction	911 Amethyst Dr	Oak Point	TX 75068	700 S. Main
101925	Residential	300	Spring Hill	Bridget Estes	10250 Osburn Rd	Pilot Point	TX 76258	800 S. Main
101927	Vacant Lot			Bernard Fuggle	700 Chestnut St	Aubrey	TX 76227	804 S. Main
52499	Commercial	402	Spring Hill	Irving & Brenda Baker	402 Spring Hill	Aubrey	TX 76227	902 S. Main
111195	Commercial	404	Spring Hill	RFB Capital LLC	8700 Stonebrook Pkwy, Unit 191	Frisco	TX 75034	904 S. Main
51834	Residential	407	Spring Hill	Hair Illusions LLC	6270 Indian Paint Rd	Aubrey	TX 76227	907 S. Main
52493	Commercial	406	Spring Hill	AW Aubrey Management, LLC	3245 Main ST STE 235-188	Frisco	TX 75034	906 S. Main
52146	Commercial	409	Spring Hill	Hair Illusions LLC	409 Spring Hill	Aubrey	TX 76227	909 S. Main

Exhibit “B”

