

City Council and Tax Increment Reinvestment Zone No 4 Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 24, 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 Swear-in Ceremony

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 March 27 , 2025 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report.
6. Approve a Resolution granting consent to the addition of an approximate 27.07 acres of land located in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, and being wholly within the ETJ of the City, into the boundaries of The Lakes Fresh Water Supply District of Denton County pursuant to a petition submitted by D.R. Horton-Texas Ltd., property owner.
7. Approve a Resolution ratifying an expenditure of \$143,195 paid to Davis Water Well for the emergency repair of the Faulkner Water Well; and providing an effective date
8. Approve a Sanitary Sewer Easement granted by Aubrey Land JVC to the City providing a permanent variable-width sewer easement across a 27.243-acre tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton County, Texas.

Tax Increment Reinvestment Zone No. 4 Board Meeting The City Council will recess into the Tax Increment Reinvestment Zone No 4 Board Meeting to discuss the following:

9. Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 4, (the "Zone"), a Zone consisting of approximately 159.9 acres of land generally located south of FM 428, west of FM 1385 and east of Coffey Rd, and within the City of Aubrey; providing a final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code (MuniCap).

Reconvene into Regular Session

New Business: New items requested for consideration.

10. Consideration and action on an Ordinance regarding approval of the final Project and Financing Plan for the Tax increment Reinvestment Zone No.4, City of Aubrey, Texas and providing any findings and ordaining other matters in connection therewith.
11. Consider and act on a Final Plat application for the Trivedi Addition for 2 lots in 25.165 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. The property is generally located north of Spring Hill Road, south of Blackjack Road, and east of the future McNatt Road extension within the City of Aubrey, Denton County, Texas. (Pretium Capital, LLC and City of Aubrey)
12. Consider and act on a Site Plan application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)
13. Consider and act on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)
14. Consideration and action on a petition from Property Owner Wynn McGregor dated March 26, 2025 requesting removal of an approximate 21.822 acres of land from the extraterritorial jurisdiction of the City of Aubrey (identified by Owner as Denton County Parcel numbers 329842 and 498440).
15. Consideration and action on Ordinance #898-25, amending Article 6.04 Garbage, Trash and Rubbish of the Code of Ordinances by adopting definitions and amending regulations for open storage; providing a Penalty; and Providing an Effective Date.
16. Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget.
17. Conduct a Public Hearing, consider and take appropriate action regarding an application from the Historic Preservation Officer to designate the Peanut Dryer as an individual Historic Landmark.
18. Consideration and action on appointing alternate member(s) to the Historic Preservation Commission.

Department Updates and Discussion:

19. Administration & Finance:
20. Library:

21. Fire Department: Station Updates
22. Police Department:
23. Public Works:
 - Wastewater Treatment Plant Construction Update
24. Human Resources:
25. Municipal Development:

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:

26. **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:
 - Hidden Lakes Development
 - *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
 - Project Bravo
 - Purchase of Property for Municipal Services
 - Trevedi Farms Development
 - Capital Improvement Projects
 - Elm Ridge Fire Service Contract
27. **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

Motion to Recess into Executive Session.

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.

28. Approve Resolution Number 997-25 for a land swap, which will occur by deeding the properties to the respective party for a sanitary control easement at the Rockhill Pump Station.
29. Approve Ordinance Number 894-25 disannexing the portion of property that is deeded to the Wilsons from a property swap for Rockhill Pump Station.

-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
March 27, 2025
6:00 PM



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

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

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, Fire Chief Eric Schlotter, 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, Planner Helen-Eve Beadle

Council Member Chuck Fikes offered the Invocation and led the Pledge of Allegiance.

Community Announcements:

1.

- Mayor Rich announced the Annual Easter Egg Hunt will be April 12th. Bounce houses are open 9 am until noon and the Easter egg hunt begins at 10 am at the field on Elm at Sycamore. Directly following the Easter Event will be Matthew's Park Grand Opening Celebration; The first Fruit Jar Junction Market will be April 5th at Veterans Memorial Park.
- Chief Schlotter held a swearing-in ceremony and announced new hires Firefighter Alonzo Villatoro and Firefighter Jayden Sisneros.
- Chief Brooks held a swearing-in ceremony for Officer Bryce Bowen, Officer Miah Phillips, and Officer Craig Palitza, Summer Housmans who was promoted to Sergeant and Grant Joyner who was promoted to Sergeant. He also announced new hire, Victim Advocate Camila Curbelo.
- Chief Brooks presented Citizens Achievement Awards to Curt Hagstrom and Rick Gray for their assistance to an officer during a confrontation with a noncompliant individual during a traffic stop.
- Executive Director of Operations Leanne Wilson announced Interim Public Works Director Dean Ryland.

Citizen Input:

The following emails were read by Mayor Rich regarding the street name change from Springhill to Main St:

- Darla Wood, Hair Illusions Salon, opposed
- Jacqueline Irving, Hair Illusions Salon, opposed
- Leslie Owens, Hair Illusions Salon, opposed
- Robin Grissel, Hair Illusions Salon, opposed
- Tamara Gray, Hair Illusions Salon, opposed
- Mit Patel, Dos Mezclas, supports change
- Sarah Lomis, supports change
- Zack Bartholomew, supports change
- Tammy Tappan, Equine Instincts Gallery, supports change
- Marisa Stover, Casey & Co, supports change
- Krys Murray, former owner of business on Main St, supports change
- Kimberly Lewis, supports change
- Courtney Hopper, supports change
- Brittney Murray, supports change
- Bobby Dow, downtown business owner, supports change
- Bhadresh Travedi, supports change

Chris Rich spoke regarding his personal support of the change.

Consent Items: 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.

Council Member Chuck Fikes made a motion to approve the consent agenda items. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:39 p.m. and closed at 6:40 p.m. No citizens spoke.

Council Member Jeff Perry made a motion to approve Ordinance 895-25 and the adoption of a Municipal Services Agreement. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:40 p.m. and closed at 6:43 p.m. No citizens spoke.

Council Member Jeff Perry made a motion to approve the PD Planned Development for The Lakes Fresh Water Supply District, High Country, General Retail, as presented. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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*)

Executive Director of Operations Leanne Wilson presented information.

Council Member Erin Allen made a motion to deny the site plan, based on civil plans not approved by the City Engineer - Chapter 10, Subdivision Ordinance, Article 1, Section 4. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

Dharmesh Shah, with Lee Engineering, presented information.

The Public Hearing opened at 6:46 p.m. and closed at 6:57 p.m. No citizens spoke.

Council Member Chuck Fikes made a motion to approve the Land Use Assumptions, Capital Improvement Plans and Impact Fees, calculated at the maximum allowable rate. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

15. Presentation, discussion and action to accept the Fiscal Year 2024 Audit from Whitley Penn.

Lauren Eaton, audit manager with Whitley Penn, presented information.

Council Member Jeff Perry made a motion to approve the Fiscal Year 2024 Audit. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

Finance Director Mike English presented information.

Council Member Randy Jones made a motion to approve Hilltop Securities as the city's Financial Advisor and authorize the City Manager to negotiate and execute the advisory contract. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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

Parks and Recreation Superintendent Kurt Karnowski presented information.

Council Member Randy Jones made a motion to approve the Ordinance adopting Mobile Food Vendor regulations. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

Justin Rasor, with Raftelis, presented information.

Council Member Erin Allen made a motion to approve the rates, as presented. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

Executive Director of Operations Leanne Wilson provided information.

Council Member Matt Jones made a motion to approve the fee schedule, as presented in Ordinance 901-25. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

20. Administration & Finance:

21. Library:

22. Fire Department: Station Updates

Chief Schlotter spoke regarding fire station construction updates. Station 3 is near completion and a May or June opening is expected. Station 2 is progressing quickly and is set for a mid-August opening. The ladder truck is expected to be completed on May 6.

23. Police Department:

- Power Engage
- Statistical Update
- Week That Was

Chief Brooks announced that Power Engage has been scrapped due to uncooperation of Denton County; provided a statistical update; and, shared the new "Week That Was", an internal communication for officers.

24. Public Works:

- Wastewater and Water Updates

Director of Operations Leanne Wilson announced that the Wastewater Treatment Plant construction is progressing well; equipment for the Rockhill Well project is mobilizing; Faulkner Well Ground Storage project is beginning; and Trivedi Ground Storage Tank is being planned.

25. Human Resources:

26. Municipal Development: Sign Grant Update

Executive Director Christine Gossett announced the new sign grant that was approved at the last board meeting.

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:

Council Member Jeff Perry made a motion to recess into Executive Session at 7:40 pm. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

City Council reconvened into regular session at 9:40 p.m.

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.

Council Member Erin Allen made a motion to approve a Development Agreement between the City and Cencor Acquisition Company and authorize the City Manager to execute necessary documents. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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.

The following spoke regarding the street name change from Springhill to Main St:

- Chris Welsh, 406 Springhill, spoke in opposition of the name change, and requested that we use funds to clean up the neighborhood, including the car wash near him.
- Brenda Baker, owner of Manor 402, spoke in opposition of the name change.
- Bud Baker, owner of Manor 402, spoke in opposition of the name change.
- Sunny Carson, tenant at 200 Springhill Rd, spoke in opposition of the name change.

Council Member Jeff Perry made a motion to approve Ordinance 891-25 and reimburse documented expenses up to \$2,000 per property owner. Council Member Chuck Fikes seconded. Motion Passed (4:1). Council Member Erin Allen opposed.

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.

Council Member Erin Allen made a motion to approve the 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. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

Additional motion after Executive Session:

Council Member Erin Allen made a motion to direct staff to proceed with property acquisitions as directed in closed session. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 10.01 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 24th day of April, 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

Previous Month ▾

Mar 1, 2025 - Mar 31, 2025 ▾

37%

FIRE

Percentage of Total Incidents

63%

EMS

Percentage of Total Incidents

406

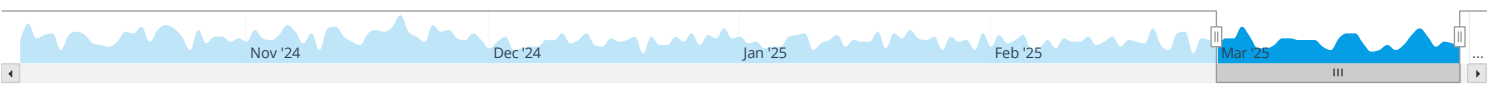
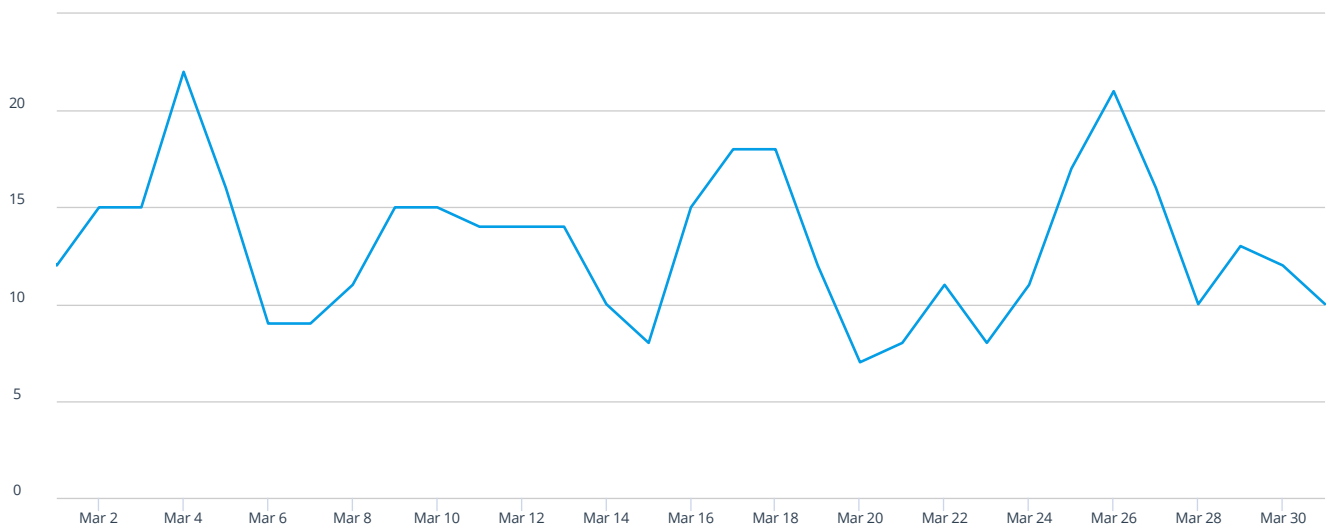
INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Counts

% Rows

% Columns

% All

Week Ending	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	5/4/25	5/11/25	5/18/25	5/25/25	Total
Aubrey Fire Station 1	8	38	27	18	33	5								129
Aubrey Fire Station 2	12	33	30	37	38	2								152
Aubrey Fire Station 3	1	11	7	10	17	1								47
PV Farm	6	15	26	17	12	2								78
Total	27	97	90	82	100	10								406

Filter statement

Filters **Alarm Date Range** 3/1/25 to 3/31/25 | **Is Locked** true | **Is Active** true

March - Fire Incidents

Total Incidents	Civilian Injuries	Civilian Casualties	Fire Service Injuries	Fire Service Casualties
Count of Total Incidents 407	Civilian Injuries 0	Civilian Casualties 0	Fire Service Injuries 0	Fire Service Casualties 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%

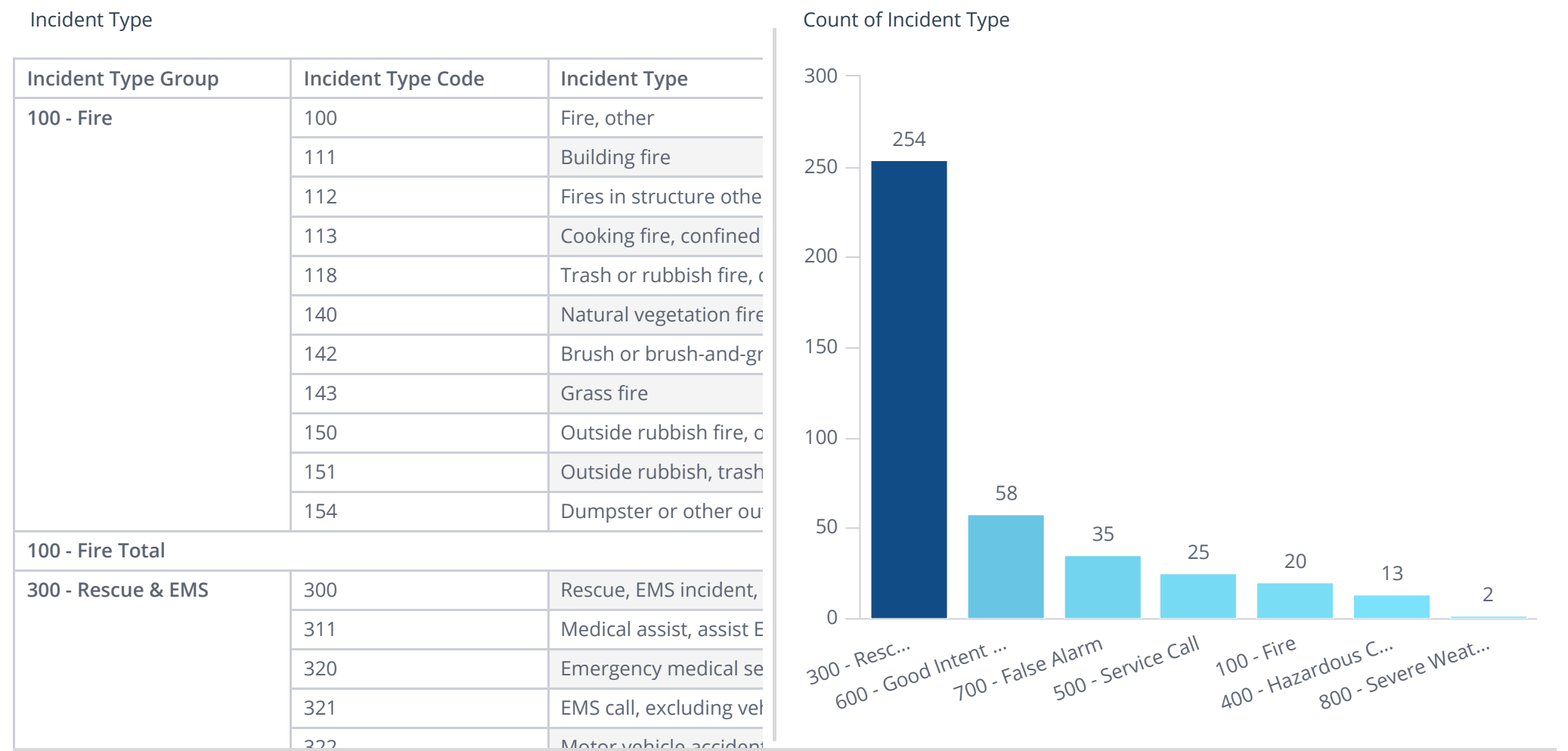
Filter statement

Filters

Alarm Date Range3/1/25 to 3/31/25

Is Lockedtrue

Is Activetrue



Filter statement	
Filters	Alarm Date Range 3/1/25 to 3/31/25 Is Locked true Is Active true
Total Acres Burned	Wildland and Fire Acres Burned
Total Acres Burned: 1	Wildland Acres Burned: 1 Fire Acres Burned: 0

Filter statement

Filters

Alarm Date Range3/1/25 to 3/31/25

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	611	Dispatched & canceled en route	1
Mutual aid given	111	Building fire	1
	112	Fires in structure other than in a building	1
	140	Natural vegetation fire, other	1
	151	Outside rubbish, trash or waste fire	1
	320	Emergency medical service incident, other	1
	321	EMS call, excluding vehicle accident with injury	9
	322	Motor vehicle accident with injuries	1
	324	Motor vehicle accident with no injuries.	1
	611	Dispatched & canceled en route	10
Mutual aid given Total			26
Mutual aid received	143	Grass fire	1
	151	Outside rubbish, trash or waste fire	1
	321	EMS call, excluding vehicle accident with injury	4
	324	Motor vehicle accident with no injuries.	2
	611	Dispatched & canceled en route	2
Mutual aid received Total			10
None	100	Fire, other	3
	111	Building fire	1

City of Aubrey - Municipal Court Report

March 2025 Report

New Cases Filed	
March - Traffic	117
March - Non Traffic	8

Final Disposition	
March - Traffic	121
March - Non Traffic	4

Warrants	
Issued	14
Cleared	17
Pending	1162

Total Fines Collected	
March - State	\$9,940.00
March - City	\$14,836.00

Fiscal YTD Collected	
YTD - State	\$ 60,693.00
YTD - City	\$ 90,159.00

Collection of Delinquent Fines

For Fiscal Year 2022	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Cases Placed	34	45		
Dollars Placed	\$13,873.34	\$18,658.90		
Cases With Partial Payment	1	3		
Partial Payments Reported	\$100.00	\$519.70		
Cases Paid in Full	14	24		
Dollars Paid in Full	\$4,533.56	\$7,973.64		
Cases Cancelled By Court	5	4		
Dollars Cancelled By Court	\$1,853.80	\$1,922.70		
Cases Resolved	19	28		
Dollars Resolved	\$6,761.04	\$10,645.44		

For Fiscal Year 2022	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Number of Postcards Mailed	46	36		
Number of Letters Mailed	348	670		
Number of Calls Made	396	158		
Number of Calls Received	17	12		
Number of Text Messages Requested	1,420	762		



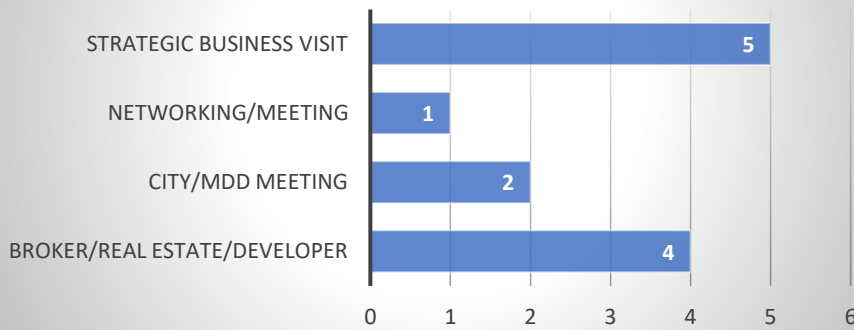
MARCH 2025 STAFF REPORT

Aubrey Municipal Development District

Christine Gossett – Executive Director



Monthly Business Visits/Meetings/Trainings



Business Activity and Updates

- New Business - Honey Hive Salon opened March 3, 2025

Project Updates:

- Video: The final video draft was delivered in March.
- Site Selection GIS Map Page: staff continues to update properties and photos for the map to feature commercial sites available in Aubrey City Limits and ETJ.
- Strategic Plan: Executive Director presented the Aubrey MDD Strategic Plan goals and other program updates at the Point Bank Business Breakfast in Aubrey on March 6, 2025; board approved proposed project plan for future opportunistic projects at the March meeting.

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

Combined commercial land for sale/lease 60 +/- acres and combined 15,000 +/- 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



Marketing:

- Website - Updates to pages and business directory as needed.
- Social Media/Facebook - Manage regular posts on activities, area business and local posts. March's highest performing post the Aubrey Florist post on March 25, 2025 with 5,345 Views; 2,623 Reach; 705 Engagement. Posts featured Aubrey businesses and other activities to support local business and events.
- Website Statistics: March '25 – 220 Visitors and 377 Views; Feb '25 – 227 Visitors and 390 Views; Jan '25. - 188 Visitors and 398 Views;
- Development/Commercial Real Estate - On-going meetings and recruitment and retention efforts.

Sales & Use-Tax Allocation:

- Payment received in March: \$99,551.27
- Prior month received: \$429,642.03 (Gross collections derived from audit payments - \$323, 687.61)

City of Aubrey - Police Department

March 2025 Statistical Report

Calls for Police Service		% + / -
March 2025	698	1%
March 2024	688	
YTD - 2025	2,038	11%
YTD - 2024	1,829	

Calls for Service - Officer Initiated		% + / -
March 2025	181	-4%
March 2024	188	
YTD - 2025	540	15%
YTD - 2024	470	

Calls for Service - Dispatched		% + / -
March 2025	516	3%
March 2024	500	
YTD - 2025	1,497	10%
YTD - 2024	1,359	

Calls for Service - Close Patrols		% + / -
March 2025	12,809	87%
March 2024	6,844	
YTD - 2025	35,601	62%
YTD - 2024	21,974	

Calls for Service By Area

Aubrey		% + / -
March 2025	177	-9%
March 2024	194	
YTD - 2025	557	15%
YTD - 2024	486	

Sandbrock		% + / -
March 2025	58	29%
March 2024	45	
YTD - 2025	163	24%
YTD - 2024	131	

Winn Ridge		% + / -
March 2025	56	-45%
March 2024	102	
YTD - 2025	195	-22%
YTD - 2024	251	

Providence Village		% + / -
March 2025	273	10%
March 2024	249	
YTD - 2025	737	8%
YTD - 2024	681	

Silverado		% + / -
March 2025	112	27%
March 2024	88	
YTD - 2025	326	42%
YTD - 2024	229	

Outside ETJ		% + / -
March 2025	13	-41%
March 2024	22	
YTD - 2025	40	-18%
YTD - 2024	49	

Criminal Offenses/Arrests

Criminal Offenses		% + / -
March 2025	53	36%
March 2024	39	
YTD - 2025	195	55%
YTD - 2024	126	

Arrests		% + / -
March 2025	23	-21%
March 2024	29	
YTD - 2025	79	-4%
YTD - 2024	82	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% + / -
March 2025	11	10%
March 2024	10	
YTD - 2025	21	-5%
YTD - 2024	22	

Injury Crashes		% + / -
March 2025	3	0%
March 2024	3	
YTD - 2025	11	83%
YTD - 2024	6	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% + / -
March 2025	7	75%
March 2024	4	
YTD - 2025	15	7%
YTD - 2024	14	

Injury Crashes		% + / -
March 2025	3	0%
March 2024	2	
YTD - 2025	8	14%
YTD - 2024	7	

Traffic Stops and Citations

Traffic Stops		% + / -
March 2025	561	-50%
March 2024	1,116	
YTD - 2025	1,969	-31%
YTD - 2024	2,872	

Warnings		% + / -
March 2025	592	-43%
March 2024	1,038	
YTD - 2025	2,075	-21%
YTD - 2024	2,611	

Total Citations		% + / -
March 2025	274	-49%
March 2024	540	
YTD - 2025	1,022	-23%
YTD - 2024	1,331	

Citations - Aubrey		% + / -
March 2025	174	-22%
March 2024	222	
YTD - 2025	583	-2%
YTD - 2024	594	

Citations - Providence Village		% + / -
March 2025	70	-62%
March 2024	182	
YTD - 2025	340	-22%
YTD - 2024	436	

Citations - JP 5		% + / -
March 2025	30	-78%
March 2024	136	
YTD - 2025	99	-67%
YTD - 2024	301	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	34	41	75
Alarm	15	52	67
Welfare Concern	20	19	39
Traffic Crash	15	24	39
Disturbance	12	23	35
Noise Complaint	18	16	34
Animal Complaint	14	12	26
Roadblock/Hazard	8	14	22
Theft	6	14	20
Vehicle Complaint	6	13	19

Neighborhood Safety Initiative		% + / -
March 2025	12,809	87%
March 2024	6,844	
YTD - 2025	35,601	62%
YTD - 2024	21,974	

Providence Village Data

Close Patrols - Providence Village		% + / -
March 2025	4,324	79%
March 2024	2,413	
YTD - 2025	11,997	48%
YTD - 2024	8,108	

Walk Through - Providence Village		% + / -
March 2025	95	36%
March 2024	70	
YTD - 2025	305	19%
YTD - 2024	256	

Total - Providence Village		% + / -
March 2025	4,419	78%
March 2024	2,483	
YTD - 2025	12,302	47%
YTD - 2024	8,364	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		376
Crime	38	10%
Service Calls	321	85%
Order Maintenance	17	5%
Reported Crime	53	8%

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

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
March 2025	53	36%
March 2024	39	
YTD - 2024	195	55%
YTD - 2024	126	

Patrol Case Assignment		% + / -
March 2025	23	-8%
March 2024	25	
YTD - 2025	79	25%
YTD - 2024	63	

CID Arrests		% + / -
March 2025	2	-50%
March 2024	4	
YTD - 2025	8	-58%
YTD - 2024	19	

Case Status - Cleared by Arrest		% + / -
March 2025	25	-14%
March 2024	29	
YTD - 2025	84	2%
YTD - 2024	82	

Case Status - Suspended		% + / -
March 2025	12	-37%
March 2024	19	
YTD - 2025	56	-18%
YTD - 2024	68	

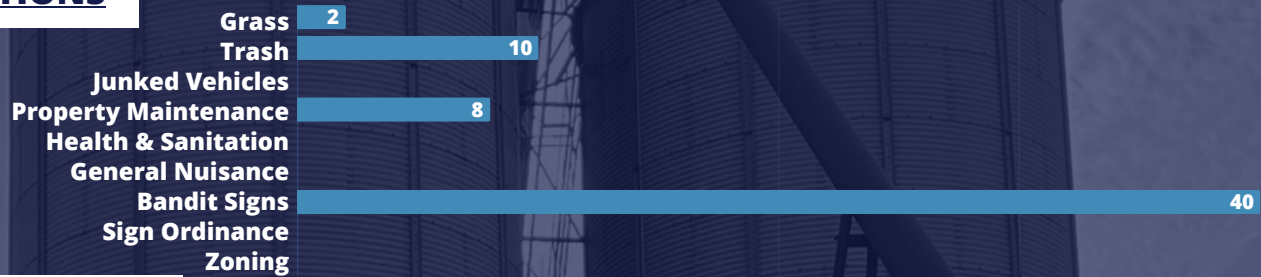
Case Status - Cleared by Exception		% + / -
March 2025	1	-50%
March 2024	3	
YTD - 2024	6	-14%
YTD - 2024	7	

Case Status - Unfounded		% + / -
March 2025	1	-1%
March 2024	2	
YTD - 2025	8	-11%
YTD - 2024	9	

Cases - Open		% + / -
Yearly Total	476	

MUNICIPAL SERVICES REPORT FOR MARCH 2025

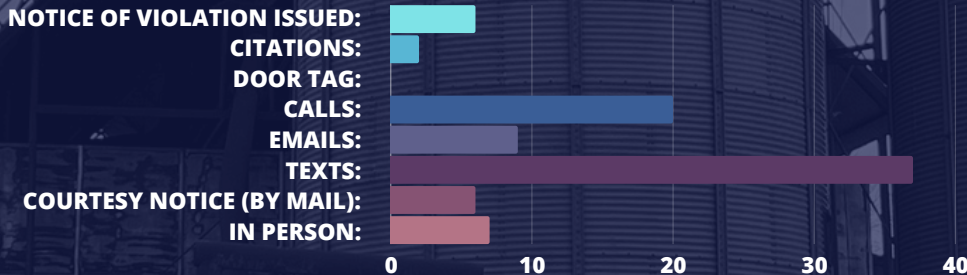
AUBREY VIOLATIONS



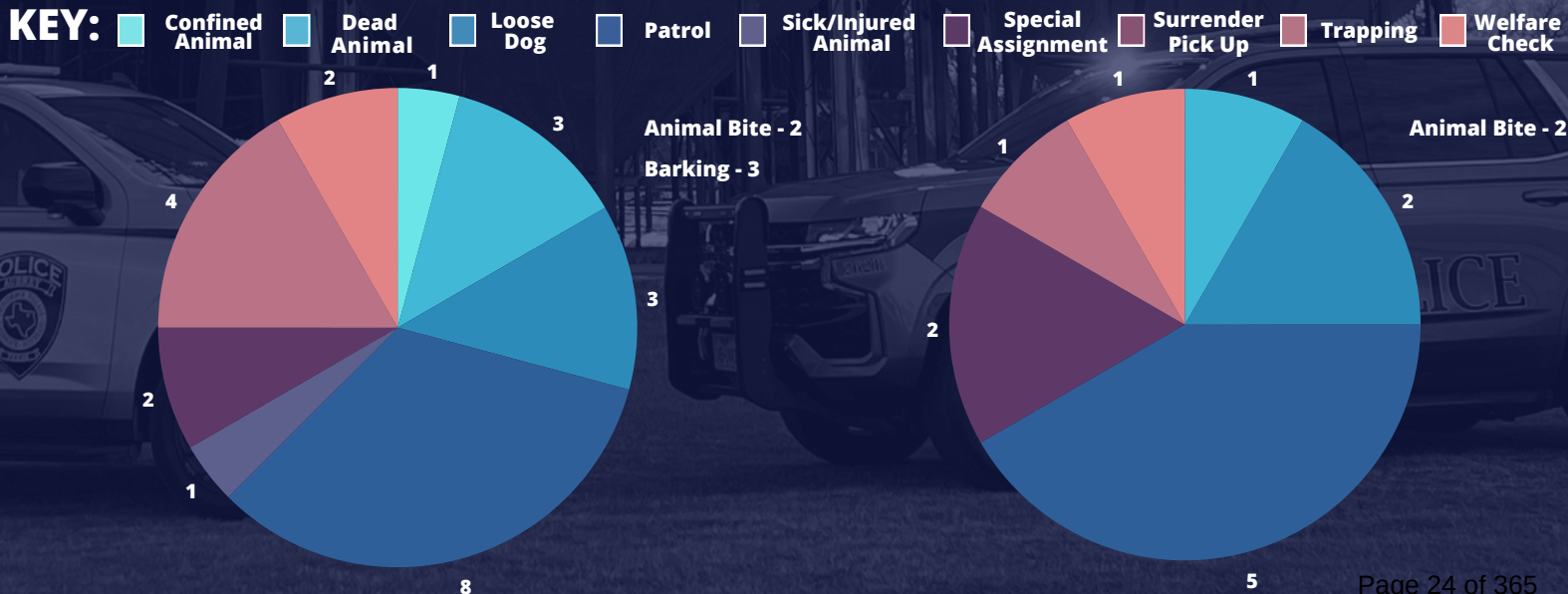
WINN RIDGE VIOLATIONS



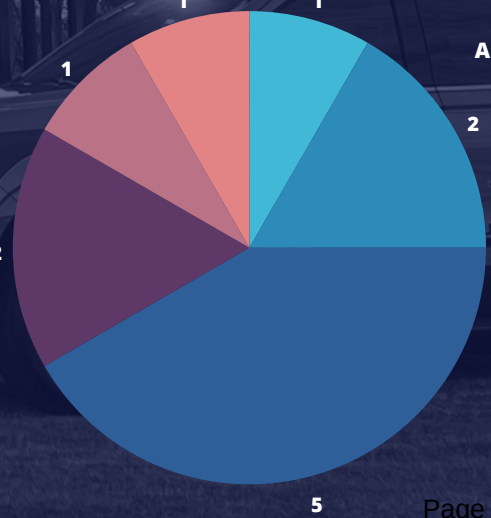
OFFICER COMMUNICATION WITH THE COMMUNITY



ANIMAL SERVICES IN AUBREY



ANIMAL SERVICES IN WINN RIDGE





City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Director

RE: Departmental Report - Mar. 2025

Monthly Report			March 2025	Fiscal Year to date
People & Activity	New Cards Issued	127		589
	Number of Patrons	3267		17887
	Patrons per Hour (Average)	19		18
	Volunteer Hours / Persons	41.5/7		190.5/7
	Number of Days Open	21		120
	Number of Hours Open	170		987
Material Usage	Total Items checked out	10161		57107
	Items per Hour (Average)	60		58
	Adult Material Checked Out	1258		7680
	Juvenile Material Checked Out	7057		39639
	Self-Checkout Use	4		97
	Digital Materials Checked Out	1846		9788
	Interlibrary shipped	180		1098
	Interlibrary received	169		1055
	Reference	271		1599
	Computer Sessions	303		1401
	Computer Usage (hours)	264		1240
Programs	Community Center Event Hrs	6		29
	Total Number of Programs	34		201
	Total Program Attendance	601		3138



City of Aubrey - Development Services

March 2025 Activity Report

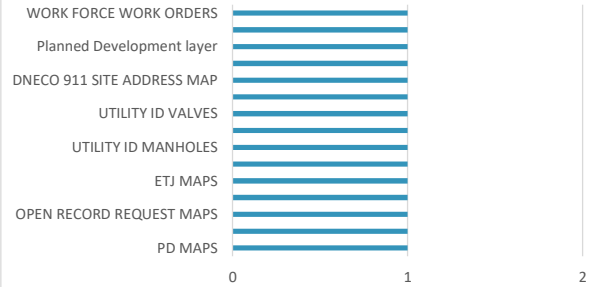
No. Permits Issued

New Single Family	42
Residential Misc	68
Commercial	31
Plat, Re-Plat, Site Plan, or Variance	3
Total	144

Fees Collected

New Single Family	\$ 1,038,917.51
Residential Misc	\$ 8,964.00
Commercial	\$ 990.00
Variance or Zoning	\$ 4,397.50
Total	\$ 1,053,269.01

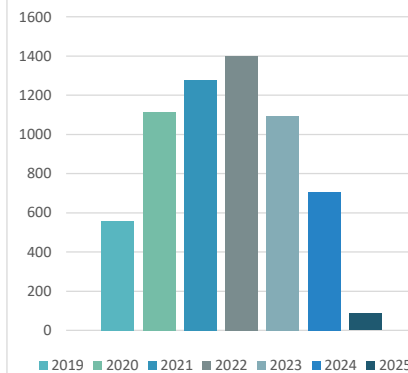
GIS MAPPING



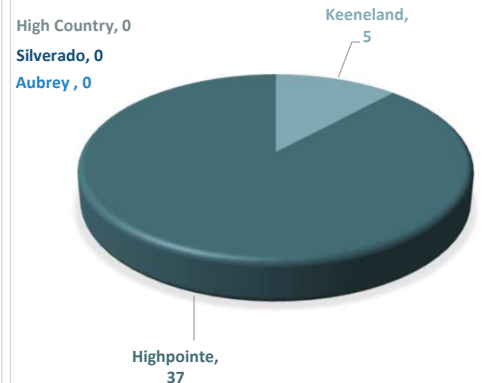
Annual New Single Family

2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024	706
2025 YTD	86
2019 - 2025 Total:	6,235

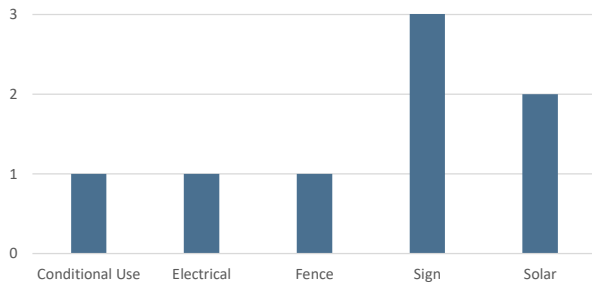
New Single Family



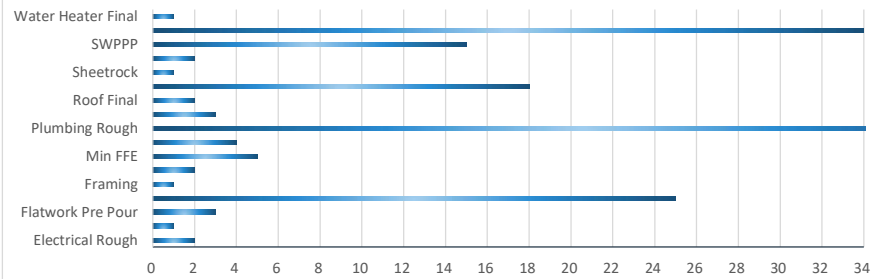
PERMITS BY SUBDIVISION



PLAN REVIEWS



Inspections



Total House Count



Location	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
Aubrey Proper	1431	1439	1447	1445	1454	1454
Winn Ridge	1725	1726	1729	1726	1734	1735
Silverado & High Country	3303	3311	3312	3327	3400	3469
Aspen Meadows	311	312	310	310	310	310
Keeneland	30	40	43	58	62	66
Sandbrock	1575	1593	1614	1642	1670	1686
Highpointe	-	-	-	-	-	-

Project Status

Highpointe Ranch Ph 1B	City Council considered and acted upon the final acceptance of Highpointe Ranch Phase 1B Public Improvements.
High Country, Ph 10	City Council considered and acted on Ordinance 895-25 and annexing and adopting a Municipal Services Agreement.
High Country, Ph 10	City Council considered and acted upon an ordinance amending Ordinance 896-25 zoning from unzoned land to a PD; with base zoning district of GR.
403 S. Main St.	City Council considered and denied the site plan, based upon civil plans not approved by the City Engineer.
Roadway Impact Fees	City Council considered and acted upon Ordinance 897-25 regarding roadway impact fees; approved the Land Use Assumptions, Capital Improvement Plans, and Impact Fees calculated at the maximum allowable rate.
Mobile Food Vendor Regulations	City Council considered and approved Ordinance Number 899-25 amending Chapter 6 in order to regulate the operation of mobile food vendors in the City.

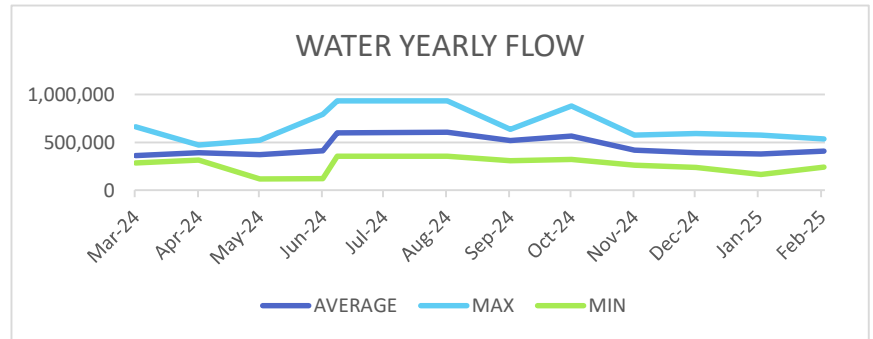


City of Aubrey - Public Works

March 2025 Activity Report

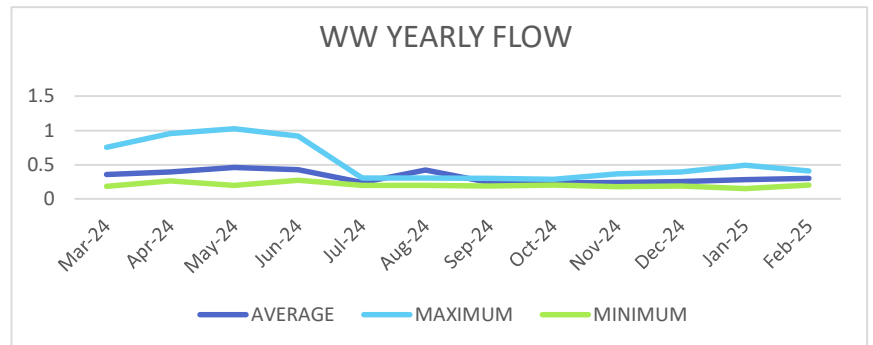
Water Production MG

Mar-25	14,136,300
Feb-25	11,471,500
Jan-25	11,738,100
Daily Average Gal	414,954



Wastewater Treatment MG

Mar-25	10,714,000
Feb-25	8,406,000
Jan-25	8,546,000
Daily Average Gal	307,400



Work Orders

Water & Sewer Maintenance	33
Cut-offs Non Payment	8
Street/Parks	60
Line Locates	109
Billing and Meters	134
Total	344

Fees Collected

March	
Water Impact	\$232,800.00
Sewer Impact	\$411,507.00
Roadway Impact	\$102,942.00
Parks Fee	\$189,000.00
Total	\$936,249.00

Projects

Rockhill Well	Awarded Bid
Highpointe Phase 1A	Started first house
Highpointe Phase 1B	Accepted
Highpointe Phase 1C	Paving is 90%
Aubrey Heights	Retaining walls complete
Highpointe Phases 2&3	Started wet utilities
Matthews Park	Complete and open
Leslie Park	Complete and open
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 BHC.
WR First Responder Park	100% construction plans to be submitted.



Monthly Cash Activity

(Unaudited)

March 2025

FUND: ALL

DATES: 3/01/2025- 3/31/2025

ACCT: ALL

TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
101-11-000-00	0.00	146,591.43	0.00	7,089.49	620,286.40CR	466,605.48CR	1,819,644.07
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	2,906,615.43	0.00	7,554.32	1,125,469.97CR	1,788,699.78	5,101,004.69
101-11-000-90	0.00	86,398.30	0.00	24,856.62	0.00	111,254.92	6,602,304.11
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	10,723.72CR	0.00	305.10	41,816.64CR	52,235.26CR	65,606.66
201-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
201-11-000-84	0.00	376,493.81	0.00	0.00	94,385.15CR	282,108.66	557,596.32
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	295.29	0.00	295.29	78,197.73
201-11-000-91	0.00	0.00	0.00	2,447.81	0.00	2,447.81	648,208.84
201-11-000-95	0.00	0.00	0.00	0.00	0.00	0.00	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	1,324,962.55	0.00	0.00	551,238.92	1,876,201.47	2,486,333.04CR
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	3,187.77	0.00	3,187.77	844,156.07
202-11-000-92	0.00	908,900.22CR	0.00	189,105.90	0.00	719,794.32CR	49,783,573.90
202-11-036-37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
205-11-000-84	0.00	69,808.29	0.00	0.00	177,846.89CR	108,038.60CR	366,910.18CR
205-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-11-000-00	0.00	6,967.95	0.00	618.18	0.00	7,586.13	170,968.38
301-11-000-84	0.00	968.14	0.00	0.00	0.00	968.14	122,907.62
301-11-000-90	0.00	0.00	0.00	279.24	0.00	279.24	73,946.64
401-11-000-00	0.00	5,445.97CR	0.00	186.66	0.00	5,259.31CR	45,172.93
401-11-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-11-000-84	0.00	2,888.42	0.00	0.00	2,972.92CR	84.50CR	34,193.27
401-11-058-24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-11-000-00	0.00	0.00	0.00	214.65	0.00	214.65	58,208.36
403-11-000-00	0.00	772,063.00	0.00	1,318.17	0.00	773,381.17	980,177.28
404-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-11-000-50	0.00	36,000.00	0.00	6,118.92	0.00	42,118.92	1,650,547.74
404-11-000-60	0.00	3,000.00	0.00	14,216.10	0.00	17,216.10	3,767,104.61
404-11-000-70	0.00	0.00	0.00	7,650.42	0.00	7,650.42	2,025,923.14
404-11-000-90	0.00	0.00	0.00	1,280.76	0.00	1,280.76	339,162.80
405-11-000-00	0.00	0.00	0.00	1,383.23	0.00	1,383.23	375,109.78
405-11-000-84	0.00	0.00	0.00	0.00	30,359.28CR	30,359.28CR	816,189.99
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	0.00	0.00	0.00	49,648.04CR	49,648.04CR	490,956.39
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	0.00	0.00	1,220.17	0.00	1,220.17	323,113.82
501-11-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FUND: ALL

DATES: 3/01/2025- 3/31/2025

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	900.21	0.00	900.21	244,121.98
501-11-000-59	0.00	444,415.04CR	0.00	5,128.37	0.00	439,286.67CR	1,314,885.52
501-11-000-60	0.00	0.00	0.00	17,959.95	0.00	17,959.95	3,564,095.74CR
501-11-000-61	0.00	354,369.85CR	0.00	7,822.10	0.00	346,547.75CR	2,037,007.00
501-11-000-62	0.00	229,616.89CR	0.00	36,107.17	0.00	193,509.72CR	9,487,361.99
501-11-000-63	0.00	57,404.22CR	0.00	7,456.90	1,250,000.00	1,200,052.68	2,320,082.21
501-11-000-84	0.00	2,304,327.74	0.00	0.00	4,463,220.56CR	2,158,892.82CR	7,259,678.53CR
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	628.99	0.00	628.99	166,564.16
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	90,522.37	0.00	6,306.37	0.00	96,828.74	1,748,276.31
701-11-000-84	0.00	2,572.90	0.00	0.00	27,244.68CR	24,671.78CR	103,104.88CR
701-11-000-90	0.00	0.00	0.00	6,285.61	0.00	6,285.61	1,664,504.75
701-11-088-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-00	0.00	142,390.35	0.00	1,124.33	95,479.67CR	48,035.01	260,037.95
801-11-000-84	0.00	142,390.35CR	0.00	0.00	132,304.33	10,086.02CR	65,515.42CR
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	1,424,954.63CR	6,308,761.37	0.00	7,554.32	4,247,582.53CR	643,778.53	940,756.28
** TOTALS **	1,424,954.63CR	12,428,065.79	0.00	366,603.12	9,042,769.48CR	2,326,944.80	98,405,064.66

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

ACCOUNT	AVERAGE BALANCE
101 11-000-00	1,968,168.00
101 11-000-10	200.00
101 11-000-20	0.00
101 11-000-58	0.00
101 11-000-84	4,653,735.76
101 11-000-90	6,557,114.55
101 11-027-87	0.00
200 11-000-84	0.00
201 11-000-00	86,470.03
201 11-000-10	200.00
201 11-000-84	425,187.13
201 11-000-85	0.00
201 11-000-90	77,911.97
201 11-000-91	645,839.99
201 11-000-95	8,320,113.87
201 11-012-73	0.00
201 11-032-89	0.00
202 11-000-84	3,562,199.86CR
202 11-000-85	0.00
202 11-000-91	841,071.13

FUND: ALL

DATES: 3/01/2025- 3/31/2025

ACCT: ALL

TYPE: ALL CASH

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

ACCOUNT	AVERAGE BALANCE
202 11-000-92	49,864,442.45
202 11-036-37	0.00
205 11-000-84	325,989.25CR
205 11-000-85	0.00
301 11-000-00	163,626.96
301 11-000-84	121,970.71
301 11-000-90	73,676.41
401 11-000-00	50,262.58
401 11-000-70	0.00
401 11-000-84	34,162.13
401 11-058-24	0.00
402 11-000-00	58,000.63
403 11-000-00	356,270.18
404 11-000-00	0.00
404 11-000-50	1,615,593.95
404 11-000-60	3,750,927.74
404 11-000-70	2,018,519.51
404 11-000-90	337,923.35
405 11-000-00	373,771.17
405 11-000-84	835,576.98
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	516,629.91
407 11-000-84	0.00
501 11-000-00	0.00
501 11-000-55	321,933.01
501 11-000-56	0.00
501 11-000-58	243,250.81
501 11-000-59	1,352,930.49
501 11-000-60	3,581,476.34CR
501 11-000-61	2,063,731.08
501 11-000-62	9,519,082.54
501 11-000-63	2,087,596.11
501 11-000-84	5,780,132.68CR
501 11-000-90	0.00
501 11-008-38	165,955.46
501 11-026-00	0.00
601 11-000-00	0.00
601 11-000-84	726,309.29
701 11-000-00	1,704,108.55
701 11-000-84	88,264.58CR
701 11-000-90	1,658,421.90
701 11-088-41	0.00
801 11-000-00	291,220.27
801 11-000-84	77,469.13CR
802 11-000-00	247,837.26
802 11-000-01	1,606,064.31

FUND: ALL

DATES: 3/01/2025- 3/31/2025

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	1,448,139.01

DATES: 3/01/2025- 3/31/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
General Fund						
101-11-000-00	General Fund Cas	2,286,249.55	389,171.29	855,776.77CR	1,819,644.07	1,968,168.00
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	3,312,304.91	3,240,226.26	1,451,526.48CR	5,101,004.69	4,653,735.76
101-11-000-90	Investment Accou	6,491,049.19	150,254.92	39,000.00CR	6,602,304.11	6,557,114.55
101-11-027-87	Municipal Saving	0.00	0.00	0.00	0.00	0.00
FUND 101 TOTAL		12,089,803.65	3,779,652.47	2,346,303.25CR	13,523,152.87	13,179,218.31
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	117,841.92	305.10	52,540.36CR	65,606.66	86,470.03
201-11-000-10	Cash Drawer	200.00	0.00	0.00	200.00	200.00
201-11-000-84	Claim on Cash Wa	275,487.66	418,760.96	136,652.30CR	557,596.32	425,187.13
201-11-000-85	Water Claim on O	0.00	0.00	0.00	0.00	0.00
201-11-000-90	Investment Accou	77,902.44	295.29	0.00	78,197.73	77,911.97
201-11-000-91	Water Impact Fee	645,761.03	2,447.81	0.00	648,208.84	645,839.99
201-11-000-95	Cash - CO Keenel	8,320,113.87	0.00	0.00	8,320,113.87	8,320,113.87
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		9,437,306.92	421,809.16	189,192.66CR	9,669,923.42	9,555,722.99
Sewer Fund						
202-11-000-84	Claim on Cash Se	4,362,534.51CR	1,973,703.52	97,502.05CR	2,486,333.04CR	3,562,199.86CR
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	840,968.30	3,187.77	0.00	844,156.07	841,071.13
202-11-000-92	Utility Funding	50,503,368.22	189,105.90	908,900.22CR	49,783,573.90	49,864,442.45
202-11-036-37	Sewer Reserve ca	0.00	0.00	0.00	0.00	0.00
FUND 202 TOTAL		46,981,802.01	2,165,997.19	1,006,402.27CR	48,141,396.93	47,143,313.72
Solid Waste Fund						
205-11-000-84	Claim on Cash Ga	258,871.58CR	70,744.81	178,783.41CR	366,910.18CR	325,989.25CR
205-11-000-85	Trash Claim on O	0.00	0.00	0.00	0.00	0.00
FUND 205 TOTAL		258,871.58CR	70,744.81	178,783.41CR	366,910.18CR	325,989.25CR

DATES: 3/01/2025- 3/31/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
Debt Service Fund						
301-11-000-00	Debt Service Cas	163,382.25	8,554.27	968.14CR	170,968.38	163,626.96
301-11-000-84	Claim on Cash De	121,939.48	968.14	0.00	122,907.62	121,970.71
301-11-000-90	Investment Accou	73,667.40	279.24	0.00	73,946.64	73,676.41
FUND 301 TOTAL		358,989.13	9,801.65	968.14CR	367,822.64	359,274.08
Special Revenue Fund						
401-11-000-00	Special Revenue	50,432.24	186.66	5,445.97CR	45,172.93	50,262.58
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	34,277.77	3,795.50	3,880.00CR	34,193.27	34,162.13
401-11-058-24	Seizure Fund Cas	0.00	0.00	0.00	0.00	0.00
FUND 401 TOTAL		84,710.01	3,982.16	9,325.97CR	79,366.20	84,424.71
TIRZ Jackson Ridge						
402-11-000-00	TIRZ Cash	57,993.71	214.65	0.00	58,208.36	58,000.63
FUND 402 TOTAL		57,993.71	214.65	0.00	58,208.36	58,000.63
Impact Fees						
403-11-000-00	Impact Fees Cash	206,796.11	773,381.17	0.00	980,177.28	356,270.18
FUND 403 TOTAL		206,796.11	773,381.17	0.00	980,177.28	356,270.18
Development Fees						
404-11-000-00	Development Fees	0.00	0.00	0.00	0.00	0.00
404-11-000-50	Investment Acct-	1,608,428.82	42,118.92	0.00	1,650,547.74	1,615,593.95
404-11-000-60	Investment acct-	3,749,888.51	17,216.10	0.00	3,767,104.61	3,750,927.74
404-11-000-70	Investment Acct-	2,018,272.72	7,650.42	0.00	2,025,923.14	2,018,519.51
404-11-000-90	Investment Accou	337,882.04	40,280.76	39,000.00CR	339,162.80	337,923.35
FUND 404 TOTAL		7,714,472.09	107,266.20	39,000.00CR	7,782,738.29	7,722,964.55
Grant Fund						
405-11-000-00	Grant Fund Cash	373,726.55	1,383.23	0.00	375,109.78	373,771.17
405-11-000-84	Claim on Cash Gr	846,549.27	0.00	30,359.28CR	816,189.99	835,576.98
FUND 405 TOTAL		1,220,275.82	1,383.23	30,359.28CR	1,191,299.77	1,209,348.15

DATES: 3/01/2025- 3/31/2025

		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	540,604.43	0.00	49,648.04CR	490,956.39	516,629.91
FUND 406 TOTAL		540,604.43	0.00	49,648.04CR	490,956.39	516,629.91
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	321,893.65	1,220.17	0.00	323,113.82	321,933.01
501-11-000-56	Project 38 Fund	0.00	0.00	0.00	0.00	0.00
501-11-000-58	Escrow Cash - AH	243,221.77	900.21	0.00	244,121.98	243,250.81
501-11-000-59	Cash - CO 2022 P	1,754,172.19	5,128.37	444,415.04CR	1,314,885.52	1,352,930.49
501-11-000-60	Cash - CO 2023 K	3,582,055.69CR	17,959.95	0.00	3,564,095.74CR	3,581,476.34CR
501-11-000-61	Cash - CO 2024 S	2,383,554.75	7,822.10	354,369.85CR	2,037,007.00	2,063,731.08
501-11-000-62	ABP LLC Cash Esc	9,680,871.71	36,107.17	229,616.89CR	9,487,361.99	9,519,082.54
501-11-000-63	HPR Lennar Escro	1,120,029.53	1,257,456.90	57,404.22CR	2,320,082.21	2,087,596.11
501-11-000-84	Claim on Cash Ca	5,100,785.71CR	2,337,645.00	4,496,537.82CR	7,259,678.53CR	5,780,132.68CR
501-11-000-90	Investment Accou	0.00	0.00	0.00	0.00	0.00
501-11-008-38	Cash - Water Bon	165,935.17	628.99	0.00	166,564.16	165,955.46
501-11-026-00	Cash in LOGIC -	0.00	0.00	0.00	0.00	0.00
FUND 501 TOTAL		6,986,837.37	3,664,868.86	5,582,343.82CR	5,069,362.41	6,392,870.48
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	1,651,447.57	97,901.64	1,072.90CR	1,748,276.31	1,704,108.55
701-11-000-84	Claim on Cash MD	78,433.10CR	2,572.90	27,244.68CR	103,104.88CR	88,264.58CR
701-11-000-90	Investment Accou	1,658,219.14	6,285.61	0.00	1,664,504.75	1,658,421.90
701-11-088-41	EDC cash	0.00	0.00	0.00	0.00	0.00
FUND 701 TOTAL		3,231,233.61	106,760.15	28,317.58CR	3,309,676.18	3,274,265.87

DATES: 3/01/2025- 3/31/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
Employee Benefit Trust						
801-11-000-00	Employee Benefit	212,002.94	143,514.68	95,479.67CR	260,037.95	291,220.27
801-11-000-84	Claim on Cash EB	55,429.40CR	134,323.63	144,409.65CR	65,515.42CR	77,469.13CR
	FUND 801 TOTAL	156,573.54	277,838.31	239,889.32CR	194,522.53	213,751.14
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	296,977.75	7,145,396.84	6,501,618.31CR	940,756.28	1,448,139.01
	FUND 901 TOTAL	296,977.75	7,145,396.84	6,501,618.31CR	940,756.28	1,448,139.01
	REPORT TOTALS	96,078,119.86	18,529,096.85	16,202,152.05CR	98,405,064.66	98,160,819.77
		=====	=====	=====	=====	=====

SELECTION CRITERIA

PRINT CURRENT

FUND: All
ACCOUNT TYPE: ALL CASH
TRANSACTION DATES: 3/01/2025 THRU 3/31/2025
PERIOD 13: EXCLUDE

PRINT OPTIONS

REPORT TYPE: SUMMARY
RECAP ONLY: NO
DESCRIPTIONS: NO

*** END OF REPORT ***



Revenue/Expense by Fund

(Unaudited)

March 2025

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	23,969.49	73,611.92	0.00	60,688.08	54.81
Taxes	6,783,000	200,306.78	5,535,296.86	0.00	1,247,703.14	81.61
Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
Donations	4,200	33,912.96	40,208.12	0.00	(36,008.12)	957.34
Charges for Services	8,824,937	1,721,123.28	4,900,877.49	0.00	3,924,059.51	55.53
Permits	2,634,780	204,215.03	850,506.30	0.00	1,784,273.70	32.28
Miscellaneous	717,880	95,684.64	394,708.25	0.00	323,171.75	54.98
TOTAL GENERAL REVENUE	19,174,076	2,279,212.18	11,795,208.94	0.00	7,378,867.06	61.52
TOTAL REVENUE	19,174,076	2,279,212.18	11,795,208.94	0.00	7,378,867.06	61.52
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

<u>Administration</u>						
Personnel	795,088	33,465.62	342,608.90	0.00	452,479.10	43.09
Materials & Supplies	17,000	980.66	7,238.50	0.00	9,761.50	42.58
Repairs & Maintenance	43,000	(30,614.45)	23,553.80	4,140.98	15,305.22	64.41
Utilities	23,000	2,473.65	11,703.15	0.00	11,296.85	50.88
Contract Services	368,400	52,808.77	243,336.92	0.00	125,063.08	66.05
Fees & Other Services	206,651	(8,879.26)	139,773.55	51,960.00	14,917.45	92.78
Miscellaneous	30,000	(250.16)	12,485.37	0.00	17,514.63	41.62
TOTAL Administration	1,483,139	49,984.83	780,700.19	56,100.98	646,337.83	56.42

<u>Police Department</u>						
Personnel	4,144,303	184,297.23	1,913,920.98	0.00	2,230,382.02	46.18
Materials & Supplies	234,143	14,277.80	92,614.97	0.00	141,528.03	39.55
Repairs & Maintenance	73,000	5,395.28	44,145.68	0.00	28,854.32	60.47
Utilities	35,710	3,132.03	20,204.25	0.00	15,505.75	56.58
Contract Services	68,609	600.21	26,658.50	0.00	41,950.50	38.86
Fees & Other Services	238,590	15,545.88	132,240.38	0.00	106,349.62	55.43
Public Safety	231,030	1,533.62	139,470.67	27,961.79	63,597.54	72.47
Miscellaneous	0	0.00	46.49	0.00	(46.49)	0.00
TOTAL Police Department	5,025,385	224,782.05	2,369,301.92	27,961.79	2,628,121.29	47.70

<u>Fire Department</u>						
Personnel	6,615,050	298,451.51	2,964,341.79	14,000.00	3,636,708.21	45.02
Materials & Supplies	313,250	27,047.99	321,625.07	7,364.92	(15,739.99)	105.02
Repairs & Maintenance	386,728	15,947.59	171,963.15	871.00	213,893.85	44.69
Utilities	57,980	7,202.48	37,521.06	0.00	20,458.94	64.71
Contract Services	50,450	6,783.67	9,648.67	0.00	40,801.33	19.13
Fees & Other Services	125,250	6,914.57	100,803.62	0.00	24,446.38	80.48
Public Safety	67,262	776.30	32,809.81	4,665.10	29,787.09	55.71
Miscellaneous	80,000	49,624.00	49,624.00	0.00	30,376.00	62.03

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service	0	7,952.98	47,717.88	0.00	(47,717.88)	0.00
TOTAL Fire Department	7,695,970	420,701.09	3,736,055.05	26,901.02	3,933,013.93	48.90
AAA						
Streets Department						
Personnel	344,271	12,902.54	126,166.67	0.00	218,104.33	36.65
Materials & Supplies	28,551	1,810.39	26,938.29	702.12	910.59	96.81
Repairs & Maintenance	60,000	11,274.80	34,912.81	7,979.27	17,107.92	71.49
Utilities	38,270	5,015.38	25,513.60	0.00	12,756.40	66.67
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	31,003.11	218,118.83	17,099.39	270,336.78	46.53
Development Services						
Personnel	713,356	33,519.90	369,821.47	0.00	343,534.53	51.84
Materials & Supplies	13,600	4,121.12	7,971.70	0.00	5,628.30	58.62
Repairs & Maintenance	1,000	279.42	2,724.31	0.00	(1,724.31)	272.43
Contract Services	1,540,000	33,096.56	417,381.78	0.00	1,122,618.22	27.10
Fees & Other Services	52,160	23,209.80	42,458.04	1,403.00	8,298.96	84.09
TOTAL Development Services	2,320,116	94,226.80	840,357.30	1,403.00	1,478,355.70	36.28
Court						
Personnel	85,724	4,541.44	41,225.75	0.00	44,498.25	48.09
Materials & Supplies	1,000	258.92	885.81	0.00	114.19	88.58
Contract Services	31,900	3,155.00	17,761.74	0.00	14,138.26	55.68
Fees & Other Services	5,685	(5,445.97)	2,517.65	0.00	3,167.35	44.29
TOTAL Court	124,309	2,509.39	62,390.95	0.00	61,918.05	50.19
Parks & Recreation						
Personnel	283,705	15,419.87	147,036.76	0.00	136,668.24	51.83
Materials & Supplies	9,300	484.76	6,171.16	702.12	2,426.72	73.91
Repairs & Maintenance	60,000	2,309.19	15,079.06	0.00	44,920.94	25.13
Utilities	4,500	1,005.74	5,750.78	0.00	(1,250.78)	127.80
Contract Services	0	4,119.59	4,119.59	0.00	(4,119.59)	0.00
Fees & Other Services	9,120	697.97	3,638.32	0.00	5,481.68	39.89
Miscellaneous	173,000	(154,274.24)	56,255.87	0.00	116,744.13	32.52
TOTAL Parks & Recreation	539,625	(130,237.12)	238,051.54	702.12	300,871.34	44.24
Library						
Personnel	353,073	18,153.92	177,279.65	0.00	175,793.35	50.21
Materials & Supplies	55,060	3,167.07	22,508.21	4,124.48	28,427.31	48.37
Repairs & Maintenance	12,280	967.61	6,044.59	0.00	6,235.41	49.22
Utilities	19,548	2,429.15	10,901.71	0.00	8,646.29	55.77
Contract Services	1,800	150.00	450.00	0.00	1,350.00	25.00
Fees & Other Services	35,666	1,418.23	22,466.60	0.00	13,199.40	62.99
Miscellaneous	16,400	829.63	4,090.62	0.00	12,309.38	24.94
TOTAL Library	493,827	27,115.61	243,741.38	4,124.48	245,961.14	50.19

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Providence Village PD</u>						
<u>Fleet</u>						
<u>HR</u>						
Personnel	168,567	6,778.35	68,024.14	0.00	100,542.86	40.35
Materials & Supplies	300	12.73	32.23	0.00	267.77	10.74
Contract Services	14,900	1,764.00	6,976.50	0.00	7,923.50	46.82
Fees & Other Services	13,510	1,591.86	1,591.86	12,772.11 (	853.97)	106.32
Miscellaneous	<u>48,000</u>	<u>679.11</u>	<u>9,168.84</u>	<u>0.00</u>	<u>38,831.16</u>	<u>19.10</u>
TOTAL HR	<u>245,277</u>	<u>10,826.05</u>	<u>85,793.57</u>	<u>12,772.11</u>	<u>146,711.32</u>	<u>40.19</u>
 TOTAL EXPENSES	 18,433,203	 730,911.81	 8,574,510.73	 147,064.89	 9,711,627.38	 47.31
	=====	=====	=====	=====	=====	=====
 REVENUE OVER/(UNDER) EXPENSES	 740,873	 1,548,300.37	 3,220,698.21 (	 147,064.89) (	 2,332,760.32)	 414.87

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

% OF YEAR COMPLETED: 50.00

	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	23,353.21	71,430.61	0.00	58,569.39	54.95
101-4000-01-4410 Warrant Income	<u>4,000</u>	<u>616.28</u>	<u>1,933.14</u>	<u>0.00</u>	<u>2,066.86</u>	<u>48.33</u>
TOTAL Fines and Fees	134,300	23,969.49	73,611.92	0.00	60,688.08	54.81
 <u>Taxes</u>						
101-4000-02-4100 Property Taxes	2,750,000	17,433.23	3,275,176.16	0.00 (	525,176.16)	119.10
101-4000-02-4130 Sales Taxes	2,500,000	182,873.55	1,561,432.06	0.00	938,567.94	62.46
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	0.00	1,808.16	0.00	2,191.84	45.20
101-4000-02-4143 Franchise Tax-Cable TV	12,000	0.00	3,657.12	0.00	8,342.88	30.48
101-4000-02-4144 Franchise Tax-Water	840,000	0.00	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	200,306.78	5,535,296.86	0.00	1,247,703.14	81.61
 <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	33,574.68	34,624.68	0.00 (	34,624.68)	0.00
101-4000-04-4393 Donations-Library	<u>4,200</u>	<u>338.28</u>	<u>4,583.44</u>	<u>0.00</u> (	<u>383.44)</u>	<u>109.13</u>
TOTAL Donations	4,200	33,912.96	40,208.12	0.00 (	36,008.12)	957.34
 <u>Charges for Services</u>						
101-4000-06-4104 Aspen Meadow Police	100,000	2,949.00	26,127.51	0.00	73,872.49	26.13
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	1,442.12	241,138.80	0.00	373,861.20	39.21
101-4000-06-4318 DC FWSD # 10 Elm Ridge	0	213,972.48	318,627.06	0.00 (	318,627.06)	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	79,978.50	519,520.41	0.00	755,635.59	40.74
101-4000-06-4402 Silverado Police	1,030,800	43,474.00	339,996.24	0.00	690,803.76	32.98
101-4000-06-4403 Sandbrock Police	477,000	21,931.00	221,551.17	0.00	255,448.83	46.45
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	54.00	348.00	0.00	152.00	69.60
101-4000-06-4480 Library fines & fees	500	43.00	452.01	0.00	47.99	90.40
101-4000-06-4481 Public Services - copie	1,500	241.55	1,686.73	0.00 (	186.73)	112.45
101-4000-06-4482 Denton Co Library Pledg	22,500	10,000.00	31,400.00	0.00 (	8,900.00)	139.56
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

101-General Fund

% OF YEAR COMPLETED: 50.00

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	280.70	2,115.37	0.00 (	115.37)	105.77
101-4000-06-4730 Denton County Pledge Fi	10,000	1,031,519.42	1,031,519.42	0.00 (	1,021,519.42)	315.19
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	148,260.00	494,671.55	0.00	830,328.45	37.33
101-4000-06-4744 Sandbrock Fire	306,000	3,222.17	139,078.13	0.00	166,921.87	45.45
101-4000-06-4745 Aspen Meadow Fire	110,000	13,965.00	46,479.38	0.00	63,520.62	42.25
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	149,790.34	944,433.54	0.00	432,566.46	68.59
TOTAL Charges for Services	8,824,937	1,721,123.28	4,900,877.49	0.00	3,924,059.51	55.53
<u>Permits</u>						
101-4000-07-4200 Building Permits	1,100,000	34,972.00	304,137.85	0.00	795,862.15	27.65
101-4000-07-4210 Plan Review fees	1,300,000	34,510.15	358,225.57	0.00	941,774.43	27.56
101-4000-07-4220 Inspection fees	200,000	5,255.00	40,750.00	0.00	159,250.00	20.38
101-4000-07-4225 Street Inspection Fees	0	126,677.88	126,677.88	0.00 (	126,677.88)	0.00
101-4000-07-4250 Contractor registration	4,000	440.00	3,850.00	0.00	150.00	96.25
101-4000-07-4260 Other Permit fee	14,000	1,810.00	4,665.00	0.00	9,335.00	33.32
101-4000-07-4290 Health Permits	15,000	400.00	11,200.00	0.00	3,800.00	74.67
101-4000-07-4310 Demolition Permits	0	0.00	450.00	0.00 (	450.00)	0.00
101-4000-07-4320 Sign Permit	1,300	150.00	430.00	0.00	870.00	33.08
101-4000-07-4330 Solicitation permit	360	0.00	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	204,215.03	850,506.30	0.00	1,784,273.70	32.28
<u>Miscellaneous</u>						
101-4000-09-4430 All Admin Fees	172,380	38,253.33	104,519.98	0.00	67,860.02	60.63
101-4000-09-4435 City Event Fees	80,000	16,101.44	38,464.94	0.00	41,535.06	48.08
101-4000-09-4500 Interest Income	400,000	39,500.43	206,297.39	0.00	193,702.61	51.57
101-4000-09-4540 Other Income	500	349.44	2,415.04	0.00 (	1,915.04)	483.01
101-4000-09-4550 Gain on sale of assets	15,000	0.00	39,848.44	0.00 (	24,848.44)	265.66
101-4000-09-4800 Insurance Proceeds	50,000	1,480.00	3,162.46	0.00	46,837.54	6.32
TOTAL Miscellaneous	717,880	95,684.64	394,708.25	0.00	323,171.75	54.98
<u>Contingency/FB</u>						
TOTAL REVENUE	19,174,076	2,279,212.18	11,795,208.94	0.00	7,378,867.06	61.52

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 50.00

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	22,359.89	267,334.76	0.00	373,165.24	41.74
101-5101-01-5105 Overtime	2,000	56.16	3,717.57	0.00	(1,717.57)	185.88
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	4,794.97	25,089.75	0.00	43,475.25	36.59
101-5101-01-5108 Payroll Tax Expense (me	9,335	627.14	4,191.20	0.00	5,143.80	44.90
101-5101-01-5109 Group Health Insurance	59,388	5,364.50	36,842.15	0.00	22,545.85	62.04
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	262.96	3,331.05	0.00	9,668.95	25.62
TOTAL Personnel	795,088	33,465.62	342,608.90	0.00	452,479.10	43.09
<u>Materials & Supplies</u>						
101-5101-03-5050 Office Supplies	12,000	1,190.50	6,324.35	0.00	5,675.65	52.70
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	(209.84)	604.18	0.00	1,395.82	30.21
TOTAL Materials & Supplies	17,000	980.66	7,238.50	0.00	9,761.50	42.58
<u>Repairs & Maintenance</u>						
101-5101-04-5120 Building Maintenance	40,000	(30,678.71)	22,846.49	4,140.98	13,012.53	67.47
101-5101-04-5121 Equipment Maintenance	2,000	22.99	22.99	0.00	1,977.01	1.15
101-5101-04-5122 Vehicle Maintenance	1,000	41.27	684.32	0.00	315.68	68.43
TOTAL Repairs & Maintenance	43,000	(30,614.45)	23,553.80	4,140.98	15,305.22	64.41
<u>Utilities</u>						
101-5101-05-5616 Utilities -Electricity	8,000	141.68	1,024.64	0.00	6,975.36	12.81
101-5101-05-5617 Utilities -Gas	2,500	352.91	1,390.28	0.00	1,109.72	55.61
101-5101-05-5618 Utilities -Telephone	8,500	1,420.73	7,518.90	0.00	981.10	88.46
101-5101-05-5619 Utilities -Water/Sewer	4,000	558.33	1,769.33	0.00	2,230.67	44.23
TOTAL Utilities	23,000	2,473.65	11,703.15	0.00	11,296.85	50.88
<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	0.00	192.50	0.00	1,807.50	9.63
101-5101-06-5300 Benefits Administration	26,400	2,170.00	13,254.12	0.00	13,145.88	50.21
101-5101-06-5620 Legal & Professional	325,000	50,466.77	228,899.90	0.00	96,100.10	70.43
101-5101-06-5685 Storage Building	4,000	172.00	990.40	0.00	3,009.60	24.76
TOTAL Contract Services	368,400	52,808.77	243,336.92	0.00	125,063.08	66.05
<u>Fees & Other Services</u>						
101-5101-07-5150 Printing	15,000	0.00	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	59.50	2,110.90	0.00	2,689.10	43.98
101-5101-07-5260 Dues and Membership	9,000	1,838.90	4,189.95	0.00	4,810.05	46.56
101-5101-07-5280 Copier Maintenance cont	10,000	1,132.28	5,258.26	0.00	4,741.74	52.58
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	9,480.16	19,173.82	0.00	17,630.18	52.10
101-5101-07-5540 Bond Insurance	1,407	0.00	1,407.00	0.00	0.00	100.00
101-5101-07-5665 Technology	117,640	(21,766.77)	93,412.90	51,960.00	(27,732.90)	123.57

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 50.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-5101-07-5666 Bank Fees	5,000	376.67	4,565.83	0.00	434.17	91.32
TOTAL Fees & Other Services	206,651	(8,879.26)	139,773.55	51,960.00	14,917.45	92.78
<u>Miscellaneous</u>						
101-5101-09-5130 Community Development	20,000	981.65	9,645.27	0.00	10,354.73	48.23
101-5101-09-5131 Meetings	5,000	312.96	2,550.23	0.00	2,449.77	51.00
101-5101-09-5132 Employee Appreciation	0	(594.11)	0.00	0.00	0.00	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	0	(950.66)	0.04	0.00	(0.04)	0.00
TOTAL Miscellaneous	30,000	(250.16)	12,485.37	0.00	17,514.63	41.62
<u>Debt Service</u>						
<u>Contingency/FB</u>						
TOTAL Administration	1,483,139	49,984.83	780,700.19	56,100.98	646,337.83	56.42

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 50.00

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	105,284.79	1,397,586.47	0.00	1,690,912.53	45.25
101-5102-01-5105 Overtime	94,883	9,157.96	72,166.93	0.00	22,716.07	76.06
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	24,054.98	133,590.20	0.00	205,966.80	39.34
101-5102-01-5108 Payroll Tax Expense (me	46,231	3,183.00	22,480.64	0.00	23,750.36	48.63
101-5102-01-5109 Group Health Insurance	427,594	32,672.75	222,458.52	0.00	205,135.48	52.03
101-5102-01-5110 Workers Comp TML	87,700	0.00	37,514.93	0.00	50,185.07	42.78
101-5102-01-5621 Travel & Training	54,889	9,943.75	23,633.53	0.00	31,255.47	43.06
TOTAL Personnel	4,144,303	184,297.23	1,913,920.98	0.00	2,230,382.02	46.18
<u>Materials & Supplies</u>						
101-5102-03-5050 Office Supplies	16,968	1,505.47	6,076.54	0.00	10,891.46	35.81
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	7,960.71	60,433.92	0.00	114,566.08	34.53
101-5102-03-5081 Uniforms	27,376	4,754.11	20,491.90	0.00	6,884.10	74.85
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	57.51	244.75	0.00	255.25	48.95
TOTAL Materials & Supplies	234,143	14,277.80	92,614.97	0.00	141,528.03	39.55
<u>Repairs & Maintenance</u>						
101-5102-04-5120 Building Maintenance	8,000	680.28	3,844.06	0.00	4,155.94	48.05
101-5102-04-5121 Equipment Maintenance	5,000	9.36	574.16	0.00	4,425.84	11.48
101-5102-04-5122 Vehicle Maintenance	60,000	4,705.64	39,727.46	0.00	20,272.54	66.21
TOTAL Repairs & Maintenance	73,000	5,395.28	44,145.68	0.00	28,854.32	60.47
<u>Utilities</u>						
101-5102-05-5616 Utilities -Electricity	3,500	454.84	2,101.68	0.00	1,398.32	60.05
101-5102-05-5618 Utilities -Telephone	30,010	2,578.80	17,599.06	0.00	12,410.94	58.64
101-5102-05-5619 Utilities -Water/Sewer	2,200	98.39	503.51	0.00	1,696.49	22.89
TOTAL Utilities	35,710	3,132.03	20,204.25	0.00	15,505.75	56.58
<u>Contract Services</u>						
101-5102-06-5240 Drug testing/background	2,300	600.21	1,435.21	0.00	864.79	62.40
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	0.00	2,820.00	0.00	23,690.00	10.64
TOTAL Contract Services	68,609	600.21	26,658.50	0.00	41,950.50	38.86
<u>Fees & Other Services</u>						
101-5102-07-5190 Insurance - TML	45,710	0.00	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	265.00	1,075.20	0.00	1,779.80	37.66
101-5102-07-5280 Maintenance contracts	116,307	11,673.56	49,792.86	0.00	66,514.14	42.81
101-5102-07-5660 Administration Fee	43,000	3,583.33	21,499.98	0.00	21,500.02	50.00
101-5102-07-5665 Technology	30,418	23.99	14,775.22	0.00	15,642.78	48.57
TOTAL Fees & Other Services	238,590	15,545.88	132,240.38	0.00	106,349.62	55.43

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 50.00

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	1,122.43	3,677.70	0.00	10,518.30	25.91
101-5102-08-5071 Communications Supplies	11,229	0.00	20,789.28	0.00 (	9,560.28)	185.14
101-5102-08-5072 Promotional Supplies	15,440	0.00	2,973.53	0.00	12,466.47	19.26
101-5102-08-5625 Ammo/Firearms/Safety Eq	30,000	411.19	25,157.16	6,061.79 (	1,218.95)	104.06
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	1,533.62	139,470.67	27,961.79	63,597.54	72.47
<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	224,782.05	2,369,301.92	27,961.79	2,628,121.29	47.70

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 50.00

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	171,173.33	1,986,571.85	0.00	2,630,828.15	43.02
101-5103-01-5105 Overtime	450,000	24,463.89	309,447.07	0.00	140,552.93	68.77
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	41,961.50	208,814.55	0.00	344,804.45	37.72
101-5103-01-5108 Payroll Tax Expense (me	75,375	5,550.62	34,866.44	0.00	40,508.56	46.26
101-5103-01-5109 Group Health Insurance	712,656	50,554.94	310,423.63	0.00	402,232.37	43.56
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	4,747.23	34,101.24	14,000.00	(15,001.24)	145.32
TOTAL Personnel	6,615,050	298,451.51	2,964,341.79	14,000.00	3,636,708.21	45.02
<u>Materials & Supplies</u>						
101-5103-03-5080 Gas & Oil	102,250	5,868.24	43,803.99	0.00	58,446.01	42.84
101-5103-03-5081 Uniforms	80,000	5,310.70	95,440.04	5,017.94	(20,457.98)	125.57
101-5103-03-5090 Postage	200	49.25	122.25	0.00	77.75	61.13
101-5103-03-5150 Office Supplies	10,800	1,463.06	3,173.20	0.00	7,626.80	29.38
101-5103-03-5155 Supplies - Medic	120,000	14,356.74	179,085.59	2,346.98	(61,432.57)	151.19
TOTAL Materials & Supplies	313,250	27,047.99	321,625.07	7,364.92	(15,739.99)	105.02
<u>Repairs & Maintenance</u>						
101-5103-04-5120 Building Maintenance	65,000	3,653.45	16,707.82	0.00	48,292.18	25.70
101-5103-04-5121 Equipment Maintenance	201,728	1,883.96	72,985.40	625.00	128,117.60	36.49
101-5103-04-5122 Vehicle Maintenance	120,000	10,410.18	82,269.93	246.00	37,484.07	68.76
TOTAL Repairs & Maintenance	386,728	15,947.59	171,963.15	871.00	213,893.85	44.69
<u>Utilities</u>						
101-5103-05-5616 Utilities -Electricity	16,000	3,736.93	18,036.01	0.00	(2,036.01)	112.73
101-5103-05-5617 Utilities -Gas	6,900	415.97	1,757.01	0.00	5,142.99	25.46
101-5103-05-5618 Utilities -Telephone	25,980	2,243.96	13,480.31	0.00	12,499.69	51.89
101-5103-05-5619 Utilities -Water/Sewer	7,600	644.63	3,442.78	0.00	4,157.22	45.30
101-5103-05-5620 Direct TV Navo	1,500	160.99	804.95	0.00	695.05	53.66
TOTAL Utilities	57,980	7,202.48	37,521.06	0.00	20,458.94	64.71
<u>Contract Services</u>						
101-5103-06-5620 Legal and Professional	50,000	6,783.67	9,648.67	0.00	40,351.33	19.30
101-5103-06-5658 Fire Extinguishers	450	0.00	0.00	0.00	450.00	0.00
TOTAL Contract Services	50,450	6,783.67	9,648.67	0.00	40,801.33	19.13
<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	753.65	6,242.66	0.00	3,757.34	62.43
101-5103-07-5280 Copier Maintenance Cont	2,000	372.50	1,582.60	0.00	417.40	79.13
101-5103-07-5665 Technology	27,000	5,788.42	24,270.02	0.00	2,729.98	89.89
TOTAL Fees & Other Services	125,250	6,914.57	100,803.62	0.00	24,446.38	80.48
<u>Public Safety</u>						
101-5103-08-5070 Firefighting Supplies	30,000	776.30	14,320.81	4,665.10	11,014.09	63.29
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	776.30	32,809.81	4,665.10	29,787.09	55.71

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 50.00

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>49,624.00</u>	<u>49,624.00</u>	<u>0.00</u>	<u>25,376.00</u>	<u>66.17</u>
TOTAL Miscellaneous	80,000	49,624.00	49,624.00	0.00	30,376.00	62.03
 <u>Debt Service</u>						
101-5103-98-5693 Capital Lease - '18 Pir	<u>0</u>	<u>7,952.98</u>	<u>47,717.88</u>	<u>0.00</u>	<u>(47,717.88)</u>	<u>0.00</u>
TOTAL Debt Service	0	7,952.98	47,717.88	0.00	(47,717.88)	0.00
TOTAL Fire Department	7,695,970	420,701.09	3,736,055.05	26,901.02	3,933,013.93	48.90

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - AAA

% OF YEAR COMPLETED: 50.00

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>						

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Streets Department

% OF YEAR COMPLETED: 50.00

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	7,372.74	86,818.69	0.00	163,773.31	34.65
101-5105-01-5105 Overtime	6,000	301.57	5,025.82	0.00	974.18	83.76
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	1,653.71	8,520.65	0.00	18,913.35	31.06
101-5105-01-5108 Payroll Tax Expense (me	3,735	222.98	1,454.22	0.00	2,280.78	38.93
101-5105-01-5109 Group Health Insurance	47,510	3,218.70	20,321.55	0.00	27,188.45	42.77
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	<u>5,000</u>	<u>132.84</u>	<u>1,241.72</u>	<u>0.00</u>	<u>3,758.28</u>	<u>24.83</u>
TOTAL Personnel	344,271	12,902.54	126,166.67	0.00	218,104.33	36.65
<u>Materials & Supplies</u>						
101-5105-03-5050 Office Supplies	2,000	0.00	1,556.36	0.00	443.64	77.82
101-5105-03-5080 Gas & Oil	8,251	1,200.34	4,627.68	0.00	3,623.32	56.09
101-5105-03-5081 Uniforms	1,500	447.75	2,164.21	0.00 (	664.21)	144.28
101-5105-03-5607 Rock, Sand and Gravel	8,800	0.00	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	<u>4,000</u>	<u>162.30</u>	<u>3,170.62</u>	<u>702.12</u>	<u>127.26</u>	<u>96.82</u>
TOTAL Materials & Supplies	28,551	1,810.39	26,938.29	702.12	910.59	96.81
<u>Repairs & Maintenance</u>						
101-5105-04-5121 Equipment Maintenance	10,000	445.42	6,228.71	0.00	3,771.29	62.29
101-5105-04-5122 Vehicle Maintenance	0	915.68	9,686.00	0.00 (	9,686.00)	0.00
101-5105-04-5609 Street Signs	30,000	76.50	4,836.15	7,979.27	17,184.58	42.72
101-5105-04-5629 Street maintenance	<u>20,000</u>	<u>9,837.20</u>	<u>14,161.95</u>	<u>0.00</u>	<u>5,838.05</u>	<u>70.81</u>
TOTAL Repairs & Maintenance	60,000	11,274.80	34,912.81	7,979.27	17,107.92	71.49
<u>Utilities</u>						
101-5105-05-5616 Utilities - Electricity	<u>38,270</u>	<u>5,015.38</u>	<u>25,513.60</u>	<u>0.00</u>	<u>12,756.40</u>	<u>66.67</u>
TOTAL Utilities	38,270	5,015.38	25,513.60	0.00	12,756.40	66.67
<u>Contract Services</u>						
101-5105-06-5620 Legal and Professional	<u>30,000</u>	<u>0.00</u>	<u>3,108.24</u>	<u>0.00</u>	<u>26,891.76</u>	<u>10.36</u>
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	<u>2,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
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	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>8,418.00 (</u>	<u>8,418.00)</u>	<u>0.00</u>
TOTAL Miscellaneous	0	0.00	0.00	8,418.00 (	8,418.00)	0.00
TOTAL Streets Department	505,555	31,003.11	218,118.83	17,099.39	270,336.78	46.53

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Development Services

% OF YEAR COMPLETED: 50.00

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	20,867.33	270,096.38	0.00	280,316.62	49.07
101-5107-01-5105 Overtime	4,000	116.24	5,266.73	0.00 (	1,266.73)	131.67
101-5107-01-5106 Longevity	750	0.00	719.88	0.00	30.12	95.98
101-5107-01-5107 Retirement - TMRS	59,125	4,457.10	25,186.71	0.00	33,938.29	42.60
101-5107-01-5108 Payroll Tax Expense (me	8,050	574.21	4,124.81	0.00	3,925.19	51.24
101-5107-01-5109 Group Health Insurance	83,143	7,505.02	52,574.58	0.00	30,568.42	63.23
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	0.00	7,148.52	0.00 (	1,973.52)	138.14
TOTAL Personnel	713,356	33,519.90	369,821.47	0.00	343,534.53	51.84
<u>Materials & Supplies</u>						
101-5107-03-5050 Office Supplies	7,000	3,905.48	5,994.32	0.00	1,005.68	85.63
101-5107-03-5080 Gas & Oil	3,000	206.00	1,494.22	0.00	1,505.78	49.81
101-5107-03-5081 Uniforms	600	0.00	444.89	0.00	155.11	74.15
101-5107-03-5090 Postage	1,500	9.64	38.27	0.00	1,461.73	2.55
101-5107-03-5150 Printing	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL Materials & Supplies	13,600	4,121.12	7,971.70	0.00	5,628.30	58.62
<u>Repairs & Maintenance</u>						
101-5107-04-5121 Equipment Maintenance	0	54.11	54.11	0.00 (	54.11)	0.00
101-5107-04-5122 Vehicle Maintenance	1,000	225.31	2,670.20	0.00 (	1,670.20)	267.02
TOTAL Repairs & Maintenance	1,000	279.42	2,724.31	0.00 (	1,724.31)	272.43
<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	20,217.26	352,422.79	0.00	947,577.21	27.11
101-5107-06-5764 Planners	80,000	12,879.30	25,439.77	0.00	54,560.23	31.80
TOTAL Contract Services	1,540,000	33,096.56	417,381.78	0.00	1,122,618.22	27.10
<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	0.00	278.94	0.00	1,721.06	13.95
101-5107-07-5260 Dues and Memberships	2,160	463.85	1,291.83	0.00	868.17	59.81
101-5107-07-5665 Technology	35,000	22,745.95	38,056.47	1,403.00 (	4,459.47)	112.74
101-5107-07-5762 Filing Fees	13,000	0.00	1,682.00	0.00	11,318.00	12.94
TOTAL Fees & Other Services	52,160	23,209.80	42,458.04	1,403.00	8,298.96	84.09
<u>Miscellaneous</u>						
<u>Debt Service</u>						
TOTAL Development Services	2,320,116	94,226.80	840,357.30	1,403.00	1,478,355.70	36.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Court

% OF YEAR COMPLETED: 50.00

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	2,510.12	29,883.45	0.00	34,216.55	46.62
101-5108-01-5105 Overtime	1,000	46.49	994.90	0.00	5.10	99.49
101-5108-01-5106 Longevity	400	0.00	400.00	0.00	0.00	100.00
101-5108-01-5107 Retirement - TMRS	6,976	542.08	2,836.06	0.00	4,139.94	40.65
101-5108-01-5108 Payroll Tax Expense (me	950	69.85	466.13	0.00	483.87	49.07
101-5108-01-5109 Group Health Insurance	11,878	1,072.90	6,273.85	0.00	5,604.15	52.82
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	300.00	300.00	0.00	0.00	100.00
TOTAL Personnel	85,724	4,541.44	41,225.75	0.00	44,498.25	48.09
<u>Materials & Supplies</u>						
101-5108-03-5050 Office Supplies	400	63.34	80.24	0.00	319.76	20.06
101-5108-03-5051 Court Supplies	0	0.00	340.80	0.00	(340.80)	0.00
101-5108-03-5090 Postage	500	195.58	464.77	0.00	35.23	92.95
101-5108-03-5150 Printing	100	0.00	0.00	0.00	100.00	0.00
TOTAL Materials & Supplies	1,000	258.92	885.81	0.00	114.19	88.58
<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	1,755.00	9,361.74	0.00	4,638.26	66.87
101-5108-06-5765 Contract Svcs - Judge	15,000	1,400.00	8,400.00	0.00	6,600.00	56.00
TOTAL Contract Services	31,900	3,155.00	17,761.74	0.00	14,138.26	55.68
<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	(5,445.97)	1,368.85	0.00	2,631.15	34.22
TOTAL Fees & Other Services	5,685	(5,445.97)	2,517.65	0.00	3,167.35	44.29
<u>Debt Service</u>						
TOTAL Court	124,309	2,509.39	62,390.95	0.00	61,918.05	50.19

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Parks & Recreation

% OF YEAR COMPLETED: 50.00

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	8,341.86	96,569.62	0.00	105,420.38	47.81
101-5110-01-5105 Overtime	4,000	382.52	10,408.35	0.00 (	6,408.35)	260.21
101-5110-01-5106 Longevity	250	0.00	100.00	0.00	150.00	40.00
101-5110-01-5107 Retirement - TMRS	21,965	1,894.30	9,749.32	0.00	12,215.68	44.39
101-5110-01-5108 Payroll Tax Expense (me	2,990	257.42	1,676.71	0.00	1,313.29	56.08
101-5110-01-5109 Group Health Insurance	47,510	4,286.32	26,561.08	0.00	20,948.92	55.91
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	257.45	657.45	0.00	2,342.55	21.92
TOTAL Personnel	283,705	15,419.87	147,036.76	0.00	136,668.24	51.83
<u>Materials & Supplies</u>						
101-5110-03-5050 Office Supplies	4,000	45.37	321.28	0.00	3,678.72	8.03
101-5110-03-5080 Gas & Oil	1,200	292.42	1,741.81	0.00 (	541.81)	145.15
101-5110-03-5081 Uniforms	600	0.00	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	0.00	1,531.04	0.00 (	931.04)	255.17
101-5110-03-5630 Small Tools	2,000	146.97	1,277.16	702.12	20.72	98.96
101-5110-03-5903 Parts and Fittings	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	9,300	484.76	6,171.16	702.12	2,426.72	73.91
<u>Repairs & Maintenance</u>						
101-5110-04-5121 Equipment Maintenance	6,000	589.22	4,612.17	0.00	1,387.83	76.87
101-5110-04-5122 Vehicle Maintenance	4,000	23.00	947.10	0.00	3,052.90	23.68
101-5110-04-5630 Park Maintenance	50,000	1,696.97	9,519.79	0.00	40,480.21	19.04
TOTAL Repairs & Maintenance	60,000	2,309.19	15,079.06	0.00	44,920.94	25.13
<u>Utilities</u>						
101-5110-05-5616 Utilities - Electricity	2,500	702.92	3,184.69	0.00 (	684.69)	127.39
101-5110-05-5619 Utilities - Water/Sewer	2,000	302.82	2,566.09	0.00 (	566.09)	128.30
TOTAL Utilities	4,500	1,005.74	5,750.78	0.00 (	1,250.78)	127.80
<u>Contract Services</u>						
101-5110-06-5685 STORAGE BUILDING	0	4,119.59	4,119.59	0.00 (	4,119.59)	0.00
TOTAL Contract Services	0	4,119.59	4,119.59	0.00 (	4,119.59)	0.00
<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	697.97	2,162.78	0.00	1,837.22	54.07
TOTAL Fees & Other Services	9,120	697.97	3,638.32	0.00	5,481.68	39.89
<u>Miscellaneous</u>						
101-5110-09-5131 City Events	160,000	10,725.76	56,199.87	0.00	103,800.13	35.12
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 (	165,000.00)	0.00	0.00	0.00	0.00
TOTAL Miscellaneous	173,000 (	154,274.24)	56,255.87	0.00	116,744.13	32.52

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Parks & Recreation

% OF YEAR COMPLETED: 50.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL Parks & Recreation	539,625 (	130,237.12)	238,051.54	702.12	300,871.34	44.24

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Library

% OF YEAR COMPLETED: 50.00

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	11,050.40	131,464.07	0.00	142,535.93	47.98
101-5111-01-5105 Overtime	3,000	336.22	4,442.79	0.00	(1,442.79)	148.09
101-5111-01-5106 Longevity	400	0.00	350.00	0.00	50.00	87.50
101-5111-01-5107 Retirement - TMRS	20,911	2,103.09	10,866.86	0.00	10,044.14	51.97
101-5111-01-5108 Payroll Tax Expense (me	3,152	320.17	2,092.40	0.00	1,059.60	66.38
101-5111-01-5109 Group Health Insurance	47,510	4,344.04	27,653.27	0.00	19,856.73	58.21
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	18,153.92	177,279.65	0.00	175,793.35	50.21
<u>Materials & Supplies</u>						
101-5111-03-5050 Office Supplies	5,460	182.46	3,323.87	0.00	2,136.13	60.88
101-5111-03-5052 Library Supplies	4,000	330.11	1,929.50	0.00	2,070.50	48.24
101-5111-03-5090 Postage	1,600	65.51	140.96	0.00	1,459.04	8.81
101-5111-03-5661 Collection Development	44,000	2,588.99	17,113.88	4,124.48	22,761.64	48.27
TOTAL Materials & Supplies	55,060	3,167.07	22,508.21	4,124.48	28,427.31	48.37
<u>Repairs & Maintenance</u>						
101-5111-04-5120 Building Maintenance	9,000	967.61	6,044.59	0.00	2,955.41	67.16
101-5111-04-5121 Equipment Maintenance	3,280	0.00	0.00	0.00	3,280.00	0.00
TOTAL Repairs & Maintenance	12,280	967.61	6,044.59	0.00	6,235.41	49.22
<u>Utilities</u>						
101-5111-05-5616 Utilities - Electricity	13,000	1,654.71	7,763.86	0.00	5,236.14	59.72
101-5111-05-5618 Utilities - Telephone	4,248	625.12	1,971.35	0.00	2,276.65	46.41
101-5111-05-5619 Utilities - Water/Sewer	2,300	149.32	1,166.50	0.00	1,133.50	50.72
TOTAL Utilities	19,548	2,429.15	10,901.71	0.00	8,646.29	55.77
<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	150.00	450.00	0.00	1,050.00	30.00
TOTAL Contract Services	1,800	150.00	450.00	0.00	1,350.00	25.00
<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	200.00	2,799.00	0.00	1,553.00	64.32
101-5111-07-5280 Copier Maintenance Cont	1,164	402.34	1,361.30	0.00	(197.30)	116.95
101-5111-07-5665 Technology	17,000	815.89	8,585.63	0.00	8,414.37	50.50
TOTAL Fees & Other Services	35,666	1,418.23	22,466.60	0.00	13,199.40	62.99
<u>Miscellaneous</u>						
101-5111-09-5130 Community Development	13,400	394.97	3,189.47	0.00	10,210.53	23.80
101-5111-09-5667 Senior Programs	3,000	434.66	901.15	0.00	2,098.85	30.04
TOTAL Miscellaneous	16,400	829.63	4,090.62	0.00	12,309.38	24.94
TOTAL Library	493,827	27,115.61	243,741.38	4,124.48	245,961.14	50.19

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - Providence Village PD

% OF YEAR COMPLETED: 50.00

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>Utilities</u>						
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
<u>Public Safety</u>						
<u>Miscellaneous</u>						
<u>Debt Service</u>						

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

101-General Fund
DEPARTMENT - Fleet

% OF YEAR COMPLETED: 50.00

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: MARCH 31ST, 2025

101-General Fund

DEPARTMENT - HR

% OF YEAR COMPLETED: 50.00

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	4,596.15	55,153.80	0.00	75,846.20	42.10
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	4,732.69	0.00	9,224.31	33.91
101-5117-01-5108 Payroll Tax Expense (me	1,900	130.32	750.25	0.00	1,149.75	39.49
101-5117-01-5109 Group Health Insurance	18,290	1,072.90	7,337.40	0.00	10,952.60	40.12
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	6,778.35	68,024.14	0.00	100,542.86	40.35
<u>Materials & Supplies</u>						
101-5117-03-5050 Office Supplies	300	12.73	32.23	0.00	267.77	10.74
TOTAL Materials & Supplies	300	12.73	32.23	0.00	267.77	10.74
<u>Repairs & Maintenance</u>						
<u>Utilities</u>						
<u>Contract Services</u>						
101-5117-06-5190 Driving Record Monitori	0	1,764.00	1,764.00	0.00	1,764.00)	0.00
101-5117-06-5240 Drug Testing/background	12,500	0.00	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	1,764.00	6,976.50	0.00	7,923.50	46.82
<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	1,591.86	1,591.86	12,772.11	2,003.97)	116.21
TOTAL Fees & Other Services	13,510	1,591.86	1,591.86	12,772.11	853.97)	106.32
<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	679.11	9,168.84	0.00	10,831.16	45.84
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	679.11	9,168.84	0.00	38,831.16	19.10
<u>Contingency/FB</u>						
TOTAL HR	245,277	10,826.05	85,793.57	12,772.11	146,711.32	40.19
TOTAL EXPENSES	18,433,203	730,911.81	8,574,510.73	147,064.89	9,711,627.38	47.31
REVENUE OVER/ (UNDER) EXPENSES	740,873	1,548,300.37	3,220,698.21	(147,064.89)	(2,332,760.32)	414.87

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

201-Water Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	780,312	183,701.91	447,641.55	0.00	332,670.45	57.37
Charges for Services	2,350,000	119,909.19	955,263.89	0.00	1,394,736.11	40.65
Miscellaneous	<u>1,623,884</u>	<u>3,920.45</u>	<u>20,752.01</u>	<u>0.00</u>	<u>1,603,131.99</u>	<u>1.28</u>
TOTAL GENERAL REVENUE	<u>4,754,196</u>	<u>307,531.55</u>	<u>1,423,657.45</u>	<u>0.00</u>	<u>3,330,538.55</u>	<u>29.95</u>
TOTAL REVENUE	<u>4,754,196</u>	<u>307,531.55</u>	<u>1,423,657.45</u>	<u>0.00</u>	<u>3,330,538.55</u>	<u>29.95</u>
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EXPENSE SUMMARY

Water

Personnel	488,373	21,992.51	235,587.37	0.00	252,785.63	48.24
Materials & Supplies	236,500	6,228.53	89,501.00	8,877.12	138,121.88	41.60
Repairs & Maintenance	354,500	28,999.21	101,991.28	0.00	252,508.72	28.77
Utilities	102,200	8,447.71	70,015.52	0.00	32,184.48	68.51
Contract Services	98,650	0.00	6,812.83	0.00	91,837.17	6.91
Fees & Other Services	75,494	1,199.16	49,252.65	0.00	26,241.35	65.24
Debt Service	2,521,540	0.00	508,478.13	0.00	2,013,061.87	20.17
Contingency/FB	<u>698,640</u>	<u>(4,980.00)</u>	<u>49,320.00</u>	<u>0.00</u>	<u>649,320.00</u>	<u>7.06</u>
TOTAL Water	<u>4,575,897</u>	<u>61,887.12</u>	<u>1,110,958.78</u>	<u>8,877.12</u>	<u>3,456,061.10</u>	<u>24.47</u>
TOTAL EXPENSES	<u>4,575,897</u>	<u>61,887.12</u>	<u>1,110,958.78</u>	<u>8,877.12</u>	<u>3,456,061.10</u>	<u>24.47</u>
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REVENUE OVER/ (UNDER) EXPENSES	178,299	245,644.43	312,698.67 (	8,877.12) (	125,522.55)	170.40
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

201-Water Fund

% OF YEAR COMPLETED: 50.00

	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	2,655.91	16,715.55	0.00	13,284.45	55.72
201-4000-01-4013 Application fee	7,500	1,320.00	5,000.00	0.00	2,500.00	66.67
201-4000-01-4014 Reconnects	6,000	410.00	1,870.00	0.00	4,130.00	31.17
201-4000-01-4630 Bank Fees collected	0	60.00	360.00	0.00 (	360.00)	0.00
201-4000-01-4710 Water Impact Fees	<u>736,812</u>	<u>179,256.00</u>	<u>423,696.00</u>	<u>0.00</u>	<u>313,116.00</u>	<u>57.50</u>
TOTAL Fines and Fees	780,312	183,701.91	447,641.55	0.00	332,670.45	57.37
 <u>Charges for Services</u>						
201-4000-06-4010 Water Billings	2,000,000	130,385.34	910,996.05	0.00	1,089,003.95	45.55
201-4000-06-4011 Water Conection/Tap Fee	100,000	16,466.20	44,445.90	0.00	55,554.10	44.45
201-4000-06-4015 Bulk Water	0	153.66	991.14	0.00 (	991.14)	0.00
201-4000-06-4019 Billing Adjustments	0 (	27,096.01) (	1,169.20)	0.00	1,169.20	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	119,909.19	955,263.89	0.00	1,394,736.11	40.65
 <u>Miscellaneous</u>						
201-4000-09-4500 Interest Income	60,000	3,048.20	19,361.11	0.00	40,638.89	32.27
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>872.25</u>	<u>1,390.90</u>	<u>0.00</u> (	<u>1,390.90)</u>	<u>0.00</u>
TOTAL Miscellaneous	1,623,884	3,920.45	20,752.01	0.00	1,603,131.99	1.28
 <u>Contingency/FB</u>						
TOTAL REVENUE	4,754,196	307,531.55	1,423,657.45	0.00	3,330,538.55	29.95

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 50.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
201-5201-01-5101 Salaries	346,333	12,544.21	161,778.30	0.00	184,554.70	46.71
201-5201-01-5105 Overtime	12,000	727.45	9,186.58	0.00	2,813.42	76.55
201-5201-01-5106 Longevity	450	0.00	400.00	0.00	50.00	88.89
201-5201-01-5107 TMRS Contribution	38,409	2,817.30	15,533.63	0.00	22,875.37	40.44
201-5201-01-5108 Payroll Tax Expense (me	5,202	369.34	2,564.49	0.00	2,637.51	49.30
201-5201-01-5109 Group Health Insurance	71,266	5,359.22	37,285.88	0.00	33,980.12	52.32
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	174.99	3,486.44	0.00	2,213.56	61.17
TOTAL Personnel	488,373	21,992.51	235,587.37	0.00	252,785.63	48.24
<u>Materials & Supplies</u>						
201-5201-03-5050 Office Supplies	6,000	419.26	4,255.58	0.00	1,744.42	70.93
201-5201-03-5080 Gas & Oil	20,000	938.70	10,962.97	0.00	9,037.03	54.81
201-5201-03-5081 Uniforms	5,000	275.89	3,822.80	0.00	1,177.20	76.46
201-5201-03-5090 Postage	11,500	1,387.22	7,991.43	0.00	3,508.57	69.49
201-5201-03-5150 Printing	4,500	462.85	2,719.36	0.00	1,780.64	60.43
201-5201-03-5608 Rock, Sand & Gravel	1,500	0.00	2,860.22	0.00 (	1,360.22)	190.68
201-5201-03-5630 Tools	6,000	45.33	942.93	702.12	4,354.95	27.42
201-5201-03-5903 Parts and Fittings	30,000	2,132.04	4,975.73	0.00	25,024.27	16.59
201-5201-03-5904 Chlorine	12,000	567.24	4,915.98	0.00	7,084.02	40.97
201-5201-03-5905 Meters	140,000	0.00	46,054.00	8,175.00	85,771.00	38.74
TOTAL Materials & Supplies	236,500	6,228.53	89,501.00	8,877.12	138,121.88	41.60
<u>Repairs & Maintenance</u>						
201-5201-04-5120 Building Maintenance	6,500	802.42	10,325.91	0.00 (	3,825.91)	158.86
201-5201-04-5121 Equipment Maintenance	40,000	2,883.51	27,795.97	0.00	12,204.03	69.49
201-5201-04-5122 Vehicle Maintenance	8,000	471.23	7,397.34	0.00	602.66	92.47
201-5201-04-5902 Water System Maintenan	300,000	24,842.05	56,472.06	0.00	243,527.94	18.82
TOTAL Repairs & Maintenance	354,500	28,999.21	101,991.28	0.00	252,508.72	28.77
<u>Utilities</u>						
201-5201-05-5616 Utilities - Electricity	90,000	11,622.33	61,934.90	0.00	28,065.10	68.82
201-5201-05-5617 Utilities - Gas	4,000	2,344.93	4,676.74	0.00 (	676.74)	116.92
201-5201-05-5618 Utilities - Telephone	7,000	480.45	3,403.88	0.00	3,596.12	48.63
201-5201-05-5619 Utilities - Water/Sewer	1,200	(6,000.00)	0.00	0.00	1,200.00	0.00
TOTAL Utilities	102,200	8,447.71	70,015.52	0.00	32,184.48	68.51
<u>Contract Services</u>						
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
<u>Fees & Other Services</u>						
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: MARCH 31ST, 2025

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 50.00

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	273.17	901.42	0.00 (	901.42)	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	23.99	4,634.79	0.00	3,615.21	56.18
201-5201-07-5666 Bank fees	366	375.00	9,875.00	0.00 (	9,509.00)	2,698.09
201-5201-07-5901 Lab Fees	20,000	527.00	4,935.00	0.00	15,065.00	24.68
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	1,199.16	49,252.65	0.00	26,241.35	65.24
<u>Debt Service</u>						
201-5201-98-5801 2016 Bond Principal	230,000	0.00	230,000.00	0.00	0.00	100.00
201-5201-98-5866 2016 Bond Interest	116,700	0.00	60,075.00	0.00	56,625.00	51.48
201-5201-98-5867 2023 CO Bond Principal	60,000	0.00	60,000.00	0.00	0.00	100.00
201-5201-98-5868 2023 CO Bond Interest	315,906	0.00	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	0.00	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	49,320.00	0.00	49,320.00	50.00
201-5201-99-5902 Capital - equipment	0 (	13,200.00)	0.00	0.00	0.00	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 (	4,980.00)	49,320.00	0.00	649,320.00	7.06
TOTAL Water	4,575,897	61,887.12	1,110,958.78	8,877.12	3,456,061.10	24.47
TOTAL EXPENSES	4,575,897	61,887.12	1,110,958.78	8,877.12	3,456,061.10	24.47
REVENUE OVER/ (UNDER) EXPENSES	178,299	245,644.43	312,698.67 (	8,877.12) (	125,522.55)	170.40

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

202-Sewer Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	846,615	308,046.13	642,778.29	0.00	203,836.71	75.92
Charges for Services	1,150,000	89,722.51	525,390.48	0.00	624,609.52	45.69
Miscellaneous	<u>60,000</u>	<u>192,293.67</u>	<u>1,056,447.51</u>	<u>0.00</u>	(<u>996,447.51</u>)	<u>1,760.75</u>
TOTAL GENERAL REVENUE	<u>2,056,615</u>	<u>590,062.31</u>	<u>2,224,616.28</u>	<u>0.00</u>	(<u>168,001.28</u>)	<u>108.17</u>
TOTAL REVENUE	2,056,615	590,062.31	2,224,616.28	0.00	(168,001.28)	108.17
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Sewer</u>						
Personnel	391,990	21,579.45	210,745.91	0.00	181,244.09	53.76
Materials & Supplies	56,400	5,779.71	33,229.73	702.12	22,468.15	60.16
Repairs & Maintenance	192,000	(24,304.14)	109,258.71	16,856.47	65,884.82	65.68
Utilities	159,500	17,916.58	79,534.80	0.00	79,965.20	49.87
Contract Services	36,000	0.00	1,607.48	0.00	34,392.52	4.47
Fees & Other Services	56,440	843.13	75,738.83	0.00	(19,298.83)	134.19
Debt Service	0	(609,037.71)	688,976.21	0.00	(688,976.21)	0.00
Contingency/FB	<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 Sewer	<u>892,330</u>	(<u>587,222.98</u>)	<u>1,199,091.67</u>	<u>70,937.29</u>	(<u>377,698.96</u>)	<u>142.33</u>
TOTAL EXPENSES	892,330	(587,222.98)	1,199,091.67	70,937.29	(377,698.96)	142.33
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	1,164,285	1,177,285.29	1,025,524.61	(70,937.29)	209,697.68	81.99

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

202-Sewer Fund

% OF YEAR COMPLETED: 50.00

	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	1,090.13	6,499.29	0.00	3,500.71	64.99
202-4000-01-4710 Sewer Impact Fees	<u>836,615</u>	<u>306,956.00</u>	<u>636,279.00</u>	<u>0.00</u>	<u>200,336.00</u>	<u>76.05</u>
TOTAL Fines and Fees	846,615	308,046.13	642,778.29	0.00	203,836.71	75.92
 <u>Charges for Services</u>						
202-4000-06-4020 Sewer Billings	<u>1,150,000</u>	<u>89,722.51</u>	<u>525,390.48</u>	<u>0.00</u>	<u>624,609.52</u>	<u>45.69</u>
TOTAL Charges for Services	1,150,000	89,722.51	525,390.48	0.00	624,609.52	45.69
 <u>Miscellaneous</u>						
202-4000-09-4500 Interest Income	<u>60,000</u>	<u>192,293.67</u>	<u>1,056,447.51</u>	<u>0.00</u>	(<u>996,447.51</u>)	<u>1,760.75</u>
TOTAL Miscellaneous	60,000	192,293.67	1,056,447.51	0.00	(996,447.51)	1,760.75
 <u>Contingency/FB</u>						
TOTAL REVENUE	2,056,615	590,062.31	2,224,616.28	0.00	(168,001.28)	108.17

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MARCH 31ST, 2025

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 50.00

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	10,807.91	132,078.61	0.00	148,854.39	47.01
202-5202-01-5105 Overtime	15,000	2,229.15	23,066.95	0.00	8,066.95)	153.78
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	2,685.23	14,121.79	0.00	17,738.21	44.32
202-5202-01-5108 Payroll Tax Expense (me	4,311	359.82	2,378.36	0.00	1,932.64	55.17
202-5202-01-5109 Group Health Insurance	47,510	5,364.50	32,863.97	0.00	14,646.03	69.17
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	132.84	921.59	0.00	4,078.41	18.43
TOTAL Personnel	391,990	21,579.45	210,745.91	0.00	181,244.09	53.76

Materials & Supplies

202-5202-03-5050 Office Supplies	5,000	840.25	2,917.65	0.00	2,082.35	58.35
202-5202-03-5080 Gas & Oil	14,000	645.58	7,930.61	0.00	6,069.39	56.65
202-5202-03-5081 Uniforms	3,500	421.43	2,889.13	0.00	610.87	82.55
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	1,668.75	3,966.56	0.00	6,033.44	39.67
202-5202-03-5630 Tools	5,000	982.18	3,162.16	702.12	1,135.72	77.29
202-5202-03-5903 Parts and Fittings	3,000	87.10	87.10	0.00	2,912.90	2.90
202-5202-03-5904 Chlorine	11,000	1,134.42	7,751.88	0.00	3,248.12	70.47
TOTAL Materials & Supplies	56,400	5,779.71	33,229.73	702.12	22,468.15	60.16

Repairs & Maintenance

202-5202-04-5120 Building Maintenance	5,000	36,672.82)	4,207.21	0.00	792.79	84.14
202-5202-04-5121 Equipment Maintenance	35,000	560.39	13,740.09	5,216.79	16,043.12	54.16
202-5202-04-5122 Vehicle Maintenance	7,000	32.75	2,838.57	0.00	4,161.43	40.55
202-5202-04-5902 Sewer System Maintenan	60,000	1,358.48	42,614.01	7,250.00	10,135.99	83.11
202-5202-04-5903 WWTP Maintenance	85,000	10,417.06	45,858.83	4,389.68	34,751.49	59.12
TOTAL Repairs & Maintenance	192,000	24,304.14)	109,258.71	16,856.47	65,884.82	65.68

Utilities

202-5202-05-5616 Utilities - Electricity	42,500	5,927.22	28,108.17	0.00	14,391.83	66.14
202-5202-05-5618 Utilities - Telephone	7,000	605.24	4,461.61	0.00	2,538.39	63.74
202-5202-05-5619 Utilities - Water/Sewer	100,000	11,384.12	46,965.02	0.00	53,034.98	46.97
202-5202-05-5621 Utilities - Sludge Disp	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL Utilities	159,500	17,916.58	79,534.80	0.00	79,965.20	49.87

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: MARCH 31ST, 2025

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 50.00

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	649.99	9,641.96	0.00 (	3,641.96)	160.70
202-5202-07-5666 Bank Fees	0	193.14	193.14	0.00 (	193.14)	0.00
202-5202-07-5901 Lab Fees	<u>15,000</u>	<u>0.00</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	843.13	75,738.83	0.00 (	19,298.83)	134.19
<u>Debt Service</u>						
202-5202-98-5845 Interest - 2024A CO	0	0.00	689,633.74	0.00 (	689,633.74)	0.00
202-5202-98-5899 Bond Issue Costs	<u>0</u>	<u>(609,037.71)</u>	<u>(657.53)</u>	<u>0.00</u>	<u>657.53</u>	<u>0.00</u>
TOTAL Debt Service	0 (	609,037.71)	688,976.21	0.00 (	688,976.21)	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 (	587,222.98)	1,199,091.67	70,937.29 (	377,698.96)	142.33
TOTAL EXPENSES	892,330 (	587,222.98)	1,199,091.67	70,937.29 (	377,698.96)	142.33
REVENUE OVER/ (UNDER) EXPENSES	1,164,285	1,177,285.29	1,025,524.61 (	70,937.29)	209,697.68	81.99

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

205-Solid Waste Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	<u>2,546,000</u>	<u>66,279.12</u>	<u>1,097,153.24</u>	<u>0.00</u>	<u>1,448,846.76</u>	<u>43.09</u>
TOTAL GENERAL REVENUE	<u>2,546,000</u>	<u>66,279.12</u>	<u>1,097,153.24</u>	<u>0.00</u>	<u>1,448,846.76</u>	<u>43.09</u>
 TOTAL REVENUE	 <u>2,546,000</u>	 <u>66,279.12</u>	 <u>1,097,153.24</u>	 <u>0.00</u>	 <u>1,448,846.76</u>	 <u>43.09</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Solid Waste

Fees & Other Services	<u>2,546,000</u>	<u>180,398.01</u>	<u>1,228,308.72</u>	<u>0.00</u>	<u>1,317,691.28</u>	<u>48.24</u>
TOTAL Solid Waste	<u>2,546,000</u>	<u>180,398.01</u>	<u>1,228,308.72</u>	<u>0.00</u>	<u>1,317,691.28</u>	<u>48.24</u>
 TOTAL EXPENSES	 <u>2,546,000</u>	 <u>180,398.01</u>	 <u>1,228,308.72</u>	 <u>0.00</u>	 <u>1,317,691.28</u>	 <u>48.24</u>
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	0	(114,118.89)	(131,155.48)	0.00	131,155.48	0.00
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

205-Solid Waste Fund

% OF YEAR COMPLETED: 50.00

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>66,279.12</u>	<u>1,097,153.24</u>	<u>0.00</u>	<u>1,448,846.76</u>	<u>43.09</u>
TOTAL Charges for Services	2,546,000	66,279.12	1,097,153.24	0.00	1,448,846.76	43.09
<u>Miscellaneous</u>						
<u>Contingency/FB</u>						
TOTAL REVENUE	2,546,000	66,279.12	1,097,153.24	0.00	1,448,846.76	43.09

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

205-Solid Waste Fund

DEPARTMENT - Solid Waste

% OF YEAR COMPLETED: 50.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
205-5205-07-5666 Mustang Collection Fees	116,000	0.00	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>180,398.01</u>	<u>1,066,885.04</u>	<u>0.00</u>	<u>1,048,114.96</u>	<u>50.44</u>
TOTAL Fees & Other Services	2,546,000	180,398.01	1,228,308.72	0.00	1,317,691.28	48.24
Contingency/FB						
TOTAL Solid Waste	2,546,000	180,398.01	1,228,308.72	0.00	1,317,691.28	48.24
TOTAL EXPENSES	2,546,000	180,398.01	1,228,308.72	0.00	1,317,691.28	48.24
REVENUE OVER/(UNDER) EXPENSES	0 (	114,118.89) (	131,155.48)	0.00	131,155.48	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

301-Debt Service Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	7,936.09	1,517,007.55	0.00 (	52,007.55)	103.55
Miscellaneous	28,500	897.42	14,847.86	0.00	13,652.14	52.10
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>8,833.51</u>	<u>1,531,855.41</u>	<u>0.00</u>	<u>395,563.59</u>	<u>79.48</u>
TOTAL REVENUE	1,927,419	8,833.51	1,531,855.41	0.00	395,563.59	79.48
	=====	=====	=====	=====	=====	=====
 <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>0.00</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>0.00</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	0.00	1,467,888.83	0.00	459,530.17	76.16
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	0	8,833.51	63,966.58	0.00 (	63,966.58)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

301-Debt Service Fund

% OF YEAR COMPLETED: 50.00

REVENUES	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>7,936.09</u>	<u>1,517,007.55</u>	<u>0.00</u>	(<u>52,007.55</u>)	<u>103.55</u>
TOTAL Taxes	1,465,000	7,936.09	1,517,007.55	0.00	(52,007.55)	103.55
<u>Miscellaneous</u>						
301-4000-09-4500 Interest Income	<u>28,500</u>	<u>897.42</u>	<u>14,847.86</u>	<u>0.00</u>	<u>13,652.14</u>	<u>52.10</u>
TOTAL Miscellaneous	28,500	897.42	14,847.86	0.00	13,652.14	52.10
<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	8,833.51	1,531,855.41	0.00	395,563.59	79.48

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

301-Debt Service Fund

DEPARTMENT - Debt Service

% OF YEAR COMPLETED: 50.00

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	0.00	38,000.00	0.00	0.00	100.00
301-5301-98-5851 2020 Time Warrant Inter	9,264	0.00	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	0.00	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	0.00	1,322.88	0.00	1,473.12	47.31
301-5301-98-5864 2019 Time Warrant Princ	101,000	0.00	101,000.00	0.00	0.00	100.00
301-5301-98-5865 2019 Time Warrant Inter	12,389	0.00	6,666.55	0.00	5,722.45	53.81
301-5301-98-5866 2020 GO Refunding Prini	562,000	0.00	562,000.00	0.00	0.00	100.00
301-5301-98-5867 2020 GO Refunding Inter	6,880	0.00	4,943.40	0.00	1,936.60	71.85
301-5301-98-5868 2022 CO Public Safety P	290,000	0.00	290,000.00	0.00	0.00	100.00
301-5301-98-5869 2022 CO Public Safety I	455,850	0.00	231,550.00	0.00	224,300.00	50.80
301-5301-98-5871 Interest - CO 2024 FS#2	339,000	0.00	224,790.00	0.00	114,210.00	66.31
TOTAL Debt Service	1,923,919	0.00	1,467,888.83	0.00	456,030.17	76.30
 <u>Contingency/FB</u>						
TOTAL Debt Service	1,927,419	0.00	1,467,888.83	0.00	459,530.17	76.16
TOTAL EXPENSES	1,927,419	0.00	1,467,888.83	0.00	459,530.17	76.16
REVENUE OVER/ (UNDER) EXPENSES	0	8,833.51	63,966.58	0.00 (	63,966.58)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

401-Special Revenue Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	907.08	12,983.12	0.00	3,616.88	78.21
Taxes	10,000	409.50	2,652.72	0.00	7,347.28	26.53
Grants	4,128	2,478.92	5,484.53	0.00 (	1,356.53)	132.86
Miscellaneous	<u>3,000</u>	<u>186.66</u>	<u>1,114.57</u>	<u>0.00</u>	<u>1,885.43</u>	<u>37.15</u>
TOTAL GENERAL REVENUE	<u>33,728</u>	<u>3,982.16</u>	<u>22,234.94</u>	<u>0.00</u>	<u>11,493.06</u>	<u>65.92</u>
TOTAL REVENUE	33,728	3,982.16	22,234.94	0.00	11,493.06	65.92
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Officers Training Fund

Personnel	3,000	3,880.00	3,880.00	0.00 (	880.00)	129.33
Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Fees & Other Services	<u>4,000</u>	<u>5,445.97</u>	<u>8,639.95</u>	<u>1,200.00 (</u>	<u>5,839.95)</u>	<u>246.00</u>
TOTAL Officers Training Fund	10,500	9,325.97	12,519.95	1,200.00 (	3,219.95)	130.67

Seizure

Court Technology

Court Security

TOTAL EXPENSES	10,500	9,325.97	12,519.95	1,200.00 (	3,219.95)	130.67
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	23,228 (	5,343.81)	9,714.99 (	1,200.00)	14,713.01	36.66
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

401-Special Revenue Fund

% OF YEAR COMPLETED: 50.00

	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	496.85	3,100.14	0.00	1,499.86	67.39
401-4000-01-4421 Child Safety Fees	8,000	0.00	7,340.67	0.00	659.33	91.76
401-4000-01-4710 Court Technology Fee	<u>4,000</u>	<u>410.23</u>	<u>2,542.31</u>	<u>0.00</u>	<u>1,457.69</u>	<u>63.56</u>
TOTAL Fines and Fees	16,600	907.08	12,983.12	0.00	3,616.88	78.21
 <u>Taxes</u>						
401-4000-02-4170 Hotel/Motel Tax	<u>10,000</u>	<u>409.50</u>	<u>2,652.72</u>	<u>0.00</u>	<u>7,347.28</u>	<u>26.53</u>
TOTAL Taxes	10,000	409.50	2,652.72	0.00	7,347.28	26.53
 <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>2,478.92</u>	<u>4,506.93</u>	<u>0.00</u>	<u>(378.93)</u>	<u>109.18</u>
TOTAL Grants	4,128	2,478.92	5,484.53	0.00	(1,356.53)	132.86
 <u>Miscellaneous</u>						
401-4000-09-4500 Interest Income	<u>3,000</u>	<u>186.66</u>	<u>1,114.57</u>	<u>0.00</u>	<u>1,885.43</u>	<u>37.15</u>
TOTAL Miscellaneous	3,000	186.66	1,114.57	0.00	1,885.43	37.15
 <u>Contingency/FB</u>						
TOTAL REVENUE	33,728	3,982.16	22,234.94	0.00	11,493.06	65.92

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

401-Special Revenue Fund

DEPARTMENT - Officers Training Fund

% OF YEAR COMPLETED: 50.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
401-5401-01-5621 Travel/training	3,000	3,880.00	3,880.00	0.00	(880.00)	129.33
TOTAL Personnel	3,000	3,880.00	3,880.00	0.00	(880.00)	129.33
<u>Materials & Supplies</u>						
<u>Contract Services</u>						
401-5401-06-5677 Child Safety - Child Ad	3,500	0.00	0.00	0.00	3,500.00	0.00
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	4,000	5,445.97	8,639.95	1,200.00	(5,839.95)	246.00
TOTAL Fees & Other Services	4,000	5,445.97	8,639.95	1,200.00	(5,839.95)	246.00
<u>Public Safety</u>						
<u>Contingency/FB</u>						
TOTAL Officers Training Fund	10,500	9,325.97	12,519.95	1,200.00	(3,219.95)	130.67

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

401-Special Revenue Fund

DEPARTMENT - Seizure

% OF YEAR COMPLETED: 50.00

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: MARCH 31ST, 2025

401-Special Revenue Fund

DEPARTMENT - Court Technology

% OF YEAR COMPLETED: 50.00

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: MARCH 31ST, 2025

401-Special Revenue Fund
DEPARTMENT - Court Security

% OF YEAR COMPLETED: 50.00

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	9,325.97	12,519.95	1,200.00 (	3,219.95)	130.67
REVENUE OVER/(UNDER) EXPENSES	23,228 (	5,343.81)	9,714.99 (	1,200.00)	14,713.01	36.66

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

402-TIRZ Jackson Ridge

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	0.00	500,000.00	0.00	400,000.00	55.56
Miscellaneous	<u>10,000</u>	<u>214.65</u>	<u>5,533.93</u>	<u>0.00</u>	<u>4,466.07</u>	<u>55.34</u>
TOTAL GENERAL REVENUE	<u>910,000</u>	<u>214.65</u>	<u>505,533.93</u>	<u>0.00</u>	<u>404,466.07</u>	<u>55.55</u>
 TOTAL REVENUE	 910,000	 214.65	 505,533.93	 0.00	 404,466.07	 55.55
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Seizure Fund</u>						
Fees & Other Services	<u>900,000</u>	<u>0.00</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>0.00</u>	<u>729,586.30</u>	<u>0.00</u>	<u>170,413.70</u>	<u>81.07</u>
 TOTAL EXPENSES	 900,000	 0.00	 729,586.30	 0.00	 170,413.70	 81.07
	=====	=====	=====	=====	=====	=====
 REVENUE OVER/ (UNDER) EXPENSES	 10,000	 214.65 (	 224,052.37)	 0.00	 234,052.37	 2,240.52-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

402-TIRZ Jackson Ridge

% OF YEAR COMPLETED: 50.00

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	0.00	500,000.00	0.00	400,000.00	55.56
TOTAL Taxes	900,000	0.00	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	214.65	5,533.93	0.00	4,466.07	55.34
TOTAL Miscellaneous	10,000	214.65	5,533.93	0.00	4,466.07	55.34
<u>Contingency/FB</u>						
TOTAL REVENUE	910,000	214.65	505,533.93	0.00	404,466.07	55.55

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

402-TIRZ Jackson Ridge

DEPARTMENT - Seizure Fund

% OF YEAR COMPLETED: 50.00

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	0.00	729,586.30	0.00	170,413.70	81.07
TOTAL Fees & Other Services	900,000	0.00	729,586.30	0.00	170,413.70	81.07
TOTAL Seizure Fund	900,000	0.00	729,586.30	0.00	170,413.70	81.07
TOTAL EXPENSES	900,000	0.00	729,586.30	0.00	170,413.70	81.07
REVENUE OVER/(UNDER) EXPENSES	10,000	214.65 (	224,052.37)	0.00	234,052.37	2,240.52-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

403-Impact Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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>1,318.17</u>	<u>21,495.26</u>	<u>0.00</u>	(<u>7,495.26</u>)	<u>153.54</u>
TOTAL GENERAL REVENUE	<u>14,000</u>	<u>1,318.17</u>	<u>21,495.26</u>	<u>0.00</u>	(<u>7,495.26</u>)	<u>153.54</u>
TOTAL REVENUE	<u>14,000</u>	<u>1,318.17</u>	<u>21,495.26</u>	<u>0.00</u>	(<u>7,495.26</u>)	<u>153.54</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

MCTF

Contract Services	<u>0</u>	<u>0.00</u>	<u>19,751.59</u>	<u>0.00</u>	(<u>19,751.59</u>)	<u>0.00</u>
TOTAL MCTF	<u>0</u>	<u>0.00</u>	<u>19,751.59</u>	<u>0.00</u>	(<u>19,751.59</u>)	<u>0.00</u>
TOTAL EXPENSES	<u>0</u>	<u>0.00</u>	<u>19,751.59</u>	<u>0.00</u>	(<u>19,751.59</u>)	<u>0.00</u>
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	14,000	1,318.17	1,743.67	0.00	12,256.33	12.45
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

403-Impact Fees

% OF YEAR COMPLETED: 50.00

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	1,318.17	21,495.26	0.00	(7,495.26)	153.54
TOTAL Miscellaneous	14,000	1,318.17	21,495.26	0.00	(7,495.26)	153.54
Contingency/FB						
TOTAL REVENUE	14,000	1,318.17	21,495.26	0.00	(7,495.26)	153.54

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

403-Impact Fees

DEPARTMENT - MCTF

% OF YEAR COMPLETED: 50.00

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	14,441.59	0.00 (	14,441.59)	0.00
TOTAL Contract Services	0	0.00	19,751.59	0.00 (	19,751.59)	0.00
 <u>Fees & Other Services</u>						
<u>Contingency/FB</u>						
TOTAL MCTF	0	0.00	19,751.59	0.00 (	19,751.59)	0.00
TOTAL EXPENSES	0	0.00	19,751.59	0.00 (	19,751.59)	0.00
REVENUE OVER/ (UNDER) EXPENSES	14,000	1,318.17	1,743.67	0.00	12,256.33	12.45

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

404-Development Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	464,200	116,651.26	246,554.26	0.00	217,645.74	53.11
Permits	1,176,800	156,000.00	516,560.00	0.00	660,240.00	43.90
Miscellaneous	100,000	29,266.20	184,600.73	0.00	(84,600.73)	184.60
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>301,917.46</u>	<u>947,714.99</u>	<u>0.00</u>	<u>1,793,285.01</u>	<u>34.58</u>
TOTAL REVENUE	2,741,000	301,917.46	947,714.99	0.00	1,793,285.01	34.58
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>MCSF</u>						
Contract Services	<u>1,738,000</u>	<u>291,751.68</u>	<u>1,105,548.82</u>	<u>325,546.30</u>	<u>306,904.88</u>	<u>82.34</u>
TOTAL MCSF	<u>1,738,000</u>	<u>291,751.68</u>	<u>1,105,548.82</u>	<u>325,546.30</u>	<u>306,904.88</u>	<u>82.34</u>
TOTAL EXPENSES	1,738,000	291,751.68	1,105,548.82	325,546.30	306,904.88	82.34
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	1,003,000	10,165.78	(157,833.83)	(325,546.30)	1,486,380.13	48.19-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

404-Development Fees

% OF YEAR COMPLETED: 50.00

	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	116,651.26	246,554.26	0.00	217,645.74	53.11
TOTAL Fines and Fees	464,200	116,651.26	246,554.26	0.00	217,645.74	53.11
<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	3,000.00	125,060.00	0.00	274,940.00	31.27
404-4000-07-4710 Park Development Fees	691,800	153,000.00	391,500.00	0.00	300,300.00	56.59
TOTAL Permits	1,176,800	156,000.00	516,560.00	0.00	660,240.00	43.90
<u>Miscellaneous</u>						
404-4000-09-4500 Interest Income	100,000	29,266.20	184,600.73	0.00	(84,600.73)	184.60
TOTAL Miscellaneous	100,000	29,266.20	184,600.73	0.00	(84,600.73)	184.60
<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	301,917.46	947,714.99	0.00	1,793,285.01	34.58

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

404-Development Fees

DEPARTMENT - MCSF

% OF YEAR COMPLETED: 50.00

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	280,417.02	936,326.32	85,917.19 (	694,243.51)	311.66
404-5404-06-5913 Capital Expenditure - F	1,000,000	11,334.66	169,222.50	239,629.11	591,148.39	40.89
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	291,751.68	1,105,548.82	325,546.30	306,904.88	82.34
<u>Public Safety</u>						
<u>Contingency/FB</u>						
TOTAL MCSF	1,738,000	291,751.68	1,105,548.82	325,546.30	306,904.88	82.34
TOTAL EXPENSES	1,738,000	291,751.68	1,105,548.82	325,546.30	306,904.88	82.34
REVENUE OVER/ (UNDER) EXPENSES	1,003,000	10,165.78 (	157,833.83) (	325,546.30)	1,486,380.13	48.19-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

405-Grant Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Miscellaneous	20,000	1,383.23	9,990.69	0.00	10,009.31	49.95
USDOJ PD Vests	104,000	0.00	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>1,383.23</u>	<u>107,761.69</u>	<u>0.00</u>	<u>118,238.31</u>	<u>47.68</u>
TOTAL REVENUE	226,000	1,383.23	107,761.69	0.00	118,238.31	47.68
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Grants</u>						
CDBG Water lines	<u>206,000</u>	<u>0.00</u>	<u>184,170.24</u>	<u>55,431.67</u>	<u>(33,601.91)</u>	<u>116.31</u>
TOTAL Grants	<u>206,000</u>	<u>0.00</u>	<u>184,170.24</u>	<u>55,431.67</u>	<u>(33,601.91)</u>	<u>116.31</u>
TOTAL EXPENSES	206,000	0.00	184,170.24	55,431.67	(33,601.91)	116.31
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	20,000	1,383.23	(76,408.55)	(55,431.67)	151,840.22	659.20-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

405-Grant Fund

% OF YEAR COMPLETED: 50.00

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	1,383.23	9,990.69	0.00	10,009.31	49.95
TOTAL Miscellaneous	20,000	1,383.23	9,990.69	0.00	10,009.31	49.95
<u>Tocker Foundation-Library</u>						
<u>USDOJ PD Vests</u>						
405-4000-82-4125 TxDOT Main St Improveme	104,000	0.00	97,771.00	0.00	6,229.00	94.01
TOTAL USDOJ PD Vests	104,000	0.00	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	1,383.23	107,761.69	0.00	118,238.31	47.68

405-Grant Fund

DEPARTMENT - Grants

% OF YEAR COMPLETED: 50.00

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 Library</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	16,413.83	0.00 (	16,413.83)	0.00
405-5405-84-5123 ARPA Pump Station Gener	102,000	0.00	167,756.41	55,431.67 (	121,188.08)	218.81
TOTAL CDBG Water lines	206,000	0.00	184,170.24	55,431.67 (	33,601.91)	116.31
<u>Contingency/FB</u>						
TOTAL Grants	206,000	0.00	184,170.24	55,431.67 (	33,601.91)	116.31
TOTAL EXPENSES	206,000	0.00	184,170.24	55,431.67 (	33,601.91)	116.31
REVENUE OVER/ (UNDER) EXPENSES	20,000	1,383.23 (	76,408.55) (	55,431.67)	151,840.22	659.20-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

406-Holding Acct Dev Agreemts

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	0.00	661,360.93	0.00	218,639.07	75.15
TOTAL GENERAL REVENUE	880,000	0.00	661,360.93	0.00	218,639.07	75.15
TOTAL REVENUE	880,000	0.00	661,360.93	0.00	218,639.07	75.15
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Development Agreements

Contract Services	880,000	25,979.75	771,920.87	0.00	108,079.13	87.72
TOTAL Development Agreements	880,000	25,979.75	771,920.87	0.00	108,079.13	87.72
TOTAL EXPENSES	880,000	25,979.75	771,920.87	0.00	108,079.13	87.72
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	0 (	25,979.75) (	110,559.94)	0.00	110,559.94	0.00
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

406-Holding Acct Dev Agreemts

% OF YEAR COMPLETED: 50.00

REVENUES	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	0.00	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	0.00	661,360.93	0.00	218,639.07	75.15
<u>Miscellaneous</u>						
TOTAL REVENUE	880,000	0.00	661,360.93	0.00	218,639.07	75.15

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

406-Holding Acct Dev Agreemts

DEPARTMENT - Development Agreements

% OF YEAR COMPLETED: 50.00

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	5,524.92	59,765.34	0.00 (	39,765.34)	298.83
406-5406-06-5723 DA - Aubrey Plant/N/S	100,000	0.00	38,431.36	0.00	61,568.64	38.43
406-5406-06-5724 DA - High Pointe Ranch	50,000	0.00	340,680.41	0.00 (	290,680.41)	681.36
406-5406-06-5725 Keenland Addition	10,000	112.50	9,985.08	0.00	14.92	99.85
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	39.00	20,785.28	0.00	29,214.72	41.57
406-5406-06-5729 Sweet Cow / Aub Hts	0	1,224.73	36,650.60	0.00 (	36,650.60)	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	0.00	12,268.89	0.00 (	12,268.89)	0.00
406-5406-06-6460 Duck Point MM Aubrey	100,000	7,966.83	82,047.96	0.00	17,952.04	82.05
406-5406-06-6461 High Point Ranch Commer	50,000	2,615.24	17,601.86	0.00	32,398.14	35.20
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	5,825.04	47,554.63	0.00	152,445.37	23.78
406-5406-06-6465 DA Lennar Loyd Ranch	50,000	56.25	44,305.45	0.00	5,694.55	88.61
406-5406-06-6470 DA US 377 Project Alpha	50,000	0.00	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	1,040.24	11,907.74	0.00	38,092.26	23.82
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	0.00	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
406-5406-06-6477 Cencor Acqusition	<u>0</u>	<u>1,575.00</u>	<u>1,575.00</u>	<u>0.00 (</u>	<u>1,575.00)</u>	<u>0.00</u>
TOTAL Contract Services	880,000	25,979.75	771,920.87	0.00	108,079.13	87.72
TOTAL Development Agreements	880,000	25,979.75	771,920.87	0.00	108,079.13	87.72
TOTAL EXPENSES	880,000	25,979.75	771,920.87	0.00	108,079.13	87.72
REVENUE OVER/(UNDER) EXPENSES	0 (	25,979.75) (	110,559.94)	0.00	110,559.94	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

501-Capital Projects Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	32,759.58	318,841.53	0.00 (	91,586.53)	140.30
Charges for Services	0 (	337,978.89)	784,013.02	0.00 (	784,013.02)	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>(305,219.31)</u>	<u>1,102,854.55</u>	<u>0.00</u>	<u>79,111,516.45</u>	<u>1.37</u>
TOTAL REVENUE	80,214,371 (	305,219.31)	1,102,854.55	0.00	79,111,516.45	1.37
	=====	=====	=====	=====	=====	=====
 <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	4,185,724.68	13,240,879.09	1,298,864.61	64,467,847.30	18.40
Debt Service	<u>1,006,780</u>	<u>609,037.71</u>	<u>609,037.71</u>	<u>0.00</u>	<u>397,742.29</u>	<u>60.49</u>
TOTAL Capital Projects	<u>80,214,371</u>	<u>4,794,762.39</u>	<u>13,849,916.80</u>	<u>1,300,927.61</u>	<u>65,063,526.59</u>	<u>18.89</u>
TOTAL EXPENSES	80,214,371	4,794,762.39	13,849,916.80	1,300,927.61	65,063,526.59	18.89
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENSES	0 (	5,099,981.70)	(12,747,062.25)	(1,300,927.61)	14,047,989.86	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

501-Capital Projects Fund

% OF YEAR COMPLETED: 50.00

	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	32,759.58	274,912.48	0.00 (	47,657.48)	120.97
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	32,759.58	318,841.53	0.00 (	91,586.53)	140.30
 <u>Charges for Services</u>						
501-4000-06-4500 Developer Contrib ABP L	0	229,616.89	627,210.42	0.00 (	627,210.42)	0.00
501-4000-06-4510 Developer Cont Lennar H	<u>0</u> (	<u>567,595.78)</u>	<u>156,802.60</u>	<u>0.00</u> (	<u>156,802.60)</u>	<u>0.00</u>
TOTAL Charges for Services	0 (	337,978.89)	784,013.02	0.00 (	784,013.02)	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 (	305,219.31)	1,102,854.55	0.00	79,111,516.45	1.37

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

501-Capital Projects Fund

DEPARTMENT - Capital Projects

% OF YEAR COMPLETED: 50.00

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	461,502.04	2,811,439.01	87,963.15	100,597.84	96.65
501-5501-09-5651 Capital Vehicle Replace	1,800,000	43,377.18	779,994.16	242,016.60	777,989.24	56.78
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	354,369.85	2,129,788.21	0.00	3,578,547.79	37.31
501-5501-09-5659 Council Chambers 2023	0	39,488.68	89,411.18	4,269.58 (	93,680.76)	0.00
501-5501-09-5660 HW 377 Utility Relocate	6,000,000	0.00	52,654.25	0.00	5,947,345.75	0.88
501-5501-09-5689 Street Projects	0	0.00	250,958.55	8,532.28 (	259,490.83)	0.00
501-5501-09-5690 Admin Projects	0	228,375.21	277,552.23	0.00 (	277,552.23)	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	49,688.50	135,107.79	0.00 (	92,107.79)	314.20
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	52,250.00	92,858.81	116,142.00	999.19	99.52
501-5501-09-5952 2024 Ph 2 Offsites	0	0.00	252,138.15	0.00 (	252,138.15)	0.00
501-5501-09-5953 WWTP Expansion	0	2,931,240.22	6,237,662.27	0.00 (	6,237,662.27)	0.00
501-5501-09-5954 UTRWD Delivery Point	0	0.00	18,080.91	0.00 (	18,080.91)	0.00
501-5501-09-5955 FM 428 Lift Station	0	0.00	62,309.62	0.00 (	62,309.62)	0.00
501-5501-09-5956 Rock Hill Water Well	0	25,433.00	37,503.17	0.00 (	37,503.17)	0.00
TOTAL Miscellaneous	79,007,591	4,185,724.68	13,240,879.09	1,298,864.61	64,467,847.30	18.40
<u>Debt Service</u>						
501-5501-98-5899 Bond Issue Costs	1,006,780	609,037.71	609,037.71	0.00	397,742.29	60.49
TOTAL Debt Service	1,006,780	609,037.71	609,037.71	0.00	397,742.29	60.49
<u>Contingency/FB</u>						
TOTAL Capital Projects	80,214,371	4,794,762.39	13,849,916.80	1,300,927.61	65,063,526.59	18.89
TOTAL EXPENSES	80,214,371	4,794,762.39	13,849,916.80	1,300,927.61	65,063,526.59	18.89
REVENUE OVER/ (UNDER) EXPENSES	0	(5,099,981.70)	(12,747,062.25)	(1,300,927.61)	14,047,989.86	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

701-MDD

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	91,595.27	902,824.42	0.00	72,175.58	92.60
Miscellaneous	<u>127,020</u>	<u>14,091.98</u>	<u>77,356.54</u>	<u>0.00</u>	<u>49,663.46</u>	<u>60.90</u>
TOTAL GENERAL REVENUE	<u>1,102,020</u>	<u>105,687.25</u>	<u>980,180.96</u>	<u>0.00</u>	<u>121,839.04</u>	<u>88.94</u>
TOTAL REVENUE	<u>1,102,020</u>	<u>105,687.25</u>	<u>980,180.96</u>	<u>0.00</u>	<u>121,839.04</u>	<u>88.94</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

MDD

Personnel	161,609	8,989.10	82,050.69	0.00	79,558.31	50.77
Materials & Supplies	7,000	1,299.20	1,958.98	0.00	5,041.02	27.99
Repairs & Maintenance	26,000	980.61	22,841.33	0.00	3,158.67	87.85
Utilities	2,445	40.85	281.25	0.00	2,163.75	11.50
Contract Services	46,500	3,724.95	35,176.45	0.00	11,323.55	75.65
Fees & Other Services	70,305	3,144.95	53,733.22	0.00	16,571.78	76.43
Miscellaneous	151,500	38.43	4,115.09	0.00	147,384.91	2.72
Contingency/FB	<u>317,400</u>	<u>8,192.50</u>	<u>43,075.00</u>	<u>0.00</u>	<u>274,325.00</u>	<u>13.57</u>
TOTAL MDD	<u>782,759</u>	<u>26,410.59</u>	<u>243,232.01</u>	<u>0.00</u>	<u>539,526.99</u>	<u>31.07</u>
TOTAL EXPENSES	<u>782,759</u>	<u>26,410.59</u>	<u>243,232.01</u>	<u>0.00</u>	<u>539,526.99</u>	<u>31.07</u>
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	319,261	79,276.66	736,948.95	0.00 (	417,687.95)	230.83
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CITY OF AUBREY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

701-MDD

% OF YEAR COMPLETED: 50.00

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	91,595.27	902,824.42	0.00	72,175.58	92.60
TOTAL Taxes	975,000	91,595.27	902,824.42	0.00	72,175.58	92.60
<u>Grants</u>						
<u>Miscellaneous</u>						
701-4000-09-4500 Interest Income	109,000	12,591.98	68,336.54	0.00	40,663.46	62.69
701-4000-09-4730 Property Rental Income	18,020	1,500.00	9,020.00	0.00	9,000.00	50.06
TOTAL Miscellaneous	127,020	14,091.98	77,356.54	0.00	49,663.46	60.90
<u>Contingency/FB</u>						
TOTAL REVENUE	1,102,020	105,687.25	980,180.96	0.00	121,839.04	88.94

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

701-MDD

DEPARTMENT - MDD

% OF YEAR COMPLETED: 50.00

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	4,496.35	57,544.66	0.00	59,355.34	49.23
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	4,892.47	0.00	7,562.53	39.28
701-5176-01-5108 Payroll Tax Expense (me	1,696	123.64	812.77	0.00	883.23	47.92
701-5176-01-5109 Group Health Insurance	11,878	1,072.90	7,773.85	0.00	4,104.15	65.45
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	2,338.49	10,857.98	0.00	7,542.02	59.01
TOTAL Personnel	161,609	8,989.10	82,050.69	0.00	79,558.31	50.77
<u>Capital</u>						
<u>Materials & Supplies</u>						
701-5176-03-5050 Office Supplies	2,000	33.49	276.27	0.00	1,723.73	13.81
701-5176-03-5060 Promotional Materials	5,000	1,265.71	1,682.71	0.00	3,317.29	33.65
TOTAL Materials & Supplies	7,000	1,299.20	1,958.98	0.00	5,041.02	27.99
<u>Repairs & Maintenance</u>						
701-5176-04-5120 Building Maintenance	26,000	980.61	22,841.33	0.00	3,158.67	87.85
TOTAL Repairs & Maintenance	26,000	980.61	22,841.33	0.00	3,158.67	87.85
<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	40.85	281.25	0.00	313.75	47.27
TOTAL Utilities	2,445	40.85	281.25	0.00	2,163.75	11.50
<u>Contract Services</u>						
701-5176-06-5620 Legal & Professional	35,000	3,724.95	16,502.70	0.00	18,497.30	47.15
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	0.00	13,673.75	0.00	(13,673.75)	0.00
TOTAL Contract Services	46,500	3,724.95	35,176.45	0.00	11,323.55	75.65
<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	300.00	11,800.00	0.00	2,700.00	81.38
701-5176-07-5280 Copier Maintenance Cont	1,400	82.79	463.68	0.00	936.32	33.12
701-5176-07-5665 Technology/Promotional	23,000	2,347.98	37,403.22	0.00	(14,403.22)	162.62
701-5176-07-5667 Marketing and Advertisi	27,475	414.18	3,315.18	0.00	24,159.82	12.07
TOTAL Fees & Other Services	70,305	3,144.95	53,733.22	0.00	16,571.78	76.43
<u>Miscellaneous</u>						
701-5176-09-5131 Meetings	1,500	38.43	314.43	0.00	1,185.57	20.96
701-5176-09-5630 Property Purchase	150,000	0.00	3,800.66	0.00	146,199.34	2.53
TOTAL Miscellaneous	151,500	38.43	4,115.09	0.00	147,384.91	2.72

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

701-MDD

DEPARTMENT - MDD

% OF YEAR COMPLETED: 50.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Contingency/FB</u>						
701-5176-99-4091 Administrative fee	17,400	1,450.00	8,700.00	0.00	8,700.00	50.00
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	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5800 Municipal Projects	<u>0</u>	<u>6,742.50</u>	<u>34,375.00</u>	<u>0.00</u>	<u>(34,375.00)</u>	<u>0.00</u>
TOTAL Contingency/FB	317,400	8,192.50	43,075.00	0.00	274,325.00	13.57
TOTAL MDD	782,759	26,410.59	243,232.01	0.00	539,526.99	31.07
TOTAL EXPENSES	782,759	26,410.59	243,232.01	0.00	539,526.99	31.07
REVENUE OVER/ (UNDER) EXPENSES	319,261	79,276.66	736,948.95	0.00	(417,687.95)	230.83

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

801-Employee Benefit Trust

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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>133,258.66</u>	<u>861,050.33</u>	<u>0.00</u>	<u>716,449.67</u>	<u>54.58</u>
TOTAL GENERAL REVENUE	<u>1,577,500</u>	<u>133,258.66</u>	<u>861,050.33</u>	<u>0.00</u>	<u>716,449.67</u>	<u>54.58</u>
TOTAL REVENUE	<u>1,577,500</u>	<u>133,258.66</u>	<u>861,050.33</u>	<u>0.00</u>	<u>716,449.67</u>	<u>54.58</u>
	=====	=====	=====	=====	=====	=====
 <u>EXPENSE SUMMARY</u>						
 <u>Insurance Premiums</u>						
Personnel	<u>1,396,500</u>	<u>95,309.67</u>	<u>679,738.16</u>	<u>0.00</u>	<u>716,761.84</u>	<u>48.67</u>
TOTAL Insurance Premiums	<u>1,396,500</u>	<u>95,309.67</u>	<u>679,738.16</u>	<u>0.00</u>	<u>716,761.84</u>	<u>48.67</u>
TOTAL EXPENSES	<u>1,396,500</u>	<u>95,309.67</u>	<u>679,738.16</u>	<u>0.00</u>	<u>716,761.84</u>	<u>48.67</u>
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	181,000	37,948.99	181,312.17	0.00 (	312.17)	100.17

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

801-Employee Benefit Trust

% OF YEAR COMPLETED: 50.00

	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	121,888.69	711,569.73	0.00	548,430.27	56.47
801-4000-09-4440 Employee Insurance Prem	302,500	9,736.74	137,899.01	0.00	164,600.99	45.59
801-4000-09-4480 Flex Spending Account	10,000	508.90	6,656.20	0.00	3,343.80	66.56
801-4000-09-4500 Interest Income	<u>5,000</u>	<u>1,124.33</u>	<u>4,925.39</u>	<u>0.00</u>	<u>74.61</u>	<u>98.51</u>
TOTAL Miscellaneous	1,577,500	133,258.66	861,050.33	0.00	716,449.67	54.58
TOTAL REVENUE	1,577,500	133,258.66	861,050.33	0.00	716,449.67	54.58

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MARCH 31ST, 2025

801-Employee Benefit Trust

DEPARTMENT - Insurance Premiums

% OF YEAR COMPLETED: 50.00

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	590.07	0.00	909.93	39.34
801-5000-01-5111 Health Insurance	1,160,000	85,398.31	550,495.83	0.00	609,504.17	47.46
801-5000-01-5112 Dental Insurance	90,000	6,523.09	41,026.63	0.00	48,973.37	45.59
801-5000-01-5113 Vision Insurance	15,000	0.00	6,790.07	0.00	8,209.93	45.27
801-5000-01-5115 Life Insurance	75,000	0.00	47,730.73	0.00	27,269.27	63.64
801-5000-01-5117 Voluntary Policies	20,000	1,057.96	6,963.26	0.00	13,036.74	34.82
801-5000-01-5118 Flex Spending	15,000	193.01	10,264.37	0.00	4,735.63	68.43
801-5000-01-5119 New Benefits	12,000	2,019.30	11,257.20	0.00	742.80	93.81
801-5000-01-5120 Careflight/PHI	<u>8,000</u>	<u>0.00</u>	<u>4,620.00</u>	<u>0.00</u>	<u>3,380.00</u>	<u>57.75</u>
TOTAL Personnel	1,396,500	95,309.67	679,738.16	0.00	716,761.84	48.67
TOTAL Insurance Premiums	1,396,500	95,309.67	679,738.16	0.00	716,761.84	48.67
TOTAL EXPENSES	1,396,500	95,309.67	679,738.16	0.00	716,761.84	48.67
REVENUE OVER/ (UNDER) EXPENSES	181,000	37,948.99	181,312.17	0.00 (	312.17)	100.17



Balance Sheet by Fund

(Unaudited)

March 2025

BALANCE SHEET

AS OF: MARCH 31ST, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
101-11-000-00	General Fund Cash	1,819,644.07	
101-11-000-10	Cash on hand - Court drawer	200.00	
101-11-000-84	Claim on Cash General	5,101,004.69	
101-11-000-90	Investment Account	6,602,304.11	
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	<u>84,712.00</u>	
			<u>17,314,763.80</u>
TOTAL ASSETS			17,314,763.80
=====			
LIABILITIES			
=====			
101-21-010-00	Accounts Payable Pooled	87,358.66	
101-21-010-01	Accounts Payable-General Fund	12,313.20	
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	461.28	
101-21-015-60	CHILD SUPPORT - BRAZIL	259.38	
101-21-021-51	Unapplied Credit Liability A/R	300.00	
101-21-023-20	Comm Ctr rental deposits	640.01	
101-21-023-30	Parks rental deposits	(150.00)	
101-21-023-40	Collection fees payable-MVBA	941.73	
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	(<u>397.41</u>)	
TOTAL LIABILITIES			<u>758,010.04</u>
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

BALANCE SHEET

AS OF: MARCH 31ST, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
TOTAL REVENUE		11,795,208.94
TOTAL EXPENSES		<u>8,574,510.73</u>
TOTAL REVENUE OVER/ (UNDER) EXPENSES		3,220,698.21
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>16,556,753.76</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		17,314,763.80

BALANCE SHEET

AS OF: MARCH 31ST, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
201-11-000-00	Water Fund Cash	65,606.66
201-11-000-10	Cash Drawer	200.00
201-11-000-84	Claim on Cash Water	557,596.32
201-11-000-90	Investment Account	78,197.73
201-11-000-91	Water Impact Fees	648,208.84
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>23,810,797.71</u>
TOTAL ASSETS		23,810,797.71
		=====
LIABILITIES		
=====		
201-21-010-00	Accounts Payable Pooled	9,594.94
201-21-010-05	Unapplied Credits	4,760.49
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)
201-21-020-17	Deferred OPEB Inflows	4,700.00
201-21-020-19	Deferred OPEB Outflows	(2,000.00)
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	(881.00)
201-21-023-41	Credit Card Fees Payable	28,873.25
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	185,497.64
201-21-029-81	Customer Refunds Payable	2,655.45
201-23-901-00	Due to Payroll Fund	(3,102.78)
TOTAL LIABILITIES		<u>12,544,829.20</u>

BALANCE SHEET

AS OF: MARCH 31ST, 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	1,423,657.45	
	TOTAL EXPENSES	<u>1,110,958.78</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	312,698.67	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>11,265,968.51</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		23,810,797.71
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

202-Sewer Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
202-11-000-84	Claim on Cash Sewer	(2,486,333.04)	
202-11-000-91	Sewer Impact Fees	844,156.07	
202-11-000-92	Utility Funding Series 2024A	49,783,573.90	
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>61,430,637.18</u>	
	TOTAL ASSETS		61,430,637.18
			=====
LIABILITIES			
=====			
202-21-010-00	Accounts Payable Pooled	4,269.03	
202-21-021-10	Accrued Vacation Payable	15,915.08	
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>52,853,658.38</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	2,224,616.28	
	TOTAL EXPENSES	<u>1,199,091.67</u>	
	TOTAL REVENUE OVER/(UNDER) EXPENSES	1,025,524.61	
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.	<u>8,576,978.80</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		61,430,637.18
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

205-Solid Waste Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
205-11-000-84	Claim on Cash Garbage	(366,910.18)
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	(<u>10,489.25</u>)
		(<u>181,361.80</u>)
TOTAL ASSETS		(181,361.80)
		=====
LIABILITIES		
=====		
205-21-010-00	Accounts Payable Pooled	180,398.01
205-21-021-90	Sales Tax Payable	26,100.54
205-23-000-00	Due to other funds	<u>16,219.00</u>
TOTAL LIABILITIES		<u>222,717.55</u>
EQUITY		
=====		
205-31-033-00	Fund Balance	(<u>272,923.87</u>)
TOTAL BEGINNING EQUITY		(272,923.87)
TOTAL REVENUE		1,097,153.24
TOTAL EXPENSES		<u>1,228,308.72</u>
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(131,155.48)
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		(<u>404,079.35</u>)
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		(181,361.80)
		=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

301-Debt Service Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
301-11-000-00	Debt Service Cash	170,968.38	
301-11-000-84	Claim on Cash Debt Service	122,907.62	
301-11-000-90	Investment Account	73,946.64	
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>493,519.50</u>
TOTAL ASSETS			493,519.50
=====			
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		1,531,855.41	
TOTAL EXPENSES		<u>1,467,888.83</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		63,966.58	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>482,642.64</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			493,519.50
=====			

BALANCE SHEET

AS OF: MARCH 31ST, 2025

401-Special Revenue Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
401-11-000-00	Special Revenue Cash	45,172.93	
401-11-000-84	Claim on Cash Special Revenue	<u>34,193.27</u>	
			<u>79,366.20</u>
TOTAL ASSETS			79,366.20
			=====
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		22,234.94	
TOTAL EXPENSES		<u>12,519.95</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		9,714.99	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>79,366.20</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			79,366.20
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

402-TIRZ Jackson Ridge

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
402-11-000-00	TIRZ Cash	58,208.36
402-11-000-84	Claim on Cash TIRZ	<u>518,732.58</u>
		<u>576,940.94</u>
TOTAL ASSETS		576,940.94
		=====
LIABILITIES		
=====		
EQUITY		
=====		
402-31-033-06	Fund balance - TIRZ Fund	<u>800,993.31</u>
TOTAL BEGINNING EQUITY		800,993.31
TOTAL REVENUE		505,533.93
TOTAL EXPENSES		<u>729,586.30</u>
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(224,052.37)
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>576,940.94</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		576,940.94
		=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

403-Impact Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
403-11-000-00	Impact Fees Cash	980,177.28	
403-11-000-84	Claim on Cash Impact Fees	(603,099.10)	
		<u>377,078.18</u>	
TOTAL ASSETS			377,078.18
			=====
LIABILITIES			
=====			
EQUITY			
=====			
403-31-033-20	Restricted FB- Street Impact	<u>375,334.51</u>	
TOTAL BEGINNING EQUITY		375,334.51	
TOTAL REVENUE		21,495.26	
TOTAL EXPENSES		<u>19,751.59</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		1,743.67	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>377,078.18</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			377,078.18
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

404-Development Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
404-11-000-50	Investment Acct-Park Fees	1,650,547.74	
404-11-000-60	Investment acct-Fire Station	3,767,104.61	
404-11-000-70	Investment Acct-Street Fees	2,025,923.14	
404-11-000-84	Claim on Cash Development Fees	3,457,507.28	
404-11-000-90	Investment Account	<u>339,162.80</u>	
			<u>11,240,245.57</u>
TOTAL ASSETS			11,240,245.57
=====			
LIABILITIES			
=====			
404-21-010-00	Accounts Payable Pooled	<u>234,556.34</u>	
TOTAL LIABILITIES			<u>234,556.34</u>
EQUITY			
=====			
404-31-033-00	Fund Balance	<u>11,163,523.06</u>	
TOTAL BEGINNING EQUITY			11,163,523.06
TOTAL REVENUE		947,714.99	
TOTAL EXPENSES		<u>1,105,548.82</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(157,833.83)	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>11,005,689.23</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			11,240,245.57
=====			

BALANCE SHEET

AS OF: MARCH 31ST, 2025

405-Grant Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
405-11-000-00	Grant Fund Cash	375,109.78	
405-11-000-84	Claim on Cash Grants	816,189.99	
405-11-013-15	AR Due From State	<u>74,767.93</u>	
			<u>1,266,067.70</u>
	TOTAL ASSETS		1,266,067.70
			=====
LIABILITIES			
=====			
405-21-021-60	Unearned Revenue - Grants	<u>354,759.56</u>	
	TOTAL LIABILITIES		<u>354,759.56</u>
EQUITY			
=====			
405-31-033-04	Fund Balance - Grant Fund	<u>987,716.69</u>	
	TOTAL BEGINNING EQUITY	987,716.69	
	TOTAL REVENUE	107,761.69	
	TOTAL EXPENSES	<u>184,170.24</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	(76,408.55)	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>911,308.14</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		1,266,067.70
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

406-Holding Acct Dev Agreemts

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
406-11-000-84	Claim on Cash Holding	<u>490,956.39</u>	
			<u>490,956.39</u>
	TOTAL ASSETS		490,956.39
			=====
LIABILITIES			
=====			
406-21-010-00	Accounts Payable Pooled	6,068.00	
406-23-000-00	Due to Other Funds	<u>368,290.00</u>	
	TOTAL LIABILITIES		<u>374,358.00</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>771,920.87</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	(110,559.94)	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>116,598.39</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		490,956.39
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

501-Capital Projects Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
501-11-000-55	Vehicle Replacement Fund	323,113.82	
501-11-000-58	Escrow Cash - AHE	244,121.98	
501-11-000-59	Cash - CO 2022 Public Safety	1,314,885.52	
501-11-000-60	Cash - CO 2023 Keeneland Phl	(3,564,095.74)	
501-11-000-61	Cash - CO 2024 Station 2	2,037,007.00	
501-11-000-62	ABP LLC Cash Escrow	9,487,361.99	
501-11-000-63	HPR Lennar Escrow	2,320,082.21	
501-11-000-84	Claim on Cash Capital Projects	(7,259,678.53)	
501-11-008-38	Cash - Water Bond S16	<u>166,564.16</u>	
		<u>5,069,362.41</u>	
TOTAL ASSETS			5,069,362.41
			=====
LIABILITIES			
=====			
501-21-010-00	Accounts Payable Pooled	1,830,461.92	
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	(433,931.96)	
501-21-021-61	Unearned Revenue - HPR Lennar	1,741,636.34	
501-21-021-65	Unearned Revenue - AHE	<u>244,121.98</u>	
TOTAL LIABILITIES		<u>3,603,670.28</u>	
EQUITY			
=====			
501-31-033-03	Restricted FB - Contruction	<u>14,212,754.38</u>	
TOTAL BEGINNING EQUITY		14,212,754.38	
TOTAL REVENUE		1,102,854.55	
TOTAL EXPENSES		<u>13,849,916.80</u>	
TOTAL REVENUE OVER/(UNDER) EXPENSES		(12,747,062.25)	
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>1,465,692.13</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			5,069,362.41
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
701-11-000-00	MDD Cash	1,748,276.31	
701-11-000-84	Claim on Cash MDD	(103,104.88)	
701-11-000-90	Investment Account	1,664,504.75	
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>4,478,340.59</u>	
TOTAL ASSETS			4,478,340.59
			=====
LIABILITIES			
=====			
701-21-010-00	Accounts Payable Pooled	28,173.35	
701-21-021-10	Accrued Vacation	<u>1,458.00</u>	
TOTAL LIABILITIES			<u>29,631.35</u>
EQUITY			
=====			
701-31-040-10	Fund Balance - MDD	<u>3,711,760.29</u>	
TOTAL BEGINNING EQUITY			3,711,760.29
TOTAL REVENUE		980,180.96	
TOTAL EXPENSES		<u>243,232.01</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		736,948.95	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>4,448,709.24</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			4,478,340.59
			=====

BALANCE SHEET

AS OF: MARCH 31ST, 2025

801-Employee Benefit Trust

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
801-11-000-00	Employee Benefit Trust Cash	260,037.95	
801-11-000-84	Claim on Cash EBT	(65,515.42)	
		<u>194,522.53</u>	
	TOTAL ASSETS		194,522.53
			=====
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	861,050.33	
	TOTAL EXPENSES	<u>679,738.16</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	181,312.17	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>144,462.53</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		194,522.53
			=====



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Approve Quarterly Investment Report.

Staff Contact

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

Summary

Investment report for the Quarter ended, March 31, 2025. Cash used to fund monthly payments for major City projects including Fire Stations #2 and #3 and the Waste Water Treatment Plant.

Financial Summary

See attached investment report.

Staff Recommended Action

Approve

Staff Recommended Motion



City of Aubrey, Texas
Quarterly Investment Report
January 1, 2025 to March 31, 2025
Portfolio Summary Management Report

This quarterly report is in full compliance with the investment policy and strategy as established for the City of Aubrey, Texas, and the Public Funds Investment Act (Chapter 2256, Government Code).

12/31/24

Beginning Book Value: \$97,568,983
Beginning Market Value: 97,568,983
Beginning Par Value: 97,568,983

03/31/25

Beginning Book Value: \$91,177,862
Beginning Market Value: 91,177,862
Beginning Par Value: 91,177,862

WAM at Beginning Period Date

48 days

WAM at Ending Period Date

43 days

Increase/(Decrease) in Investment Holdings
Market Value (\$6,391,121)

Average Yield to Maturity for quarter 4.503%
Average Yield to Maturity 6-month T-Bill 4.217%

Chris Rich, Mayor

Mike English, Finance Director

CITY OF AUBREY, TEXAS
CURRENT INVESTMENT PORTFOLIO AS OF
DECEMBER 31, 2024

ALL FUND TYPES (EXCEPT MDD/EDC) AS DEFINED IN CITY'S INVESTMENT POLICY

CUSIP	TYPE OF SECURITY	PAR	CURRENT RATE	PURCHASE SETTLEMENT DATE	MATURITY DATE	TERM	DAYS HELD 3/31/2025	DAYS TO MATURITY 3/31/2025	% TOTAL	WEIGHTED AVG MATURITY	WEIGHTED AVG YIELD
<u>Cash Positions : Bank Cash Investments</u>											
Point Bank	DDA	\$4,959,704	4.4500%	3/31/2025	3/31/2025	1	0	0	5.44%	0	4.5333%
Subtotal Cash Positions		<u>\$4,959,704</u>									
<u>Cash Positions : Pooled Investments</u>											
LOGIC	Pool	\$86,218,158	4.4641%	3/31/2025	3/31/2025	1	0	1	94.56%	43	4.5013%
Subtotal Cash Positions		<u>\$86,218,158</u>									
<u>Cash Positions : Treasuries, Agencies, CD Investments</u>											
		\$0	0.0000%								
Subtotal Cash Positions		<u>\$0</u>									
Grand Total		<u>\$91,177,862</u>							<u>100.00%</u>	<u>43</u>	<u>4.5031%</u>

CITY OF AUBREY, TEXAS
 QUARTERLY POSITION CHANGE REPORT
 January 1, 2025 to March 31, 2025

ALL FUND TYPES (EXCEPT MDD/EDC) AS DEFINED IN CITY'S INVESTMENT POLICY

CUSIP	TYPE OF SECURITY	PAR	CURRENT RATE	PURCHASE	MATURITY DATE	BOOK VALUE			MARKET VALUE		
				SETTLEMENT DATE		BEGINNING 12/31/2024	ENDING 3/31/2025	CHANGE	BEGINNING 12/31/2024	ENDING 3/31/2025	CHANGE
<u>Cash Positions : Bank Cash Investments</u>											
Bank Deposits	DDA	\$4,959,704	4.4500%	3/31/2025	3/31/2025	\$6,312,889	\$4,959,704	(\$1,353,185)	\$6,312,889	\$4,959,704	(\$1,353,185)
Subtotal Cash Positions		<u>\$4,959,704</u>				<u>\$6,312,889</u>	<u>\$4,959,704</u>	<u>(\$1,353,185)</u>	<u>\$6,312,889</u>	<u>\$4,959,704</u>	<u>(\$1,353,185)</u>
<u>Cash Positions : Pooled Investments</u>											
LOGIC	Pool	\$86,218,158	4.4641%	3/31/2025	3/31/2025	\$91,256,094	\$86,218,158	(\$5,037,936)	\$91,256,094	\$86,218,158	(\$5,037,936)
Subtotal Cash Positions		<u>\$86,218,158</u>				<u>\$91,256,094</u>	<u>\$86,218,158</u>	<u>(\$5,037,936)</u>	<u>\$91,256,094</u>	<u>\$86,218,158</u>	<u>(\$5,037,936)</u>
<u>Cash Positions : Treasuries, Agencies, CD Investments</u>											
		\$0	0.0000%			\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Cash Positions		<u>\$0</u>				<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Grand Total		<u>\$91,177,862</u>				<u>\$97,568,983</u>	<u>\$91,177,862</u>	<u>(\$6,391,121)</u>	<u>\$97,568,983</u>	<u>\$91,177,862</u>	<u>(\$6,391,121)</u>

INTEREST EARNED FOR QUARTER

MONTH	TYPE OF SECURITY	AVERAGE BALANCE	AVERAGE RATE	INTEREST EARNED
<u>Cash Positions : Bank Cash Investments</u>				
Apr-24	DDA	\$6,081,830	5.4700%	\$ 27,723.01
May-24	DDA	\$6,213,688	5.4600%	\$ 28,272.28
Jun-24	DDA	\$5,440,518	5.4500%	\$ 24,709.02
Jul-24	DDA	\$5,495,085	5.4400%	\$ 24,911.05
Aug-24	DDA	\$5,152,899	5.4600%	\$ 23,445.69
Sep-24	DDA	\$4,207,704	5.4300%	\$ 19,039.86
Oct-24	DDA	\$4,075,171	5.2900%	\$ 17,964.71
Nov-24	DDA	\$3,930,828	5.0300%	\$ 16,476.72
Dec-24	DDA	\$4,522,711	4.8300%	\$ 18,203.91
Jan-25	DDA	\$6,692,624	4.6600%	\$ 25,989.69
Feb-25	DDA	\$5,616,369	4.4900%	\$ 21,014.58
Mar-25	DDA	\$5,488,611	4.4500%	\$ 20,353.60
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				\$ 120,003.21
TOTAL INTEREST EARNED FOR QUARTER				\$ 67,357.87
<u>Cash Positions : Pooled Investments</u>				
Apr-24	Pool	\$29,531,192	5.4500%	\$ 132,861.60
May-24	Pool	\$29,164,566	5.4200%	\$ 133,533.21
Jun-24	Pool	\$34,414,786	5.4100%	\$ 152,808.52
Jul-24	Pool	\$33,905,313	5.4031%	\$ 156,038.21
Aug-24	Pool	\$43,061,995	5.4200%	\$ 196,884.45
Sep-24	Pool	\$41,845,847	5.2340%	\$ 182,406.45
Oct-24	Pool	\$55,745,325	4.9905%	\$ 231,830.87
Nov-24	Pool	\$92,009,865	4.8298%	\$ 370,324.37
Dec-24	Pool	\$93,096,710	4.6928%	\$ 364,070.20
Jan-25	Pool	\$92,115,321	4.5390%	\$ 348,426.20
Feb-25	Pool	\$80,408,721	4.5009%	\$ 301,593.01
Mar-25	Pool	\$87,568,597	4.4641%	\$ 325,762.48
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				\$ 1,942,007.13
TOTAL INTEREST EARNED FOR QUARTER				\$ 975,781.69
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				<u>\$ 2,062,010.34</u>
TOTAL INTEREST EARNED FOR QUARTER				<u>\$ 1,043,139.56</u>



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Approve a Resolution granting consent to the addition of an approximate 27.07 acres of land located in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, and being wholly within the ETJ of the City, into the boundaries of The Lakes Fresh Water Supply District of Denton County pursuant to a petition submitted by D.R. Horton-Texas Ltd., property owner.

Staff Contact

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

Summary

As authorized by the first amendment to the revised development agreement with The Lakes Fresh Water Supply District, D.R. Horton-Texas Ltd. submitted a petition to annex approximately 27.07 acres of land located in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas into the District. The inclusion acreage is designated as High Country Phase 10 and will be a single-family home development on 40-foot lots.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve a Resolution granting consent for annexation of land within the boundaries of the Fresh Water Supply District.

PETITION FOR CONSENT TO ADDITION OF LAND
TO A FRESH WATER SUPPLY DISTRICT

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUBREY,
TEXAS:

The undersigned (the "Owner"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.0425 of the Texas Local Government Code, respectfully petitions the City of Aubrey, Texas for its consent to the addition of land to The Lakes Fresh Water Supply District of Denton County (the "District"). In support of this Petition, the Owner would show the following:

I.

The approximately 27.07 acres sought to be added to the District (the "Tract") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

The Tract lies within Denton County, and not within the boundaries of any incorporated city or town. The Tract lies within the exclusive extraterritorial jurisdiction of the City of Aubrey, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

The Owner is the holder of title to the Tract as shown by the Denton County Tax Rolls and conveyances of record. There are no lienholders on the Tract.

IV.

The District was organized, created and established pursuant to House Bill 3490, Acts of the 79th Legislature, Regular Session, 2005 (codified as Chapter 8125, Special District Local Laws Code) dated June 18, 2005 and operates pursuant to Chapters 49 and 53, Texas Water Code, as amended.

The District generally is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the Tract at the present time is the construction, maintenance and operation of a waterworks system for residential purposes; the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the lands to be included within the District; and the construction of roads and of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Tract is located within an area that is experiencing substantial and sustained residential growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Tract requires the acquisition and installation of an adequate waterworks, sanitary sewer and storm drainage system and roads. The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Tract within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Tract is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be rapidly developed for residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Tract, and it is now estimated by the Owner, from such information as it has at this time, that the ultimate cost of the development contemplated will be approximately \$7,250,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Aubrey, Texas, adopt a resolution giving its written consent to the addition of the Tract to the District.

[SIGNATURES ON THE FOLLOWING PAGES]

"OWNER"

D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

By: D.R. Horton, Inc,
a Delaware corporation
its Authorized Agent

By: [Signature]
Name: David L. Brink
Title: Asst VP

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me, on the 20 day of February, 2025, by David Brink, Asst VP of D.R. Horton, Inc., the Authorized Agent of D. R. Horton – Texas, Ltd., a Texas limited partnership, on behalf of said entities.

Karen Williams
Notary Public in and for the State of Texas

[SEAL]

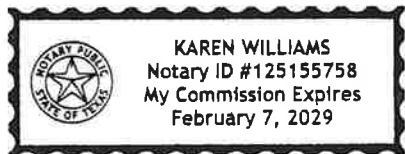


EXHIBIT "A"
Description of the Property

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 10194558" 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 995.95 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 137.08 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;

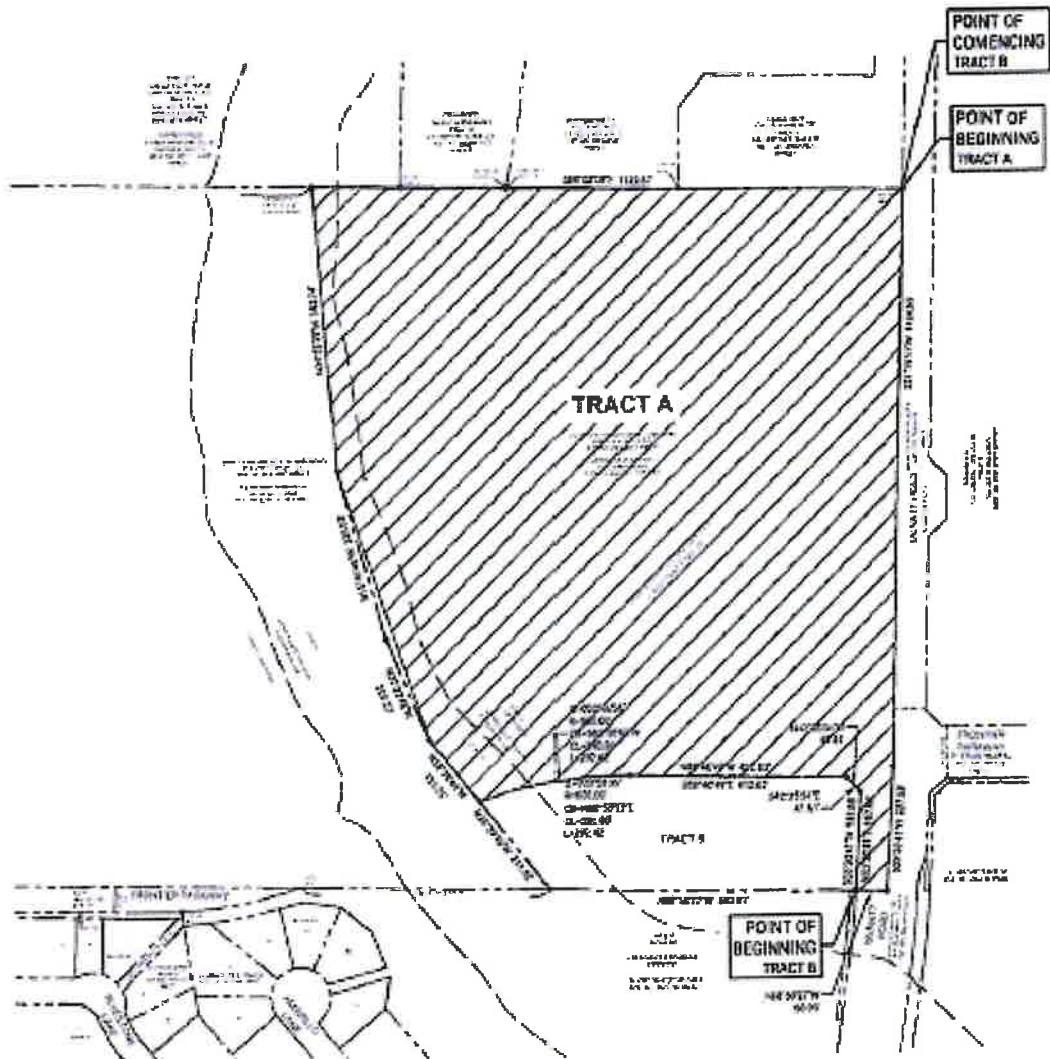
North 12°23'48" West, a distance of 209.23 feet;

North 15°46'46" West, a distance of 335.03 feet;

And North 04°55'29" West, a distance of 545.74 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



LEGEND	
O	POINT FOR CORNER UNLESS OTHERWISE NOTED
CIR	5/8" IRON ROD SET STAMPED 'BCG #40104538'
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
OFFICER	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
PLAT	PLAT RECORDS, DENTON COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



EXHIBIT "A" TRACT A & TRACT B

TRACT A (27.07 AC)
TRACT B (3.24 AC)
SITUATED IN THE
JAMES BRIDGES, JR. SURVEY,
ABSTRACT NO. 36
DENTON COUNTY, TEXAS



TOPICS FIRM REG. NO. 10134538
TOPS FIRM REG. NO. 200631
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE: (214) 484-7055
PROJECT NO. 2010010-10
DATE November 2024

NOTES

1. The bearings shown and actual corners are referenced to the recommended new line of high Country Phase I, an addition to Denton County, Texas recorded in County No. 2023-375. For the State of Denton County, Texas (SOT) 2023-375.
2. A description of the property is attached hereto.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, CONSENTING TO THE ADDITION OF 27.07 ACRES OF LAND LOCATED IN THE JAMES BRIDGES JR SURVEY, ABSTRACT NO 36, DENTON COUNTY, TEXAS, INTO THE LAKES FRESH WATER SUPPLY DISTRICT OF DENTON COUNTY; PROVIDING THE SAME CONDITIONS OF CONSISTENT AS THOSE SET FORTH IN RESOLUTION NO. 309-03 CONSENTING TO THE CREATION OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 20, 2025, the City of Aubrey, Texas (the “City”) received a Petition for Consent to Addition of Land into Lakes Fresh Water Supply District of Denton County (the “Petition”) executed by D.R. Horton—Texas, Ltd., a Texas limited liability company (the “Petitioner”), attached hereto as **Exhibit “A”** (the “Petition”); and

WHEREAS, the Petition seeks to add that certain 27.07-acre tract of land located wholly within in the extraterritorial jurisdiction of the City as more specifically described in the attachment to the Petition (Exhibit “A”) and entitled “Description of the Property”, (hereinafter, the “Property”) to the Lakes Fresh Water Supply District of Denton County (the “District”), such District being comprised of approximately 411.169 acres on the date of the Petition; and

WHEREAS, the City previously approved Resolution No. 309-03 on August 18, 2003, consenting to formation of the District; a copy of the Resolution is attached hereto as **Exhibit “B”** (the “Original Consent Resolution”); and

WHEREAS, Section 42.0425 of the Texas Local Government Code provides that a political subdivision such as the District may not add land that is located in the extraterritorial jurisdiction of a municipality unless the governing body of the municipality gives its written consent by ordinance or resolution; and

WHEREAS, the City Council of the City (the “City Council”) desires to adopt this Resolution for the purpose of consenting to the inclusion of the Property in the District; and

WHEREAS, the City Council finds that it is in the public interest to grant consent to the addition of the Property to the District, taking into consideration the public health, safety and general welfare.

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

Section 1. Incorporation of Premises. That the facts set out in the preamble are true and correct and are incorporated herein for all purposes.

Section 2. Conditions of Consent/Resolution No. 309-03. The City Council hereby gives written consent, pursuant to Section 42.0425, Texas Local Government Code, to the addition of the Property described and depicted in exhibits to the Petition, as described therein by metes and bounds and located wholly within the extraterritorial jurisdiction of the City of Aubrey. A copy of Petition is attached hereto and incorporated herein as **Exhibit “A”**. The written consent provided hereby as to the addition of the Property into the boundaries of the District is subject to the same conditions as set forth in Section 2, of the Original Consent Resolution (Resolution No. 309-03), a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.

Section 3. Development Agreement. The consent of the City to the addition of the Property to the District does not in any way release the Property or any portion of the Property from the extraterritorial jurisdiction of the City. All provisions of the First Amendment to the First Development Agreement filed as Instrument No. 21695 in the Denton County Land Records shall apply to the Property.

Section 4. Severability. The terms and provisions of this Resolution shall be deemed to be severable and if the validity of any section, subsection, sentence, clause, or phrase of this Resolution should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas on the 24th day of April, 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks , City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

EXHIBIT "A"
**PETITION TO THE CITY AND LEGAL DESCRIPTION OF THE PROPERTY TO BE
ANNEXED INTO THE BOUNDARIES OF THE DISTRICT**

PETITION FOR CONSENT TO ADDITION OF LAND
TO A FRESH WATER SUPPLY DISTRICT

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUBREY,
TEXAS:

The undersigned (the "Owner"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.0425 of the Texas Local Government Code, respectfully petitions the City of Aubrey, Texas for its consent to the addition of land to The Lakes Fresh Water Supply District of Denton County (the "District"). In support of this Petition, the Owner would show the following:

I.

The approximately 27.07 acres sought to be added to the District (the "Tract") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

The Tract lies within Denton County, and not within the boundaries of any incorporated city or town. The Tract lies within the exclusive extraterritorial jurisdiction of the City of Aubrey, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

The Owner is the holder of title to the Tract as shown by the Denton County Tax Rolls and conveyances of record. There are no lienholders on the Tract.

IV.

The District was organized, created and established pursuant to House Bill 3490, Acts of the 79th Legislature, Regular Session, 2005 (codified as Chapter 8125, Special District Local Laws Code) dated June 18, 2005 and operates pursuant to Chapters 49 and 53, Texas Water Code, as amended.

The District generally is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the Tract at the present time is the construction, maintenance and operation of a waterworks system for residential purposes; the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the lands to be included within the District; and the construction of roads and of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Tract is located within an area that is experiencing substantial and sustained residential growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Tract requires the acquisition and installation of an adequate waterworks, sanitary sewer and storm drainage system and roads. The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Tract within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Tract is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be rapidly developed for residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Tract, and it is now estimated by the Owner, from such information as it has at this time, that the ultimate cost of the development contemplated will be approximately \$7,250,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Aubrey, Texas, adopt a resolution giving its written consent to the addition of the Tract to the District.

[SIGNATURES ON THE FOLLOWING PAGES]

"OWNER"

D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

By: D.R. Horton, Inc,
a Delaware corporation
its Authorized Agent

By: [Signature]
Name: David L. Borth
Title: Asst VP

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me, on the 20 day of February, 2025, by David Borth, Asst VP of D.R. Horton, Inc., the Authorized Agent of D. R. Horton – Texas, Ltd., a Texas limited partnership, on behalf of said entities.

Karen Williams
Notary Public in and for the State of Texas

[SEAL]

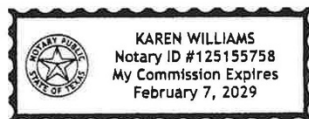


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North 03°30'41" West, a distance of 187.68 feet;

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 36°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 RPL 5-4087" 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.

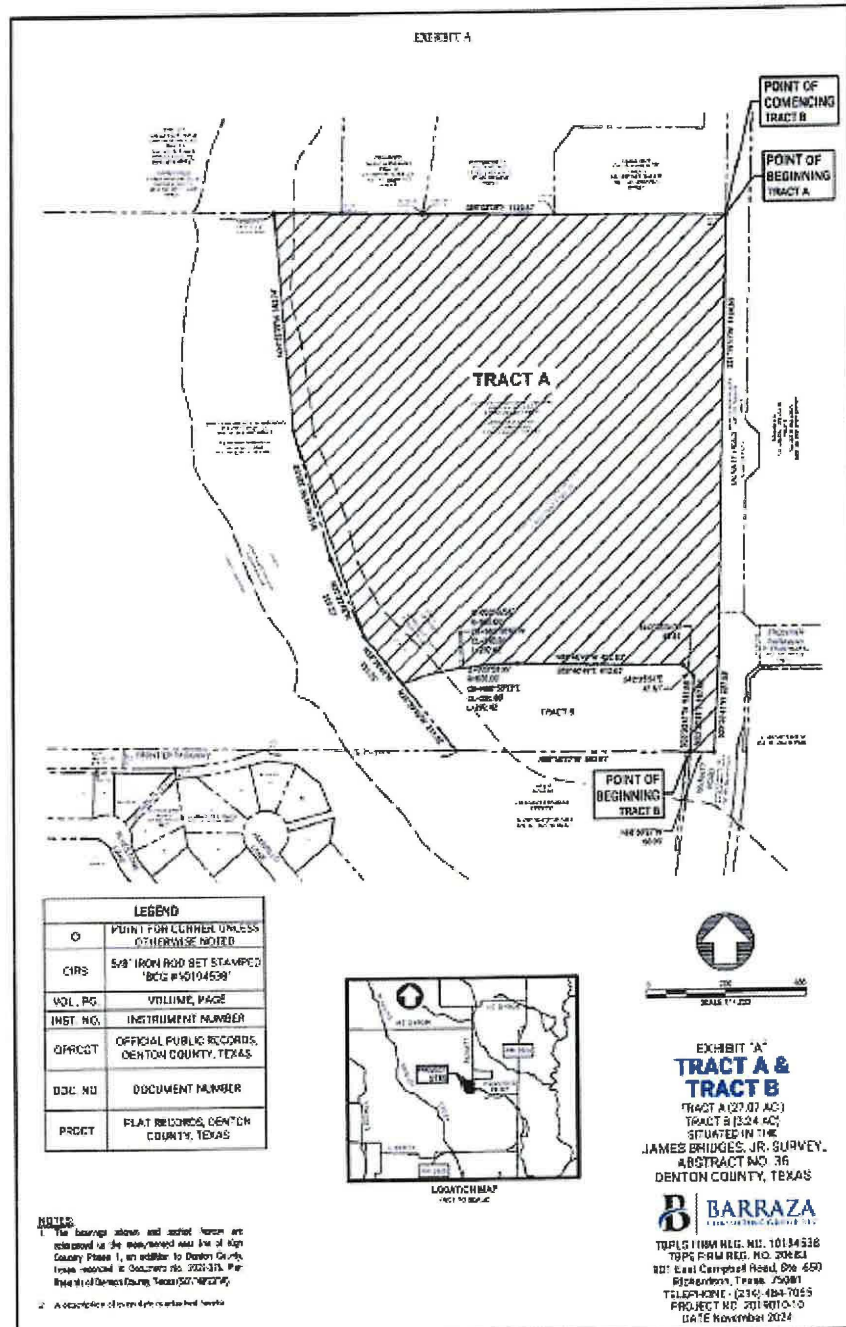


Exhibit "B"
Resolution No. 309-03
(Original Consent Resolution)

RESOLUTION NO. 309-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS,
CONSENTING TO THE CREATION OF A FRESH WATER SUPPLY DISTRICT WITHIN
THE CITY'S EXTRATERRITORIAL JURISDICTION

WHEREAS, Section 42.042, Texas Local Government Code, states that a political subdivision, one purpose of which is to supply fresh water for domestic or commercial use or to furnish sanitary sewer services, roadways, or drainage, may not be created in the extraterritorial jurisdiction ("ETJ") of a municipality unless the governing body of the municipality gives its written consent by ordinance or resolution in accordance with such section and the Water Code. In giving its consent, the municipality may not place any conditions or other restrictions on the creation of the political subdivision other than those expressly permitted by Section 54.016(e), Water Code; and

WHEREAS, the City of Aubrey has received a Petition for Consent to Include Land In A Fresh Water Supply District, dated June 13, 2003, a copy of which is attached hereto as Exhibit "A".

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

SECTION 1. That the City Council of the City of Aubrey ("City") hereby grants its consent to and permission for the creation of the fresh water supply district within its ETJ initially to be known as The Lakes Fresh Water Supply District of Denton County, Texas ("District") which is described more fully in the field notes attached to Exhibit "A" and the Mayor and City Secretary are hereby authorized to execute any documents necessary to effectuate this Resolution.

SECTION 2. That as a condition of the consent given by the City pursuant to Section 42.042, Texas Local Government Code, and Section 54.016(e), Texas Water Code, the District shall be subject to the following terms and provisions:

- (a) That the District shall construct all facilities in accordance with plans and specifications which have been approved by the City.
- (b) That the City shall have the right to inspect all facilities being constructed by the District.
- (c) The District may only issue bonds for purposes or functions of the District as may be authorized by the Texas Water Code, including the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:
 - (i) Provide a water supply for municipal uses, domestic uses and commercial purposes;

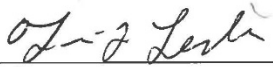
- (ii) Collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
 - (iii) Gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;
 - (iv) Provide roads and improvements as permitted to road districts under Chapter 257, Transportation Code;
 - (v) Provide a fire department;
 - (vi) Develop and maintain recreational facilities for the residents of the District; and
 - (vii) Provide payment of organization expenses, operation expenses during construction and interest during construction.
- (d) That the City shall be entitled to injunctive relief or a writ of mandamus issued by a court of competent jurisdiction restraining, compelling or requiring the District and its officials to observe and comply with the terms and provisions prescribed by this resolution.

SECTION 3. That the City Council of the City of Aubrey further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its ETJ and that while the City consents to the creation of the District, it does not release the area within the District from its ETJ.

SECTION 4. That the City Council of the City of Aubrey further hereby notifies the District, its residents and property owners that the Texas Local Government Code allows the City to annex any portion of the District located within the City's extraterritorial jurisdiction, and the City hereby requires that the District include a statement in the form required under Section 49.455, Texas Water Code, reflecting the possibility of annexation by the City.

SECTION 5. That this resolution take effect immediately from and after its passage.

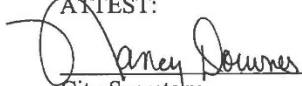
DULY RESOLVED by the City Council of the City of Aubrey, Texas, on the 18 day of August, 2003.



Tim Leslie
Mayor

APPROVED:

City Attorney

ATTEST:


Nancy Downer
City Secretary

**PETITION FOR CONSENT TO INCLUDE LAND
IN A FRESH WATER SUPPLY DISTRICT**

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
AUBREY:

We, the undersigned electors who own land within and landowners of the territory hereinafter described by metes and bounds, being a majority of the electors who own land within and landowners of said territory, acting pursuant to the provisions of Chapter 53, Texas Water Code, as amended, together with all amendments and additions thereto, respectively petition your Honorable Body for creation of a fresh water supply district, and would respectfully show the following:

I.

The name of the proposed district shall be THE LAKES FRESH WATER SUPPLY DISTRICT, OF DENTON COUNTY, TEXAS (the "District").

II.

The District shall be created under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas and Chapter 53, Texas Water Code, as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 411.169 acres of land, situated within Denton County, Texas, described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes. A substantial portion of said area is within the extraterritorial jurisdiction of the City of Aubrey and is not within the corporate limits of any city, town or village.

IV.

The undersigned constitute a majority of the electors who own land within the District, as well as the current landowners of the property to be included within the District.

V.

The District shall be created for all of the purposes set forth in Chapter 49 and 53, Texas Water Code, as amended, including, without limitation, to conserve, transport, and distribute fresh water from any sources for domestic and commercial purposes inside and/or outside the boundaries of the District. In addition, subject to compliance with the requirements of Section 53.121, Texas Water Code, as amended, the District may purchase, construct, acquire, own, operate, repair, improve, and extend sanitary sewer systems to control wastes; and, subject to compliance with the requirements of Section 53.029, Texas Water Code, as amended, may assume the rights, authority, privileges, and functions of a road district under Article III, Section 52(b)(3) of the Texas Constitution, Chapter 257, Transportation Code, and other general laws of the State relating to road districts.

The aforementioned purposes are to be accomplished by any and all mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the end that public health and welfare may be conserved and promoted and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Chapter 49 and 53, Texas Water Code, as amended, or by any other State law.

VII.

The general nature of the work to be done by and within the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes, the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, including the purchase and sale of sewer services, for domestic and commercial purposes, the construction, maintenance and operation of macadamized, graveled or paved roads and turnpikes for residential and commercial purposes, and such other construction, installation, maintenance, purchase and operation of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VIII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water and sanitary sewer facilities or services or with adequate roads and turnpikes. The health and welfare of the future inhabitants of the District and of the inhabitants of the area adjacent

thereto require the acquisition and installation of an adequate waterworks system and sanitary sewer collection system and disposal system together with roads and turnpikes.

The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and sanitary sewer collection and disposal systems will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of the District.

IX.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks and sanitary sewer system and roads and turnpikes can be constructed at a reasonable cost with reasonable tax rates and water and sewer rates, and said territory will be developed for residential and commercial purposes.

X.

Petitioner requests consent and permission for the inclusion of the aforesaid lands in a fresh water supply district.

XI.

WHEREFORE, the undersigned respectfully pray that this petition be in all things granted, and that the City give its written consent to the inclusion of the aforesaid lands in the District, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of organizing the District.

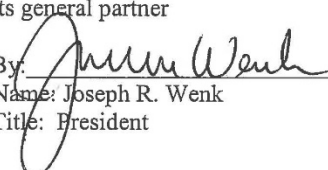
RESPECTFULLY SUBMITTED the 13th day of June, 2003.

SIGNATURE AND ACKNOWLEDGMENT OF ELECTORS AND
LANDOWNERS CONSENTED TO:

LANDOWNER:

CUSTER ROAD PARTNERS, L.P.,
a Delaware limited partnership

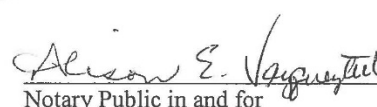
By: First Regency Enterprises, Inc.,
a Delaware corporation
its general partner

By: 
Name: Joseph R. Wenk
Title: President

THE STATE OF NEW YORK §

COUNTY OF NEW YORK §

This instrument was acknowledged before me on this the 13 day of
June, 2003, by Joseph R. Wenk, President of First Regency Enterprises, Inc., a
Delaware corporation, in its capacity as general partner of Custer Road Partners, L.P., a
Delaware partnership, on behalf of said partnership.


Notary Public in and for
the State of NEW YORK

ALISON E. VAZQUEZTELL
Notary Public, State of New York
No. 01VA5082616
Qualified in Suffolk County
Commission Expires July 28, 2005

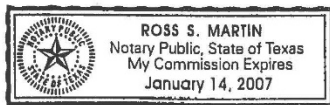
CONSENTED TO:


Terry Black
RESIDENT ELECTOR

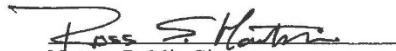
THE STATE OF TEXAS §

COUNTY OF DENTON §

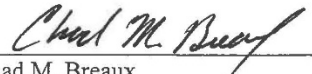
This instrument was acknowledged before me on this 11th day of JUNE, 2003,
by Terry Black, as Resident Elector.



(SEAL)


Notary Public Signature

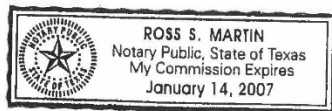
CONSENTED TO:


Chad M. Breaux
RESIDENT ELECTOR

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this 11th day of JUNE, 2003,
by Chad M. Breaux, as Resident Elector.



(SEAL)


Notary Public Signature

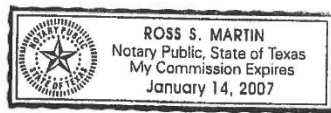
CONSENTED TO:


Traci Jo Pichon
RESIDENT ELECTOR

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this 11th day of June, 2003,
by Traci Jo Pichon, as Resident Elector.



(SEAL)


Notary Public Signature

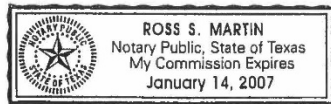
CONSENTED TO:


Amy Rae Boatright
RESIDENT ELECTOR

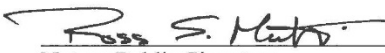
THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this 11th day of JUNE, 2003,
by Amy Rae Boatright, as Resident Elector.



(SEAL)


Notary Public Signature

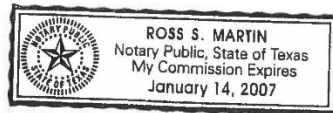
CONSENTED TO:

Tamera Russo
Tamera Russo
RESIDENT ELECTOR

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this 11th day of JUNE, 2003,
by Tamera Russo, as Resident Elector.



(SEAL)

Ross S. Martin
Notary Public Signature

EXHIBIT "A"

BEING 411.169 acres of land situated in the James Bridges Survey, Abstract No. 36, Denton County, Texas, and being that same tract of land conveyed by Westmar Properties, Inc., a Texas corporation, to Marriot Brothers Partnership, a Texas general partnership, as recorded in Volume 4803, Page 1741, and County Clerk's Document No. 2001-R0026726, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a Texas Department of Transportation (TxDOT) wooden monument found in the North line of Farm to Market Road No. 2931 (a 50 foot right-of-way), said point being the most Southerly Southwest corner of said Marriot Tract and the Southeast corner of a tract conveyed to Tommy Gene Smith as recorded in Volume 3222, Page 689, of said Deed Records;

THENCE North 00 degrees 24 minutes 20 seconds East, leaving the North line of said F.M. 2931 and along the common line of said Marriot and Smith Tracts, a distance of 357.65 feet to a 1-1/2 inch iron pipe found for corner, said point being the Northeast corner of said Smith Tract and the Southeast corner of a tract conveyed to Tim Robinson and Tommy Robinson as recorded in County Clerk's Document No. 94-R0011755 of said Deed Records;

THENCE North 01 degree 05 minutes 06 seconds East, along the common line of said Marriot and Robinson Tracts, a distance of 29.38 feet to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 16 minutes 25 seconds East, continuing along the common line of said Marriot and Robinson Tracts, a distance of 869.54 feet to a 5/8 inch iron rod with cap (stamped PETITT-RPLS 4087) set for corner, said point being the Northeast corner of said Robinson Tract and an ell corner of said Marriot Tract;

THENCE North 88 degrees 43 minutes 37 seconds West, along the common line of said Marriot and Robinson Tracts, a distance of 532.68 feet to a 5/8 inch iron rod with cap set for corner;
THENCE North 88 degrees 33 minutes 22 seconds West, continuing along the common line of said Marriot and Robinson Tracts, a distance of 1582.21 feet to a 1/2 inch iron rod found for the most Westerly Southwest corner of said Marriot Tract, said point being in the East line of a 4.56 acre tract conveyed to "1991 Weir Family Trust" as recorded in Volume 4300, Page 1149, and County Clerk's Document No. 99-R0026520 of said Deed Records;

THENCE North 01 degree 19 minutes 47 seconds East, along the West line of said Marriot Tract, a distance of 2455.33 feet to a fence corner post found for the Northwest corner of said Marriot Tract, said point being the Northeast corner of a called 60 acre tract conveyed to C.W. Sanders as recorded in Volume 1074, page 72, and in the South line of the Liberty Associates Tract as recorded in County Clerk's Document No. 96-R0026647 and No. 97-R0030209 of said Deed Records;

THENCE South 87 degrees 39 minutes 41 seconds East, along the common line of said Marriot and Liberty Associates Tracts, a distance of 721.69 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 89 degrees 08 minutes 36 seconds East, continuing along the common line of said Marriot and Liberty Associates Tracts, a distance of 2469.24 to a along a 5/8 inch iron rod with cap set for corner, said point being the Southwest corner of said Liberty Associates Tract and the Southwest corner of a 53.35 acre tract conveyed to Lee Weir, as recorded in Volume 4240, Page 1365, and in County Clerk's Document No. 98-R0114389 of said Deed Records;

THENCE South 88 degrees 20 minutes 08 seconds East, along the common line of said Marriot and Weir Tracts, a distance of 2464.74 feet to a 5/8 inch iron rod with cap set for the Northeast corner of said Marriot Tract, the Southeast corner of said Weir Tract and being in the West line of said F.M. 2931;

THENCE South 02 degrees 22 minutes 00 seconds West, along the West line of said F.M. 2931, a distance of 589.94 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 13 degrees 40 minutes 36 seconds West, along the West line of said F.M. 2931, a distance of 101.98 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 02 degrees 22 minutes 00 seconds West, along the West line of said F.M. 2931, a distance of 200.00 feet to a wooden TxDOT monument found for corner;

THENCE South 08 degrees 56 minutes 36 seconds East, along the West line of said F.M. 2931, a distance of 101.98 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 02 degrees 22 minutes 00 seconds West, along the West line of said F.M. 2931, a distance of 1630.10 feet to a 5/8 inch iron rod with cap set for corner, said point being the beginning of a curve to the right, having a radius of 1095.92 feet and a chord that bears South 11 degrees 36 minutes 50 seconds West, a distance of 352.20 feet;

THENCE in a Southwesterly direction along the West line of said F.M. 2931 and said curve to the right, through a central angle of 18 degrees 29 minutes 37 seconds, an arc distance of 353.74 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 40 degrees 59 minutes 38 seconds West, along the West line of said F.M. 2931, a distance of 98.95 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 30 degrees 51 minutes 42 seconds West, along the West line of said F.M. 2931, a distance of 185.80 feet to a 5/8 inch iron rod with cap set for corner;

THENCE South 20 degrees 43 minutes 46 seconds West, along the West line of said F.M. 2931, a distance of 98.95 feet to a 5/8 inch iron rod with cap set for corner, said point being the beginning of a non-tangent curve to the right, having a radius of 1095.92 feet and a chord that bears South 66 degrees 43 minutes 17 seconds West, a distance of 956.04 feet;

THENCE in a Southwesterly direction along the West line of said F.M. 2931 and said non-tangent curve to the right, through a central angle of 51 degrees 43 minutes 15 seconds, an arc distance of 989.28 feet to a 5/8 inch iron rod with cap set for corner;

THENCE North 87 degrees 25 minutes 06 seconds West, along the North line of said F.M. 2931, a distance of 631.80 feet to a 5/8 inch iron rod with cap set for corner, said point being the beginning of a curve to the left, having a radius of 5779.58 feet and a chord that bears North 88 degrees 32 minutes 36 seconds West, a distance of 226.95 feet;

THENCE in a Northwesterly direction along the North line of said F.M. 2931 and said curve to the left, through a central angle of 02 degrees 15 minutes 00 seconds, an arc distance of 226.96 feet to a 5/8 inch iron rod with cap set for corner;

THENCE North 89 degrees 40 minutes 06 seconds West, along the North line of said F.M. 2931, a distance of 1523.51 feet to the Point of Beginning and containing 411.169 acres of land, more or less.



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Approve a Resolution ratifying an expenditure of \$143,195 paid to Davis Water Well for the emergency repair of the Faulkner Water Well; and providing an effective date

Staff Contact

Dean Rylant, Interim Public Works Director
drylant@aubreytx.gov

Summary

The Faulkner Water Well failed on March 28, 2025. The well's failure only left three of our smaller wells in service. Numerous well repair companies were called for emergency services, and Davis Water Well was able to respond the same day. The initial evaluation identified a direct short to the ground. The pump and motor were pulled and tested, verifying a direct short to the ground on all three legs.

The pump cable near a splice had melted, and the insulation material was also melted to the conductor. The male threads were damaged on 20 joints of the drop pipe, some worse than others.

A new motor, cable, air line, and 20 joints of drop pipe were replaced, and the well was placed back into service on April 9, 2025.

Financial Summary

Funds are available in reserves, and a budget amendment will be needed.

Staff Recommended Action

Approve

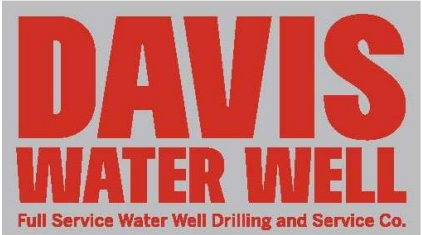
Staff Recommended Motion

Motion to approve the emergency repairs and authorize payment to Davis Water Well.

INVOICE

Davis Water Well, LLC
45 Knight Rd
Whitesboro, TX 76273

bdavis@daviswaterwelltx.com
+1 (903) 647-9908



City of Aubrey:Dane Street Well Repair

Bill to
City of Aubrey
107 S. Main Street
Aubrey, TX 76227

Ship to
City of Aubrey
107 S. Main Street
Aubrey, TX 76227

Invoice details
Invoice no.: 471056
Terms: Net 30
Invoice date: 04/11/2025
Due date: 05/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	1 Mobilization	Mobilization and Rig Up	1	\$1,500.00	\$1,500.00
2.	Service Work	Labor to pull pump	1	\$7,000.00	\$7,000.00
3.	Motor 250 HP 2300v SME	250 HP, 2300v, 3 phase SME 2 pole motor	1	\$80,400.00	\$80,400.00
4.	Splice Kit	Wire splice, 2300 v, 4 AWG	1	\$375.00	\$375.00
5.	Wire 4 AWG 5kv armored wire	4 AWG, 5 kv armored wire	1450	\$22.00	\$31,900.00
6.	Drop Pipe 6" 8 rd	6" drop pipe with 8 round thread	420	\$31.00	\$13,020.00
7.	Service Work	Labor and materials to install pump	1	\$9,000.00	\$9,000.00

Total

\$143,195.00

Ways to pay



DAVIS WATER WELL

Full Service Water Well Drilling and Service Co.

4/2/25

Initial Findings Report for City of Aubrey Dane Street Well

Upon arrival at the site, the pump leads at ground surface showed a direct short down hole on all three legs.



The service rig was rigged up over the well, and the pump and motor were pulled from the well.



DAVIS WATER WELL

Full Service Water Well Drilling and Service Co.

Drop Pipe:

Along with the pump and motor, 54 joints of 21 foot drop pipe, and 1 joint 5 feet in length, were pulled, all 6 inch diameter with 8 round threads. Three check valves were set at depths of 714 feet, 924 feet, and 1134 feet. The male threads were found damaged on 20 joints of the drop pipe, some worse than others. This is typically a result of over-tightening upon installation.



DAVIS WATER WELL

Full Service Water Well Drilling and Service Co.

Pump Cable:

The pump cable was 4 AWG, round armored cable. There were no obvious physical defects in the cable until the cable was cut above the splices to separate the cable from the motor. Near the splices, the adhesive from the splice material was found to have been melted, and the insulation material was also melted to the conductor.



DAVIS WATER WELL

Full Service Water Well Drilling and Service Co.

Motor:

The motor was a Sun-Star (Hitachi) 250 HP, 2300 volt, 3 Phase motor. It was checked with a megohm meter, and showed a direct short to ground on all three legs.



DAVIS WATER WELL

Full Service Water Well Drilling and Service Co.

Pump:

The pump was a Wolf Model WS10LL5V1-06S, and appears to be in nearly new condition.



Recommendations:

We recommend replacement of the following items:

- 20 joints of 6" drop pipe
- 1150 feet of 4 AWG armored wire
- Pump motor – We are recommending replacement of the Sun-Star motor with a 250 HP, 2300 volt, 3 phase SME motor from Submersible Motor Engineering USA. The SME motor has a more robust thrust bearing assembly than the Sun-Star motor, and can be shipped immediately from the warehouse in Phoenix, AZ. The Sun Star motor has a 10 – 12 week lead time.

DAVIS WATER WELL

Full Service Water Well Drilling and Service Co.

- We would also like to bring a drive and controls expert to the site to evaluate the drive settings at no additional cost. This will help to mitigate any future issues that could be caused by incorrectly set parameters on the drive with relation to the motor in the well, and the specific application.

Please find the attached cost estimate for these repairs.

Respectfully,

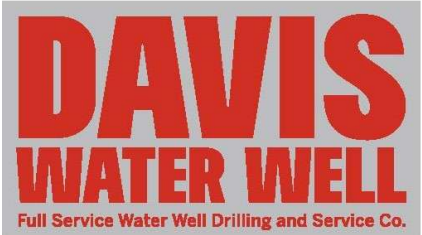
Brad Davis

Brad Davis
Davis Water Well, LLC

ESTIMATE

Davis Water Well, LLC
45 Knight Rd
Whitesboro, TX 76273

bdavis@daviswaterwelltx.com
+1 (903) 647-9908



City of Aubrey:Dane Street Well Repair

Bill to
City of Aubrey
107 S. Main Street
Aubrey, TX 76227

Ship to
City of Aubrey
107 S. Main Street
Aubrey, TX 76227

Estimate details
Estimate no.: MS04125
Estimate date: 04/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	1 Mobilization	Mobilization and Rig Up	1	\$1,500.00	\$1,500.00
2.	Service Work	Labor to pull pump	1	\$7,000.00	\$7,000.00
3.	Motor 250 HP 2300v SME	250 HP, 2300v, 3 phase SME 2 pole motor	1	\$80,400.00	\$80,400.00
4.	Splice Kit	Wire splice, 2300 v, 4 AWG	1	\$375.00	\$375.00
5.	Wire 4 AWG 5kv armored wire	4 AWG, 5 kv armored wire	1450	\$22.00	\$31,900.00
6.	Drop Pipe 6" 8 rd	6" drop pipe with 8 round thread	420	\$31.00	\$13,020.00
7.	Service Work	Labor and materials to install pump	1	\$9,000.00	\$9,000.00
Total					\$143,195.00

Accepted date

Accepted by



**City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025**

Agenda Item

Approve a Sanitary Sewer Easement granted by Aubrey Land JVC to the City providing a permanent variable-width sewer easement across a 27.243-acre tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton County, Texas.

Staff Contact

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

Summary

This easement is for the parallel sewer force main for the Pecan Creek Lift Station. The Highpointe Development Agreement provides for acquiring needed easements to service the development at no cost to the City.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the variable-width sanitary sewer easement.

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

**Sanitary Sewer Permanent Easement Agreement
Variable Width Easement**

Date: _____, 2025

Grantor: Aubrey Land JV, LLC

Grantor's Mailing Address: 8235 Douglas Ave., Suite 720, Dallas, TX 75225

Grantee: City of Aubrey, Texas

Grantee's Mailing Address: 107 S. Main St., Aubrey, TX 76227

Easement Property: A 2,608 Square Foot (0.060 Acres) of land located in the F. Trevino Survey, Abstract 1243, Denton County, Texas and being more particularly described in the attached **Exhibit A**, attached hereto and incorporated herein for all pertinent purposes.

Sewer Easement Purposes: For the construction, operation, maintenance, replacement, upgrade, and repair of a permanent sewer line facility, hereafter referred to as "Facility" on the Easement Property. The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, pipelines, junction boxes in, upon, under and across the Easement Property and as more particularly depicted in **Exhibit A** attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all reasonable times to enter the Easement Property for the purpose of operating, maintaining, replacing, upgrading, and repairing said Facility.

Consideration: Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Grant of Permanent Variable Width Sewer Easement: Grantor, for the Consideration grants, sells, and conveys to Grantee and Grantee's heirs, successors, and assigns a permanent variable width sanitary sewer easement over, on, and across the Easement Property for the Sewer Easement Purposes, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Sewer Easement"), TO HAVE AND TO HOLD the Sewer Easement to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Sewer Easement in Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Sewer Easement or any part of the Sewer Easement, by, through or under Grantor but not otherwise.

Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests, royalty interests, if any, relating to the Easement

Property, to the extent, and only to the extent that the same may be in force and effect, and either shown of record in the Office of the County Clerk of Denton County, Texas or that may be apparent on the Easement Property.

Terms and Conditions: The following terms and conditions apply to the Sewer Easement granted by this agreement:

1. Character of Easement. This agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns. The Sewer Easement is nonexclusive and irrevocable. The Sewer Easement is for the benefit of Grantee and Grantee's successors and assigns.
2. Duration of Easement. The duration of the Sewer Easement is perpetual.
3. Reservation of Rights. Grantee's right to use the Easement Property is permanent and nonexclusive, and Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to use all or part of the Easement Property in conjunction with Grantee as long as such use by Grantor and Grantor's heirs, successors, and assigns does not interfere with the use of the Easement Property by Grantee for the Sewer Easement Purposes. After construction of the Facility, Grantee has the right to use as much of the surface of the property that is adjacent to the Easement Property ("Adjacent Property") as may be reasonably necessary to repair, remove, replace and maintain the Facility within the Easement Property for the Sewer Easement Purposes, but in no event shall the Adjacent Property exceed an area twenty five feet (25') running parallel along and abutting the outer boundaries of the Easement Property. Grantee must promptly restore the Adjacent Property to its previous physical condition if changed and/or damaged by use of the rights granted by this paragraph. Grantee will at all times after doing any work in connection with the construction, operation, maintenance or repair of the Facility, promptly restore the surface of the Easement Property and the Adjacent Property as close to the condition in which it was found before such work was undertaken as is reasonably practicable.
4. Improvement and Maintenance of Easement Property. Improvement and maintenance of the Easement Property and the Facility will be at the sole expense of Grantee. No building, reservoir or permanent structure shall be constructed or maintained by Grantor on the Easement Property, without the prior written consent of the Grantee. Grantee shall have the right to remove, and keep removed, after reasonable written notice to Grantor of no less than thirty (30) days, all or parts of any building, reservoir, or permanent structure located within the Easement Property which, in the judgment of Grantee, may endanger or in any way interfere with the construction, efficiency, or convenient and safe operation and maintenance of the Facility described herein or the exercise of Grantee's rights hereunder. The thirty (30) day prior written notice requirement contained in this section shall not apply in the event that Grantee determines it necessary to remove all or parts of any building, reservoir or permanent structure located within the Easement Property to allow Grantee to make an immediate repair necessary to protect and preserve the public health, safety and welfare, and that the thirty (30) days' written notice would be impracticable given the immediate risk to public health, safety and welfare. Grantee must maintain the Easement Property in a neat and clean condition. Grantee has the right to construct, install, maintain, replace, and remove the Facility under or upon any portion of the Easement Property. All matters concerning the Facility and their configuration, construction, installation, maintenance, replacement, and removal are at Grantee's sole discretion, subject to performance of Grantee's obligations under this

agreement. Grantee has the right to remove or relocate any fences within the Easement Property or along or near its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Facility, subject to replacement of the fences to their original condition on the completion of the work.

5. Entire Agreement. This Agreement and any exhibits are the entire agreement of the parties concerning the Easement Property and the grant of the Easement by Grantor to Grantee. There are no representations, agreements, warranties, or promises, and neither party is relying on any statements or representations of the other party or any agent of the other party, that are not expressly set forth in this Agreement and any exhibits.

6. As Is. BY THE USE OF THE EASEMENT PROPERTY, GRANTEE TAKES THE EASEMENT PROPERTY "AS IS," EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE EASEMENT PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

[Rest of page intentionally left blank – signature page to follow.]

GRANTOR:
AUBREY LAND JV, LLC

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025,
by _____, _____ of Aubrey Land JV, LLC, on behalf of said limited
liability company.

Notary Public, State of Texas

GRANTEE:
CITY OF AUBREY, TEXAS

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025, by
Chris Rich, Mayor of the City of Aubrey on behalf of the City.

Notary Public, State of Texas

EXHIBIT "A"

**FIELD NOTE DESCRIPTION
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
CITY OF AUBREY, TEXAS**

Being a Variable Width Permanent Sanitary Sewer Easement, and being under, over and across a tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton County, Texas, being the same called 27.243 acre tract of land conveyed to Aubrey Land JV, LLC, by deed recorded in Instrument Number 2024-116209 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said Variable Width Permanent Sanitary Sewer Easement being more particularly described as follows:

BEGINNING at a point for corner, said point being on the north line of an existing water and wastewater easement, dedicated to the City of Aubrey, by document recorded in Instrument Number 2022-63141 (O.R.P.D.C.T.), from which a 5/8 inch iron rod with pink TxDOT Cap (Controlling Monument (CM)) found on the common southwest line of said 27.243 acre Aubrey Land JV, LLC tract, and on a corner clip at the intersection of Farm to Market Road 428 (F.M. 428) (variable width right-of-way) and U.S. Highway 377 (variable width right-of-way) bears S 29°57'19" W, a distance of 50.97 feet;

THENCE N 82°00'17" W, being across said 27.243 acre Aubrey Land JV, LLC tract, and along the north line of said existing water and wastewater easement, a distance of 19.71 feet to a point for corner;

THENCE N 32°26'24" W, continuing across said 27.243 acre Aubrey Land JV, LLC tract, and along the easterly line of said existing water and wastewater easement, a distance of 125.39 feet to a point for corner, from which a 5/8 inch iron rod with pink TxDOT Cap (Controlling Monument (CM)) found on the common southwest line of said 27.243 acre Aubrey Land JV, LLC tract, and on said corner clip at the intersection of said F.M. 428 and U.S. Highway 377 bears S 64°52'19" W, a distance of 30.25 feet;

THENCE N 25°16'47" E, continuing across said 27.243 acre Aubrey Land JV, LLC tract, and along the easterly line of said existing water and wastewater easement, a distance of 128.18 feet to a point for corner;

THENCE S 64°43'18" E, departing the easterly line of said existing water and wastewater easement, and continuing across said 27.243 acre Aubrey Land JV, LLC tract, a distance of 5.00 feet to a point for corner;

THENCE S 25°16'47" W, continuing across said 27.243 acre Aubrey Land JV, LLC tract, a distance 113.60 feet to a point for corner;

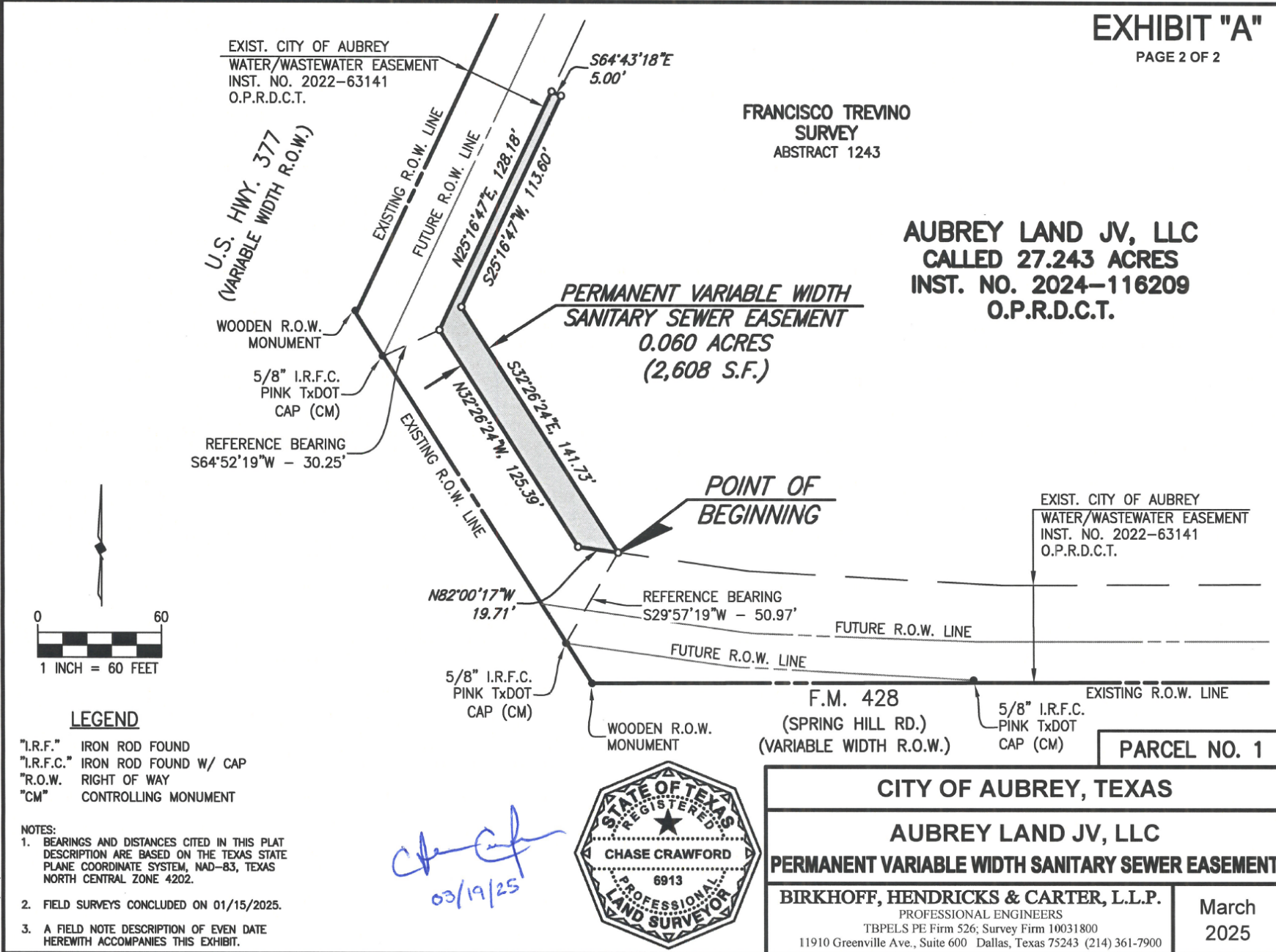
THENCE S 32°26'24" E, continuing across aid 27.243 acre Aubrey Land JV, LLC tract, a distance of 141.73 feet to the POINT OF BEGINNING, said Variable Width Permanent Sanitary Sewer Easement containing 0.060 acres (2,608 square feet) of land, more or less.

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 01/15/2025.
3. A graphic exhibit of even date herewith accompanies this field note description.



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City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 4, (the “Zone”), a Zone consisting of approximately 159.9 acres of land generally located south of FM 428, west of FM 1385 and east of Coffey Rd, and within the City of Aubrey; providing a final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code (MuniCap).

Staff Contact

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

Summary

MuniCap, the City’s PID and TIRZ Administrator, has prepared the final Project and Financing Plan for the Tax Increment Reinvestment Zone No. 4, City of Aubrey, Texas. Chapter 311 of the Texas Tax Code requires the Final Project and Financing Plan to be approved by ordinance of the City Council. The Final Project and Financing Plan provides for the City of Aubrey to participate with forty-eight (48%) of the tax increments generated by the valorem taxes of the City of Aubrey within the Zone.

Financial Summary

Table 1-B

Projected Incremental Tax Revenue

	Total Projected Appraised Value at Buildout as of January 1, 2031	Base Value ^{1,2}	Total Projected Incremental Appraised Value at Buildout as of January 1, 2031	Projected Incremental Tax Revenue due as of January 31, 2032	Projected Incremental Tax Revenue Available for Project Cost due as of January 31, 2032 ²
	\$227,034,344	\$0	\$227,034,344	\$1,053,377	\$505,621

¹ The base value of \$0 is based on the 2024 certified values provided by the DCAD.

² Represents the projected incremental tax revenues generated from the Property.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to recommend approval of the final Project and Financing Plan for the TIRZ No 4, as presented.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 902-25

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS APPROVING A PROJECT AND FINANCING PLAN RELATING TO REINVESTMENT ZONE NUMBER FOUR, CITY OF AUBREY, TEXAS; AND FINDING AND ORDAINING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Aubrey, Texas (the “City”) recognizes the importance of its continued role in local economic development and the protection of the health, safety, and welfare of its inhabitants; and

WHEREAS, the City has therefore created, by Ordinance No. 884-24 adopted by the City Council on October 23, 2024, Reinvestment Zone Number Four, City of Aubrey, Texas (the “Zone”), pursuant to and in accordance with the provisions of Chapter 311, as amended, Texas Tax Code (Chapter 311); and

WHEREAS, the Zone has been duly organized and is governed by a board of directors (the “Zone Board”), pursuant to the creation authorization of the City heretofore described and applicable laws of the State of Texas (the “State”); and

WHEREAS, the Zone Board, on April 24, 2025, adopted a “Project Plan” (as defined in Chapter 311) and a “Reinvestment Zone Financing Plan” (as defined in Chapter 311 and referred to herein, together, as the “Plans”) relative to the development of the Zone and has submitted such Plans (in the form attached hereto as Exhibit A) to the City Council, as required and in accordance with Chapter 311; and

WHEREAS, the City Council determines that approval of the Plans will promote the general health, safety, and well-being and provide increased opportunity for economic prosperity within the City by the orderly development of the property within the Zone, and, accordingly, such approvals are in the best interests of the City and its inhabitants; and

WHEREAS, the City Council has determined that the implementation of the Plans is feasible in the best interest of the inhabitants of the Zone and the City; and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS THAT:

SECTION 1. The City Council hereby accepts and approves the Plans.

SECTION 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgement and findings of the City Council:

SECTION 3. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

SECTION 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5: If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and this City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 6: It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 7: This Ordinance shall be in force and effect from and after its final passage, and it is so resolved.

* * * *

PASSED AND APPROVE ON this 24th day of April 2025.

APPROVED:

CHRIS RICH, Mayor

ATTEST:

JENNY HICKS, City Secretary

APPROVED AS TO FORM:

PATRICIA A. ADAMS, City Attorney

EXHIBIT A
Final Project and Finance Plan

TAX INCREMENT REINVESTMENT ZONE No. 4

CITY OF AUBREY, TEXAS

FINAL PROJECT AND FINANCING PLAN

APRIL 24, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

TAX INCREMENT REINVESTMENT ZONE No. 4

CITY OF AUBREY, TEXAS

FINAL PROJECT AND FINANCING PLAN

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**EXHIBIT C-3 - PROJECTED INCREMENTAL ASSESSED VALUE & INCREMENTAL REAL
PROPERTY TAXES AVAILABLE FOR TIRZ OBLIGATIONS - CITY OF
AUBREY**

**EXHIBIT C-4 - PROJECTED INCREMENTAL ASSESSED VALUE & INCREMENTAL REAL
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**EXHIBIT D - MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY
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EXHIBIT E - LIST OF PARCELS IN THE ZONE

EXHIBIT F - PROJECT COSTS

EXHIBIT G - MAP OF PUBLIC IMPROVEMENTS

EXHIBIT H - CURRENT APPRAISED VALUE OF THE ZONE (BASE YEAR)

EXHIBIT I - DEVELOPMENT REGULATIONS

1. INTRODUCTION

1.1. AUTHORITY AND PURPOSE

The City of Aubrey, Texas, a Texas home rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2. ELIGIBILITY REQUIREMENTS

Except as provided in the Act, an area may be designated as a tax increment reinvestment zone if such area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

The Zone. By City Council action on October 23, 2024, the City created a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone No. 4, City of Aubrey" (the "Zone" or "TIRZ") that includes approximately 159.9 acres depicted on **Exhibit A** and described on **Exhibit B** (the "Property"). The Duck Point Public Improvement District (the "PID") is anticipated to include 159.9 acres comprising the Property. The Property meets the eligibility requirements of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City, Denton County (the "County") and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and the County, and to all of the region quality developments.

1.3. PRELIMINARY PLAN; HEARING

Before the City adopted the ordinance designating the Zone, the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and, on October 23, 2024, held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons spoke for and against the creation of the proposed zone, the boundaries of the proposed zone, and the concept of tax increment financing, and at which hearing the owners of the Property (collectively the "Owners") were given a reasonable opportunity to protest the inclusion of the Property in the proposed zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the preliminary plan dated October 23, 2024 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A description of how such public works, improvements, programs, and projects are to be undertaken and financed is being determined by this Final Plan and by the Development Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.4. CREATION OF THE ZONE

Subsequent to the above-referenced public hearing, the City Council adopted ordinance No. 884-24 on October 23, 2024 (the "Creation Ordinance") in accordance with the Act creating the Zone after the City Commission found that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. The ordinance creating the Zone appointed a Board of Directors for the Zone initially consisting of six (6) members (the "Board").

1.5. BOARD RECOMMENDATIONS

Upon the creation of the Zone on October 23, 2024, the Board, during its April 24, 2025, meeting, reviewed this *Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 4, City of Aubrey* (the "Final Plan") and approved and recommended to the City Council to approve the Final Plan pursuant to which the City will contribute a portion of the ad valorem tax increment (the "Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") for payment of the costs of public works, public improvements, programs, and other projects benefiting the Zone.

1.6. COUNCIL ACTION

The City Council, taking into consideration the recommendations of the Board, is anticipated to consider and approve this Final Plan on April 24, 2025.

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1.7. SUMMARY OF RESULTS

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This Final Plan provides assessed value information based on the following:

- The development is completed as proposed by MM Aubrey 160, LLC (the “Developer”);
- The units are sold according to the development pace estimated by the Developer, as summarized in subsequent sections of this Final Plan;
- Property values are projected to grow at 2% per year for the duration of the Zone;
- The real property tax rate remains static at the fiscal year 2024 level in future years;
- The Property is anticipated to include the 159.9 acres comprising the PID; and
- The City has committed to use **48%** of the incremental revenues generated from the Property.

In summary, the TIRZ financing analysis indicates that, assuming two percent (2%) annual inflation through 2054 (and after completion of all phases), the TIRZ is estimated to have an incremental value of \$358,010,290.

Table 1-A provides the projected total and incremental assessed value for the Zone in 2054. Refer to **Exhibit C-2** through **Exhibit C-4** attached hereto, for more information on the projected incremental value for each year.

Table 1-A
Projected Assessed Values

Year	Projected Value	Base Value¹	Incremental Value
2054	\$358,010,290	\$0	\$358,010,290

¹ The base value of \$0 is based on the 2024 certified values provided by DCAD.

The assessed values displayed in Table 1-A are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 1-B. The Property is anticipated to be fully built out by December 31, 2030, and such fully built-out values are anticipated to be reflected in the 2031 property appraisal and the related incremental taxes will become fully available on taxes due as of January 31, 2032. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2031, is \$227,034,344 with an incremental value of \$227,034,344. Table 1-B illustrates the projected assessed value for taxes due as of January 31, 2032, assuming two percent (2%) annual inflation.

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Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2031	Base Value^{1,2}	Total Projected Incremental Appraised Value at Buildout as of January 1, 2031	Projected Incremental Tax Revenue due as of January 31, 2032	Projected Incremental Tax Revenue Available for Project Costs due as of January 31, 2032²
City of Aubrey	\$227,034,344	\$0	\$227,034,344	\$1,053,377	\$505,621

¹ The base value of \$0 is based on the 2024 certified values provided by the DCAD.

² Represents the projected incremental tax revenues generated from the Property.

Refer to **Exhibit C-3.1** for projected tax increment revenues for each year under each scenario.

The financing plan for the public improvements contemplates the issuance of special revenue bonds by the City and/or a reimbursement agreement executed by the City secured by special assessments on property within the Duck Point Public Improvement District (the “PID Assessments”). The bonds secured by the PID Assessments are referred to as the “PID Bonds” and the total estimated par amount is \$40,000,000.

A portion of the total public improvement costs are proposed to be funded with the PID Bonds. As a result, real property tax increment revenues will be used to pay a portion of the Project Costs by offsetting the PID Assessments imposed on the property within the PID.

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2. ASSESSMENT AND TAX COLLECTION PROCEDURES

2.1 AUTHORITY AND PURPOSE

Pursuant to Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all that county's taxable property. Generally, local governments that collect property taxes, such as counties, cities and school districts, are members of the appraisal district.

2.2 METHODOLOGY

Each county appraisal district determines the value of all taxable property within the county boundaries. Tax Code Section 25.18 requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. Tax Code Section 23.01 requires that appraisal districts comply with the Uniform Standards of Professional Appraisal Practice if mass appraisal is used and that the same appraisal methods and techniques be used in appraising the same or similar kinds of property. Individual characteristics that affect the property's market value must be evaluated in determining the property's market value.

Before appraisals begin, the appraisal district compiles a list of taxable property. The list contains a description and the name and address of the owner for each property. In a mass appraisal, the appraisal district then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the appraisal district appraises the value of typical properties in each class. Taking into account differences such as age or location, the appraisal district uses typical property values to appraise all the properties in each class.

With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

Source: <https://comptroller.texas.gov/taxes/property-tax/valuing-property.php>

2.3 APPEALS

According to the Denton County Appraisal District (the "DCAD"), property owners may utilize the County Appraisal District (the "CAD") appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, CAD or Appraisal Review Board (“ARB”) that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the CAD staff, they may have their cases heard by the ARB. The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the CAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send them a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB’s order. In certain cases, as an alternative to filing an appeal in district court, the property owner may file not later than the 45th day after it receives notice of the ARB order a request for binding arbitration with the CAD. In certain cases, originating in certain counties, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by not later than the 30th day after the property owner receives notice of the ARB’s order by filing with the chief appraiser of the CAD a notice of appeal. DCAD also takes a similar approach.

2.4 TAXATION PROCEDURES

The assessment and property tax process for each tax year includes the steps shown in Table 2-A.

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Table 2-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

2.5 PENALTIES AND INTEREST

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue are shown in Table 2-B.

Table 2-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of 12% and interest of 1% is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to 15% - 20% of the total taxes, penalties, and interest due.

2.6 TAX SALE

According to the Denton County Tax Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Real property being sold as a result of a foreclosure to satisfy delinquent taxes is required by Texas law to be sold on the first Tuesday of the month. All counties have sales on the same day.

2.7 TAX RATES

Tax rates are set on an annual basis by the City. For fiscal year 2024, real property tax rate in the City is \$0.464000 per \$100 of assessed value.

The City tax rates have fluctuated in past years. It is likely that the tax rates will continue to change overtime; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table 2-C provides historical tax rates from fiscal years 2017 to 2024.

Table 2-C
Historical Tax Rates 2017-2024

Fiscal Year	City Tax Rate Per \$100 Assessed Value (M&O)	City Tax Rate Per \$100 Assessed Value (I&S)	City Tax Rate Per \$100 Assessed Value (Total)
2017-18	\$0.212891	\$0.329158	\$0.542049
2018-19	\$0.220300	\$0.321700	\$0.542000
2019-20	\$0.26860	\$0.27300	\$0.541600
2020-21	\$0.29180	\$0.24960	\$0.541400
2021-22	\$0.38919	\$0.13581	\$0.525000
2022-23	\$0.298569	\$0.166359	\$0.464928
2023-24	\$0.317107	\$0.146893	\$0.464000

Source: City of Aubrey

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3. PROJECT PLAN

3.1. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property in the Zone is contiguous and is currently located within the corporate limits of the City. The Property is comprised of 159.9 acres inclusive property zoned as Single Family District, as more fully described in the City of Aubrey Development Regulations (the “Development Regulations”) attached hereto as Exhibit I.

The Property is undeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on Exhibit A.

Proposed Uses. The Property is zoned consistent with the Zoning Ordinance, and the uses permitted by such. A map of the Property is shown on Exhibit D and a description of the proposed uses within the Property are shown on Table 3-A.

Table 3-A
Description of Proposes Uses

Property Type	Estimated Completion	Quantity	Measurement
<i>Residential</i>			
Single Family - 50 Ft	2030	448	Units

Metes and Bounds Description. Metes and bounds descriptions of the various tracts that comprise the Property are provided on Exhibit B. The list of Parcels in the Zone is shown in Exhibit E.

3.2. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable Development Regulations.

3.3. ESTIMATED NON-PROJECT COSTS

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone. The Non-Project Costs are estimated at approximately \$4,934,725 for the total property within the Zone.

3.4. RELOCATION OF DISPLACED PERSONS

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

4. FINANCING PLAN

4.1. ESTIMATED PROJECT COSTS

The total project costs of the Zone (the "Project Costs") include the Administrative Costs, defined below, and the costs of the initial Public Improvements (as defined herein) as well as related interest expense are estimated to be approximately \$30,294,952, as set forth in **Exhibit F**. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund (hereinafter defined) before any other Project Costs are paid.

4.2. PROPOSED PUBLIC IMPROVEMENTS

Categories of Public Improvements. The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed within the Zone are as follows: water and wastewater improvements, sanitary and storm sewer improvements, road, paving, landscape and irrigation improvements, public park, other soft and miscellaneous costs and contingency. All Public Improvements shall be designed and constructed in accordance with the applicable City standards and shall be reviewed, inspected, approved, and accepted by the City, respectively. At the discretion of the City, some of the Public Improvements that are to be financed with the TIRZ Increments may be owned by the City but maintained by a homeowners' association as may be agreed by the City from time to time.

Locations of Public Improvements. The estimated locations of the proposed Public Improvements to be constructed within the Zone, as further described in the Service and Assessment Plan for the PID, are shown in **Exhibit G**. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan.

4.3. ECONOMIC FEASIBILITY

The development is proposed to be developed on vacant land. As shown in **Exhibit H**, the current aggregate appraised value of the property is \$0 (shown as assessed value in the DCAD records). The development is projected to be fully built out by December 31, 2030, based on the preliminary absorption estimated by the Developer.

For purposes of this Plan, economic feasibility has been evaluated over the term of the Zone based on the projected taxable value growth as shown in the projected absorption, projected incremental assessed values and projected incremental taxes shown in **Exhibit C**. This evaluation focuses only on 'direct' financial benefits (i.e., projected tax revenues from new development in the Zone) of the Public Improvements to be constructed within the Zone and does not take into consideration

the potential ‘multiplier effect’ of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2031, is \$227,034,344 with an incremental value of \$227,034,344. The new development is projected to generate approximately \$1,053,439 in annual projected incremental real property taxes at build-out and approximately \$34,531,987 during the anticipated term of the Zone as shown in Table 4-A.

Table 4-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Incremental Appraised Value at Buildout as of January 1, 2031	Total Projected Annual Incremental Tax Revenue at Build-Out (Due by January 31, 2032)¹	Total Projected Annual Incremental Tax Revenue at Build-Out Available for Project Costs (Due by January 31, 2032)¹	Total Projected Incremental Tax Revenue during the Term of the TIRZ¹
City of Aubrey	\$227,034,344	\$1,053,439	\$505,651	\$34,531,987
Total		\$1,053,439	\$505,651	\$34,531,987

¹Represents the projected incremental tax revenues generated from the Property.

Fifty two percent (52%) of the new tax revenue generated for all taxing units from the new development within the Zone will be retained by those taxing units. The remaining forty-eight percent (48%) of the new tax revenue generated by the new development within the Zone will be available to pay for Project Costs until the earlier of (i) maximum TIRZ participation amount is paid, or (ii) the term of the Zone expires in 2054. Upon expiration of or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the respective taxing units.

These projections assume two percent (2%) annual property value inflation factor. As shown in **Exhibit C-3** and **Exhibit C-4**, the total anticipated TIRZ contribution towards the Public Improvements is projected to be \$16,575,354. As a result, the TIRZ is anticipated to generate \$17,956,633 (i.e., \$34,531,987 - \$16,575,345) in excess incremental real property taxes during the anticipated term of the Zone for payment of costs of the City, demonstrating economic feasibility of the proposed TIRZ structure.

Table 4-B on the following page shows the projected maximum TIRZ contribution by each participating jurisdiction.

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Table 4-B
Projected Maximum TIRZ Contribution

Jurisdiction	Total Projected Incremental Tax Revenue during the Term of the TIRZ¹	Participation Percentage	Total Projected Incremental Tax Revenue Available for payment of Project Costs (Projected Maximum TIRZ Contribution)²
City of Aubrey	\$34,531,987	48%	\$16,575,354
Total	\$34,531,987		\$16,575,354

¹ Represents the projected incremental tax revenues generated from the Property using the respective tax rate.

² Represents the total projected incremental tax revenue available to pay for Project Costs.

4.4. TIRZ PARTICIPATION LEVEL

For properties within the TIRZ, 48% of the total City incremental real property tax revenue will be pledged to the TIRZ Fund, as shown in Table 4-C.

Table 4-C
TIRZ Participation by Entity

Jurisdiction	TIRZ Participation as % of Tax Rate
City of Aubrey	48%

4.5. ESTIMATED BONDED INDEBTEDNESS

It is proposed that 159.90 acres comprising the Zone will be located within the PID. It is anticipated that PID Bonds or other similar debt obligations may be incurred in 2025, in which a credit in the amount equal to 48% of the City's total incremental real property tax revenue for properties within the Zone will be made to offset the PID Assessment imposed on the property of the PID.

4.6. ESTIMATED TIME FOR COSTS OR OBLIGATIONS

The Project Costs are estimated to be incurred within thirty six (36) months. The Administrative Costs will be incurred annually and will continue to be collected until all Project Costs are reimbursed or the term of the Zone has expired.

4.7. METHOD OF FINANCING

The City in the future, will pay (using the TIRZ funds) a portion of the Project Costs initially funded with PID Bonds and/or Developer funds as annual TIRZ contributions made to offset PID Assessments or other funding mechanisms used to pay for the Project Costs. This Final Plan shall obligate the City to pay from the TIRZ Fund annual TIRZ contributions related to the actual Project Costs initially funded with the PID Bonds and/or Developer funds, which shall be reviewed and approved by the City. Funds deposited into the TIRZ Fund shall always first be applied to pay the

Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the respective governing body, and the TIRZ Fund shall only be used to pay the Project Costs. This Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone a portion of the Tax Increment calculated as a millage rate per \$100 of captured appraised value in the Zone that equals **48%** of the City's tax rate for properties in the Zone for years one through thirty (1-30).

4.8. TOTAL APPRAISED VALUE

The current total appraised value of taxable real property in the Zone is \$0 as shown in **Exhibit H**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be \$358,010,290.

4.9. ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY AND THE COUNTY

The captured appraised value of the Property taxable by the City for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. The tax increment base of the Property is \$0 as shown in Exhibit H.

4.10. DURATION OF THE ZONE; TERMINATION

The stated term of the Zone shall be thirty- (30) years and commence on October 23, 2024, and shall continue until fiscal year ending September 30, 2054, unless otherwise terminated in accordance with this section and Section 4.3 above. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the Project Costs have been paid. If upon expiration of the stated term of the Zone, Project Costs have not been paid, the City has no obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

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5. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the CADs. This plan attempts to estimate how the CAD may estimate the value of the subject properties in the future. The values estimated by the CAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The CAD often relies on market data to estimate the value of property. Property values can be appealed, competition can be greater, national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for the payment of Project Costs.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2024 as shown in Table 2-C. Real property tax rates have varied over the years and have declined over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for the payment of Project Costs.

This report includes projections of tax increment revenues based on zero percent annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2024. Values in any future year may be less than values in 2024.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay the Project Costs. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstance will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed and operated in compliance with all applicable laws, regulations, and codes.
2. No material changes will occur in (a) any federal, state or local law, regulation or code affecting the subject properties or (b) any federal, state or local grant, financing or other program to be utilized in connection with the subject properties.
3. The local, national and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.
4. The subject properties will be served by adequate transportation, utilities and governmental facilities.
5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire or other casualty or act of God.
6. The subject properties will be developed, marketed, and operated in a highly professional manner.
7. There are no existing, impending or threatened litigation that could hinder the development, marketing, or operation of the subject properties.
8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

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6. LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A	Current Map of the Property and TIRZ Zone
Exhibit B	Metes and Bounds of Property in the Zone
Exhibit C-1	Projected Absorption
Exhibit C-2	Projected Assessed Value
Exhibit C-3	Projected Incremental Assessed Values and Incremental Real Property Taxes Available for TIRZ Obligations – City of Aubrey
Exhibit C-4	Projected Incremental Assessed Values and Incremental Real Property Taxes Available to Jurisdiction – City of Aubrey
Exhibit D	Map and Description of the Proposed Uses of the Property (current concept plan)
Exhibit E	List of Parcels in the Zone
Exhibit F	Project Costs
Exhibit G	Map of the Public Improvements
Exhibit H	Current Appraised Value of the Zone (Base Year)
Exhibit I	Development Regulations

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EXHIBIT A
CURRENT MAP OF THE PROPERTY AND TIRZ ZONE

EXHIBIT B
METES AND BOUNDS OF THE PROPERTY

EXHIBIT C
**PROJECTED ABSORPTION, INCREMENTAL ASSESSED VALUES AND
INCREMENTAL REAL PROPERTY TAXES**

EXHIBIT D
MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY

EXHIBIT E
LIST OF PARCELS IN THE ZONE

(see Exhibit H)

EXHIBIT F
PROJECT COSTS

EXHIBIT G
MAP OF PUBLIC IMPROVEMENTS

EXHIBIT H
CURRENT APPRAISED VALUE OF THE ZONE

EXHIBIT I
DEVELOPMENT REGULATIONS



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Consideration and action on an Ordinance regarding approval of the final Project and Financing Plan for the Tax increment Reinvestment Zone No.4, City of Aubrey, Texas and providing any findings and ordaining other matters in connection therewith.

Staff Contact

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

Summary

MuniCap, the City’s PID and TIRZ Administrator, has prepared the final Project and Financing Plan for the Tax Increment Reinvestment Zone No. 4, City of Aubrey, Texas. Chapter 311 of the Texas Tax Code requires the Final Project and Financing Plan be approved by Council by City ordinance. The Final Project and Financing Plan provides for the City of Aubrey to participate with forty-eight (48%) of the tax increments generated by the valorem taxes of the City of Aubrey.

Financial Summary

Table 1-B

Projected Incremental Tax Revenue

Total Projected Appraised Value at Buildout as of January 1, 2031		Base Value ^{1,2}	Total Projected Incremental Appraised Value at Buildout as of January 1, 2031	Projected Incremental Tax Revenue due as of January 31, 2032	Projected Incremental Tax Revenue Available for Project Cost due as of January 31, 2032 ²
\$227,034,344		\$0	\$227,034,344	\$1,053,377	\$505,621

¹ The base value of \$0 is based on the 2024 certified values provided by the DCAD.

² Represents the projected incremental tax revenues generated from the Property.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the Ordinance and Project and Financing Plan for the Tax Increment Reinvestment Zone No. 4.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 902-25

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS APPROVING A PROJECT AND FINANCING PLAN RELATING TO REINVESTMENT ZONE NUMBER FOUR, CITY OF AUBREY, TEXAS; AND FINDING AND ORDAINING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Aubrey, Texas (the “City”) recognizes the importance of its continued role in local economic development and the protection of the health, safety, and welfare of its inhabitants; and

WHEREAS, the City has therefore created, by Ordinance No. 884-24 adopted by the City Council on October 23, 2024, Reinvestment Zone Number Four, City of Aubrey, Texas (the “Zone”), pursuant to and in accordance with the provisions of Chapter 311, as amended, Texas Tax Code (Chapter 311); and

WHEREAS, the Zone has been duly organized and is governed by a board of directors (the “Zone Board”), pursuant to the creation authorization of the City heretofore described and applicable laws of the State of Texas (the “State”); and

WHEREAS, the Zone Board, on April 24, 2025, adopted a “Project Plan” (as defined in Chapter 311) and a “Reinvestment Zone Financing Plan” (as defined in Chapter 311 and referred to herein, together, as the “Plans”) relative to the development of the Zone and has submitted such Plans (in the form attached hereto as Exhibit A) to the City Council, as required and in accordance with Chapter 311; and

WHEREAS, the City Council determines that approval of the Plans will promote the general health, safety, and well-being and provide increased opportunity for economic prosperity within the City by the orderly development of the property within the Zone, and, accordingly, such approvals are in the best interests of the City and its inhabitants; and

WHEREAS, the City Council has determined that the implementation of the Plans is feasible in the best interest of the inhabitants of the Zone and the City; and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS THAT:

SECTION 1. The City Council hereby accepts and approves the Plans.

SECTION 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgement and findings of the City Council:

SECTION 3. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

SECTION 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5: If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and this City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 6: It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 7: This Ordinance shall be in force and effect from and after its final passage, and it is so resolved.

* * * *

PASSED AND APPROVE ON this 24th day of April 2025.

APPROVED:

CHRIS RICH, Mayor

ATTEST:

JENNY HICKS, City Secretary

APPROVED AS TO FORM:

PATRICIA A. ADAMS, City Attorney

EXHIBIT A
Final Project and Finance Plan

TAX INCREMENT REINVESTMENT ZONE No. 4

CITY OF AUBREY, TEXAS

FINAL PROJECT AND FINANCING PLAN

APRIL 24, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

TAX INCREMENT REINVESTMENT ZONE No. 4

CITY OF AUBREY, TEXAS

FINAL PROJECT AND FINANCING PLAN

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EXHIBIT A - CURRENT MAP OF THE PROPERTY AND THE TIRZ ZONE

EXHIBIT B - METES AND BOUNDS OF THE PROPERTY

EXHIBIT C-1 - PROJECTED ABSORPTION

EXHIBIT C-2 - PROJECTED ASSESSED VALUE

**EXHIBIT C-3 - PROJECTED INCREMENTAL ASSESSED VALUE & INCREMENTAL REAL
PROPERTY TAXES AVAILABLE FOR TIRZ OBLIGATIONS - CITY OF
AUBREY**

**EXHIBIT C-4 - PROJECTED INCREMENTAL ASSESSED VALUE & INCREMENTAL REAL
PROPERTY TAXES AVAILABLE TO THE JURISDICTION - CITY OF AUBREY**

**EXHIBIT D - MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY
(CURRENT CONCEPT PLAN)**

EXHIBIT E - LIST OF PARCELS IN THE ZONE

EXHIBIT F - PROJECT COSTS

EXHIBIT G - MAP OF PUBLIC IMPROVEMENTS

EXHIBIT H - CURRENT APPRAISED VALUE OF THE ZONE (BASE YEAR)

EXHIBIT I - DEVELOPMENT REGULATIONS

1. INTRODUCTION

1.1. AUTHORITY AND PURPOSE

The City of Aubrey, Texas, a Texas home rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2. ELIGIBILITY REQUIREMENTS

Except as provided in the Act, an area may be designated as a tax increment reinvestment zone if such area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

The Zone. By City Council action on October 23, 2024, the City created a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone No. 4, City of Aubrey" (the "Zone" or "TIRZ") that includes approximately 159.9 acres depicted on **Exhibit A** and described on **Exhibit B** (the "Property"). The Duck Point Public Improvement District (the "PID") is anticipated to include 159.9 acres comprising the Property. The Property meets the eligibility requirements of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City, Denton County (the "County") and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and the County, and to all of the region quality developments.

1.3. PRELIMINARY PLAN; HEARING

Before the City adopted the ordinance designating the Zone, the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and, on October 23, 2024, held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons spoke for and against the creation of the proposed zone, the boundaries of the proposed zone, and the concept of tax increment financing, and at which hearing the owners of the Property (collectively the "Owners") were given a reasonable opportunity to protest the inclusion of the Property in the proposed zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the preliminary plan dated October 23, 2024 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A description of how such public works, improvements, programs, and projects are to be undertaken and financed is being determined by this Final Plan and by the Development Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.4. CREATION OF THE ZONE

Subsequent to the above-referenced public hearing, the City Council adopted ordinance No. 884-24 on October 23, 2024 (the "Creation Ordinance") in accordance with the Act creating the Zone after the City Commission found that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. The ordinance creating the Zone appointed a Board of Directors for the Zone initially consisting of six (6) members (the "Board").

1.5. BOARD RECOMMENDATIONS

Upon the creation of the Zone on October 23, 2024, the Board, during its April 24, 2025, meeting, reviewed this *Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 4, City of Aubrey* (the "Final Plan") and approved and recommended to the City Council to approve the Final Plan pursuant to which the City will contribute a portion of the ad valorem tax increment (the "Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") for payment of the costs of public works, public improvements, programs, and other projects benefiting the Zone.

1.6. COUNCIL ACTION

The City Council, taking into consideration the recommendations of the Board, is anticipated to consider and approve this Final Plan on April 24, 2025.

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1.7. SUMMARY OF RESULTS

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This Final Plan provides assessed value information based on the following:

- The development is completed as proposed by MM Aubrey 160, LLC (the “Developer”);
- The units are sold according to the development pace estimated by the Developer, as summarized in subsequent sections of this Final Plan;
- Property values are projected to grow at 2% per year for the duration of the Zone;
- The real property tax rate remains static at the fiscal year 2024 level in future years;
- The Property is anticipated to include the 159.9 acres comprising the PID; and
- The City has committed to use **48%** of the incremental revenues generated from the Property.

In summary, the TIRZ financing analysis indicates that, assuming two percent (2%) annual inflation through 2054 (and after completion of all phases), the TIRZ is estimated to have an incremental value of \$358,010,290.

Table 1-A provides the projected total and incremental assessed value for the Zone in 2054. Refer to **Exhibit C-2** through **Exhibit C-4** attached hereto, for more information on the projected incremental value for each year.

Table 1-A
Projected Assessed Values

Year	Projected Value	Base Value¹	Incremental Value
2054	\$358,010,290	\$0	\$358,010,290

¹ The base value of \$0 is based on the 2024 certified values provided by DCAD.

The assessed values displayed in Table 1-A are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 1-B. The Property is anticipated to be fully built out by December 31, 2030, and such fully built-out values are anticipated to be reflected in the 2031 property appraisal and the related incremental taxes will become fully available on taxes due as of January 31, 2032. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2031, is \$227,034,344 with an incremental value of \$227,034,344. Table 1-B illustrates the projected assessed value for taxes due as of January 31, 2032, assuming two percent (2%) annual inflation.

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Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2031	Base Value^{1,2}	Total Projected Incremental Appraised Value at Buildout as of January 1, 2031	Projected Incremental Tax Revenue due as of January 31, 2032	Projected Incremental Tax Revenue Available for Project Costs due as of January 31, 2032²
City of Aubrey	\$227,034,344	\$0	\$227,034,344	\$1,053,377	\$505,621

¹ The base value of \$0 is based on the 2024 certified values provided by the DCAD.

² Represents the projected incremental tax revenues generated from the Property.

Refer to **Exhibit C-3.1** for projected tax increment revenues for each year under each scenario.

The financing plan for the public improvements contemplates the issuance of special revenue bonds by the City and/or a reimbursement agreement executed by the City secured by special assessments on property within the Duck Point Public Improvement District (the “PID Assessments”). The bonds secured by the PID Assessments are referred to as the “PID Bonds” and the total estimated par amount is \$40,000,000.

A portion of the total public improvement costs are proposed to be funded with the PID Bonds. As a result, real property tax increment revenues will be used to pay a portion of the Project Costs by offsetting the PID Assessments imposed on the property within the PID.

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2. ASSESSMENT AND TAX COLLECTION PROCEDURES

2.1 AUTHORITY AND PURPOSE

Pursuant to Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all that county's taxable property. Generally, local governments that collect property taxes, such as counties, cities and school districts, are members of the appraisal district.

2.2 METHODOLOGY

Each county appraisal district determines the value of all taxable property within the county boundaries. Tax Code Section 25.18 requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. Tax Code Section 23.01 requires that appraisal districts comply with the Uniform Standards of Professional Appraisal Practice if mass appraisal is used and that the same appraisal methods and techniques be used in appraising the same or similar kinds of property. Individual characteristics that affect the property's market value must be evaluated in determining the property's market value.

Before appraisals begin, the appraisal district compiles a list of taxable property. The list contains a description and the name and address of the owner for each property. In a mass appraisal, the appraisal district then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the appraisal district appraises the value of typical properties in each class. Taking into account differences such as age or location, the appraisal district uses typical property values to appraise all the properties in each class.

With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

Source: <https://comptroller.texas.gov/taxes/property-tax/valuing-property.php>

2.3 APPEALS

According to the Denton County Appraisal District (the "DCAD"), property owners may utilize the County Appraisal District (the "CAD") appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, CAD or Appraisal Review Board (“ARB”) that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the CAD staff, they may have their cases heard by the ARB. The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the CAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send them a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB’s order. In certain cases, as an alternative to filing an appeal in district court, the property owner may file not later than the 45th day after it receives notice of the ARB order a request for binding arbitration with the CAD. In certain cases, originating in certain counties, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by not later than the 30th day after the property owner receives notice of the ARB’s order by filing with the chief appraiser of the CAD a notice of appeal. DCAD also takes a similar approach.

2.4 TAXATION PROCEDURES

The assessment and property tax process for each tax year includes the steps shown in Table 2-A.

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Table 2-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

2.5 PENALTIES AND INTEREST

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue are shown in Table 2-B.

Table 2-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of 12% and interest of 1% is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to 15% - 20% of the total taxes, penalties, and interest due.

2.6 TAX SALE

According to the Denton County Tax Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Real property being sold as a result of a foreclosure to satisfy delinquent taxes is required by Texas law to be sold on the first Tuesday of the month. All counties have sales on the same day.

2.7 TAX RATES

Tax rates are set on an annual basis by the City. For fiscal year 2024, real property tax rate in the City is \$0.464000 per \$100 of assessed value.

The City tax rates have fluctuated in past years. It is likely that the tax rates will continue to change overtime; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table 2-C provides historical tax rates from fiscal years 2017 to 2024.

Table 2-C
Historical Tax Rates 2017-2024

Fiscal Year	City Tax Rate Per \$100 Assessed Value (M&O)	City Tax Rate Per \$100 Assessed Value (I&S)	City Tax Rate Per \$100 Assessed Value (Total)
2017-18	\$0.212891	\$0.329158	\$0.542049
2018-19	\$0.220300	\$0.321700	\$0.542000
2019-20	\$0.26860	\$0.27300	\$0.541600
2020-21	\$0.29180	\$0.24960	\$0.541400
2021-22	\$0.38919	\$0.13581	\$0.525000
2022-23	\$0.298569	\$0.166359	\$0.464928
2023-24	\$0.317107	\$0.146893	\$0.464000

Source: City of Aubrey

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3. PROJECT PLAN

3.1. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property in the Zone is contiguous and is currently located within the corporate limits of the City. The Property is comprised of 159.9 acres inclusive property zoned as Single Family District, as more fully described in the City of Aubrey Development Regulations (the “Development Regulations”) attached hereto as Exhibit I.

The Property is undeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on Exhibit A.

Proposed Uses. The Property is zoned consistent with the Zoning Ordinance, and the uses permitted by such. A map of the Property is shown on Exhibit D and a description of the proposed uses within the Property are shown on Table 3-A.

Table 3-A
Description of Proposes Uses

Property Type	Estimated Completion	Quantity	Measurement
<i>Residential</i>			
Single Family - 50 Ft	2030	448	Units

Metes and Bounds Description. Metes and bounds descriptions of the various tracts that comprise the Property are provided on Exhibit B. The list of Parcels in the Zone is shown in Exhibit E.

3.2. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable Development Regulations.

3.3. ESTIMATED NON-PROJECT COSTS

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone. The Non-Project Costs are estimated at approximately \$4,934,725 for the total property within the Zone.

3.4. RELOCATION OF DISPLACED PERSONS

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

4. FINANCING PLAN

4.1. ESTIMATED PROJECT COSTS

The total project costs of the Zone (the "Project Costs") include the Administrative Costs, defined below, and the costs of the initial Public Improvements (as defined herein) as well as related interest expense are estimated to be approximately \$30,294,952, as set forth in **Exhibit F**. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund (hereinafter defined) before any other Project Costs are paid.

4.2. PROPOSED PUBLIC IMPROVEMENTS

Categories of Public Improvements. The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed within the Zone are as follows: water and wastewater improvements, sanitary and storm sewer improvements, road, paving, landscape and irrigation improvements, public park, other soft and miscellaneous costs and contingency. All Public Improvements shall be designed and constructed in accordance with the applicable City standards and shall be reviewed, inspected, approved, and accepted by the City, respectively. At the discretion of the City, some of the Public Improvements that are to be financed with the TIRZ Increments may be owned by the City but maintained by a homeowners' association as may be agreed by the City from time to time.

Locations of Public Improvements. The estimated locations of the proposed Public Improvements to be constructed within the Zone, as further described in the Service and Assessment Plan for the PID, are shown in **Exhibit G**. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan.

4.3. ECONOMIC FEASIBILITY

The development is proposed to be developed on vacant land. As shown in **Exhibit H**, the current aggregate appraised value of the property is \$0 (shown as assessed value in the DCAD records). The development is projected to be fully built out by December 31, 2030, based on the preliminary absorption estimated by the Developer.

For purposes of this Plan, economic feasibility has been evaluated over the term of the Zone based on the projected taxable value growth as shown in the projected absorption, projected incremental assessed values and projected incremental taxes shown in **Exhibit C**. This evaluation focuses only on 'direct' financial benefits (i.e., projected tax revenues from new development in the Zone) of the Public Improvements to be constructed within the Zone and does not take into consideration

the potential ‘multiplier effect’ of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2031, is \$227,034,344 with an incremental value of \$227,034,344. The new development is projected to generate approximately \$1,053,439 in annual projected incremental real property taxes at build-out and approximately \$34,531,987 during the anticipated term of the Zone as shown in Table 4-A.

Table 4-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Incremental Appraised Value at Buildout as of January 1, 2031	Total Projected Annual Incremental Tax Revenue at Build-Out (Due by January 31, 2032)¹	Total Projected Annual Incremental Tax Revenue at Build-Out Available for Project Costs (Due by January 31, 2032)¹	Total Projected Incremental Tax Revenue during the Term of the TIRZ¹
City of Aubrey	\$227,034,344	\$1,053,439	\$505,651	\$34,531,987
Total		\$1,053,439	\$505,651	\$34,531,987

¹Represents the projected incremental tax revenues generated from the Property.

Fifty two percent (52%) of the new tax revenue generated for all taxing units from the new development within the Zone will be retained by those taxing units. The remaining forty-eight percent (48%) of the new tax revenue generated by the new development within the Zone will be available to pay for Project Costs until the earlier of (i) maximum TIRZ participation amount is paid, or (ii) the term of the Zone expires in 2054. Upon expiration of or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the respective taxing units.

These projections assume two percent (2%) annual property value inflation factor. As shown in **Exhibit C-3** and **Exhibit C-4**, the total anticipated TIRZ contribution towards the Public Improvements is projected to be \$16,575,354. As a result, the TIRZ is anticipated to generate \$17,956,633 (i.e., \$34,531,987 - \$16,575,345) in excess incremental real property taxes during the anticipated term of the Zone for payment of costs of the City, demonstrating economic feasibility of the proposed TIRZ structure.

Table 4-B on the following page shows the projected maximum TIRZ contribution by each participating jurisdiction.

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Table 4-B
Projected Maximum TIRZ Contribution

Jurisdiction	Total Projected Incremental Tax Revenue during the Term of the TIRZ¹	Participation Percentage	Total Projected Incremental Tax Revenue Available for payment of Project Costs (Projected Maximum TIRZ Contribution)²
City of Aubrey	\$34,531,987	48%	\$16,575,354
Total	\$34,531,987		\$16,575,354

¹ Represents the projected incremental tax revenues generated from the Property using the respective tax rate.

² Represents the total projected incremental tax revenue available to pay for Project Costs.

4.4. TIRZ PARTICIPATION LEVEL

For properties within the TIRZ, 48% of the total City incremental real property tax revenue will be pledged to the TIRZ Fund, as shown in Table 4-C.

Table 4-C
TIRZ Participation by Entity

Jurisdiction	TIRZ Participation as % of Tax Rate
City of Aubrey	48%

4.5. ESTIMATED BONDED INDEBTEDNESS

It is proposed that 159.90 acres comprising the Zone will be located within the PID. It is anticipated that PID Bonds or other similar debt obligations may be incurred in 2025, in which a credit in the amount equal to 48% of the City's total incremental real property tax revenue for properties within the Zone will be made to offset the PID Assessment imposed on the property of the PID.

4.6. ESTIMATED TIME FOR COSTS OR OBLIGATIONS

The Project Costs are estimated to be incurred within thirty six (36) months. The Administrative Costs will be incurred annually and will continue to be collected until all Project Costs are reimbursed or the term of the Zone has expired.

4.7. METHOD OF FINANCING

The City in the future, will pay (using the TIRZ funds) a portion of the Project Costs initially funded with PID Bonds and/or Developer funds as annual TIRZ contributions made to offset PID Assessments or other funding mechanisms used to pay for the Project Costs. This Final Plan shall obligate the City to pay from the TIRZ Fund annual TIRZ contributions related to the actual Project Costs initially funded with the PID Bonds and/or Developer funds, which shall be reviewed and approved by the City. Funds deposited into the TIRZ Fund shall always first be applied to pay the

Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the respective governing body, and the TIRZ Fund shall only be used to pay the Project Costs. This Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone a portion of the Tax Increment calculated as a millage rate per \$100 of captured appraised value in the Zone that equals **48%** of the City's tax rate for properties in the Zone for years one through thirty (1-30).

4.8. TOTAL APPRAISED VALUE

The current total appraised value of taxable real property in the Zone is \$0 as shown in **Exhibit H**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be \$358,010,290.

4.9. ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY AND THE COUNTY

The captured appraised value of the Property taxable by the City for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. The tax increment base of the Property is \$0 as shown in Exhibit H.

4.10. DURATION OF THE ZONE; TERMINATION

The stated term of the Zone shall be thirty- (30) years and commence on October 23, 2024, and shall continue until fiscal year ending September 30, 2054, unless otherwise terminated in accordance with this section and Section 4.3 above. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the Project Costs have been paid. If upon expiration of the stated term of the Zone, Project Costs have not been paid, the City has no obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

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5. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the CADs. This plan attempts to estimate how the CAD may estimate the value of the subject properties in the future. The values estimated by the CAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The CAD often relies on market data to estimate the value of property. Property values can be appealed, competition can be greater, national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for the payment of Project Costs.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2024 as shown in Table 2-C. Real property tax rates have varied over the years and have declined over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for the payment of Project Costs.

This report includes projections of tax increment revenues based on zero percent annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2024. Values in any future year may be less than values in 2024.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay the Project Costs. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstance will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed and operated in compliance with all applicable laws, regulations, and codes.
2. No material changes will occur in (a) any federal, state or local law, regulation or code affecting the subject properties or (b) any federal, state or local grant, financing or other program to be utilized in connection with the subject properties.
3. The local, national and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.
4. The subject properties will be served by adequate transportation, utilities and governmental facilities.
5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire or other casualty or act of God.
6. The subject properties will be developed, marketed, and operated in a highly professional manner.
7. There are no existing, impending or threatened litigation that could hinder the development, marketing, or operation of the subject properties.
8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

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6. LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A	Current Map of the Property and TIRZ Zone
Exhibit B	Metes and Bounds of Property in the Zone
Exhibit C-1	Projected Absorption
Exhibit C-2	Projected Assessed Value
Exhibit C-3	Projected Incremental Assessed Values and Incremental Real Property Taxes Available for TIRZ Obligations – City of Aubrey
Exhibit C-4	Projected Incremental Assessed Values and Incremental Real Property Taxes Available to Jurisdiction – City of Aubrey
Exhibit D	Map and Description of the Proposed Uses of the Property (current concept plan)
Exhibit E	List of Parcels in the Zone
Exhibit F	Project Costs
Exhibit G	Map of the Public Improvements
Exhibit H	Current Appraised Value of the Zone (Base Year)
Exhibit I	Development Regulations

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EXHIBIT A
CURRENT MAP OF THE PROPERTY AND TIRZ ZONE

EXHIBIT B
METES AND BOUNDS OF THE PROPERTY

EXHIBIT C
**PROJECTED ABSORPTION, INCREMENTAL ASSESSED VALUES AND
INCREMENTAL REAL PROPERTY TAXES**

EXHIBIT D
MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY

EXHIBIT E
LIST OF PARCELS IN THE ZONE

(see Exhibit H)

EXHIBIT F
PROJECT COSTS

EXHIBIT G
MAP OF PUBLIC IMPROVEMENTS

EXHIBIT H
CURRENT APPRAISED VALUE OF THE ZONE

EXHIBIT I
DEVELOPMENT REGULATIONS



**City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025**

Agenda Item

Consider and act on a Final Plat application for the Trivedi Addition for 2 lots in 25.165 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. The property is generally located north of Spring Hill Road, south of Blackjack Road, and east of the future McNatt Road extension within the City of Aubrey, Denton County, Texas. (Pretium Capital, LLC and City of Aubrey)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The Aubrey City Council approved an Extraterritorial Jurisdiction Development Agreement in August of 2023, and in accordance with the agreement, the property was annexed and zoned (PD GR and GU) on March 28, 2024. The Preliminary Plat for Trivedi Addition was approved by City Council on April 11, 2024.

The Trivedi Addition Final Plat consists of 25.165 acres and provides for:

- 1 nonresidential (General Retail), Lot 1, Block A, 2.706 acres
- 1 Government Use Lot 2, Block A, 19.297 acres, accommodating a city park, a Water Pump Station, and other government uses.

Utilities:

Water and sanitary sewer service will be provided by the City of Aubrey.

STAFF RECOMMENDATION:

Staff recommends the Final Plat for the Trivedi Addition be approved subject to the following condition:

1. The recording information for the new 20-foot Mustang SUD easement and ROW shall be added prior to the plat being filed at the County;

P&Z COMMISSION RECOMMENDATION:

The Planning & Zoning Commission unanimously (6-0) recommended the Final Plat to City Council for approval subject to four (4) conditions. Three (3) of the four (4) conditions have been satisfied, and the remaining condition is dependent upon receiving recording information for the 20 foot Mustang SUD easement.

ACTION OPTIONS:

The City Council may:

1. Approve the Final Plat;
 2. Approve the Final Plat with one (1) condition (recommended); or
-

3. Deny the Final Plat.

Attachments:

1. Location Map
2. Trivedi Addition Final Plat

Financial Summary

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to conditionally approve the Trivedi Addition Final Plat, dependent upon compliance with condition one as presented.

**TRIVEDI ADDITION
FINAL PLAT**

KEENELAND

FUTURE

LOT 2

LOT 1

**SPRING HILL RD./
FM 428**

Edgeway Dr

Mdw Dr

Storefront Ln

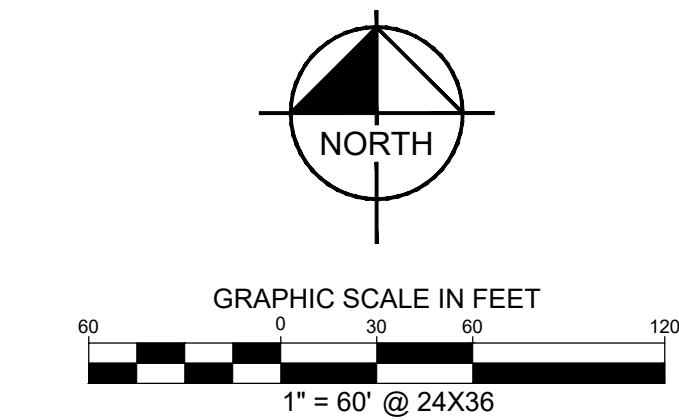
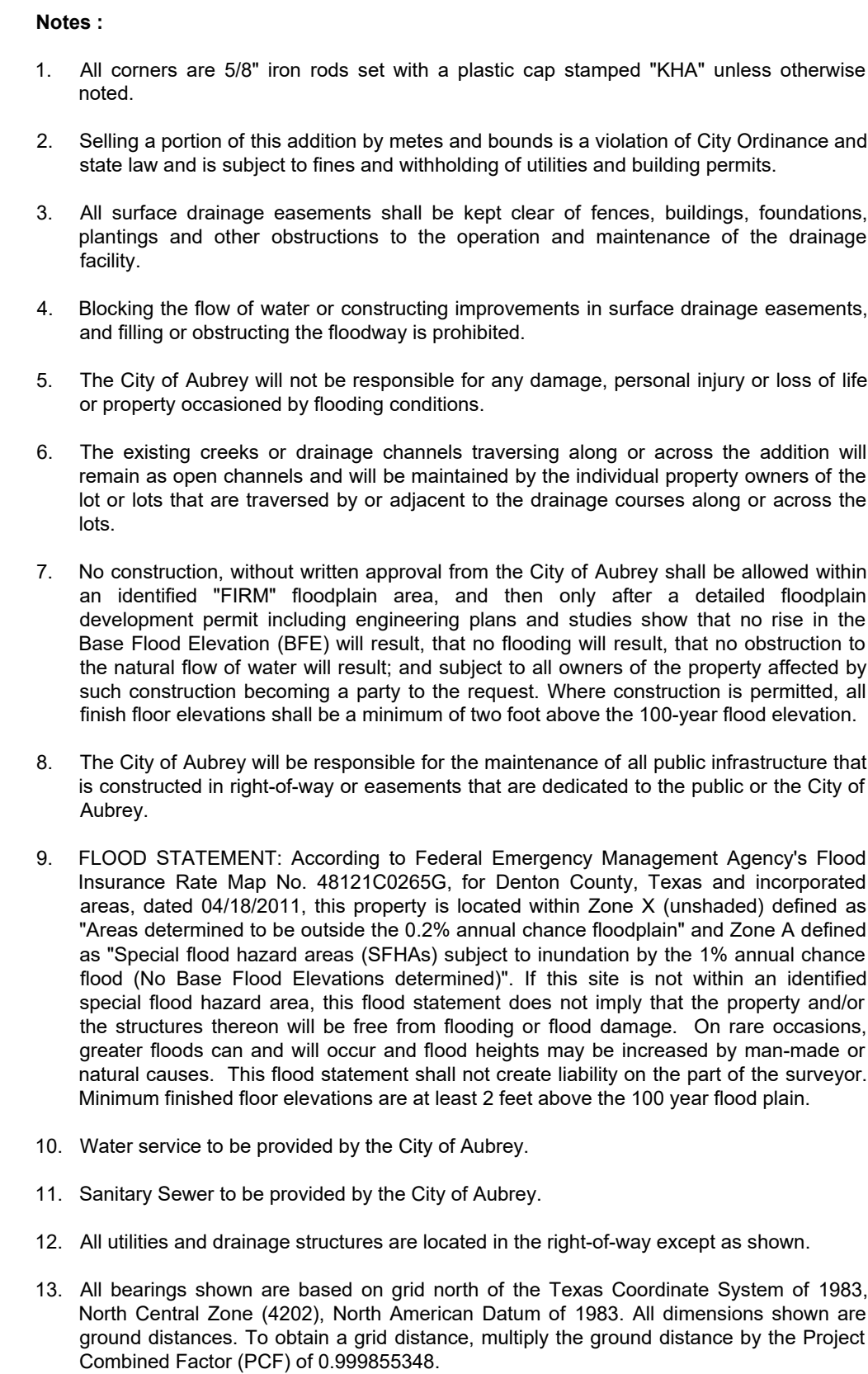
Winterhaven Ranch

Spring Hill Rd

McNatt Rd

Roger Daly Horses

Google



LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE

FINAL PLAT
TRIVEDI ADDITION
25.165 ACRES

1 NON RESIDENTIAL LOT (2.706 ACRES)
1 GOVERNMENT USES LOT (19.297 ACRES)
RIGHT OF WAY DEDICATION (3.162 ACRES)

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»»Horn

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580

Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

<u>Scale</u> 1" = 60'	<u>Drawn by</u> SG	<u>Checked by</u> KHA	<u>Date</u> Mar. 2025	<u>Project No.</u> 064523803	<u>Sheet No.</u> 2 OF 3
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SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-391-7414
Contact : Mike Feather, E.I.T.

OWNER (LOT 1):
Pretium Capital, LLC
2504 Loftsmoor Lane
Plano, Texas 75025
Phone: 214-208-5078
Contact: Bhadrash Trivedi

OWNER (LOT 2):
City of Aubrey
107 S. Main
Aubrey, Texas 76227
Phone: 940-440-9343 Ext. 108
Contact : Leanne Wilson

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

MY COMMISSION EXPIRES: _____

Notary Public, State of Texas

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822

OWNER (LOT 1): Pretium Capital, LLC 2504 Loftsmoor Lane Plano, Texas 75025 Phone: 214-208-5078 Contact: Bhadrash Trivedi	
OWNER (LOT 2): City of Aubrey 107 S. Main Aubrey, Texas 76227 Phone: 940-440-9343 Ext. 108 Contact : Leanne Wilson	

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-391-7414
Contact : Mike Feather, E.I.T.

OWNER (LOT 2):
City of Aubrey
107 S. Main
Aubrey, Texas 76227
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Contact : Leanne Wilson



**City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025**

Agenda Item

Consider and act on a Site Plan application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The Aubrey City Council approved an Extraterritorial Jurisdiction Development Agreement on September 28, 2023 and in accordance with the agreement, the property was annexed and zoned (PD-GR, SC, C, and IND uses) on October 24, 2023.

The Site Plan is the next step in the development process.

The Redfearn Addition Site Plan consists of 3.783 acres of land and provides for:

- Lot 1, Block A, 3.783 acres
- 6 buildings at 5,800 square feet each
- 73 parking spaces, meeting the PD ordinance requirements
- Façade Elevations, meeting the PD ordinance
- Landscape Plan, applicant has requested a variance to the required landscape materials and fencing around the detention area. Staff has reviewed the request and can support the variance due to:
 1. The landscape plan provides for more than adequate trees around the detention area.
 2. The detention pond is not a retention pond and the fencing is not necessary since the area will not hold water continuously. The water will be detained during storms and discharged.
 3. Similar variances have been granted due to the ordinance being excessive and contradictory.
- Photometric Plan, under review

Engineer Review:

The City Engineer has approved the civil engineering plans.

Planner Review:

The photometric plan is under review.

STAFF RECOMMENDATION:

The Site Plan for Redfearn Addition is recommended for approval subject to the following conditions:

1. The photometric plan is currently in review; and
 2. The variance for additional trees and fencing around the detention area be approved.
-

P&Z COMMISSION RECOMMENDATION:

The Planning & Zoning Commission unanimously (6-0) recommended the Site Plan to City Council for approval subject to three (3) conditions. One (1) of the three (3) conditions have been satisfied and the remaining conditions depend on the Photometric Plan being approved and City Council granting the variance for the required number of trees around the detention area and not requiring fencing around the detention area.

ACTION OPTIONS:

The City Council may:

1. Approve the Site Plan;
2. Approve the Site Plan with conditions (recommended); or
3. Deny the Site Plan.

Financial Summary

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to approve the Redfearn Addition Site Plan, subject to the two conditions as presented.



**City Council Meeting
Staff Report
April 24, 2025**

Agenda Item

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 1. The landscape plan provides for more than adequate trees around the detention area.
 2. The detention pond is not a retention pond and the fencing is not necessary since the area will not hold water continuously. The water will be detained during storms and discharged.
 3. Application of the ordinance to this property would be burdensome. The property and requested variance are reasonable.
- Photometric Plan, under review

Engineer Review:

The City Engineer has approved the civil engineering plans.

Planner Review:

The photometric plan is under review.

STAFF RECOMMENDATION:

The Site Plan for Redfearn Addition is recommended for approval subject to the following conditions:

1. The photometric plan is currently in review; and
-

2. The variance for additional trees and fencing around the detention area be approved.

P&Z COMMISSION RECOMMENDATION:

The Planning & Zoning Commission unanimously (6-0) recommended the Site Plan to City Council for approval subject to three (3) conditions. One (1) of the three (3) conditions have been satisfied and the remaining conditions depend on the Photometric Plan being approved and City Council granting the variance for the required number of trees around the detention area and not requiring fencing around the detention area.

ACTION OPTIONS:

The City Council may:

1. Approve the Site Plan;
2. Approve the Site Plan with conditions (recommended); or
3. Deny the Site Plan.

Financial Summary

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to approve the Redfearn Addition Site Plan subject to conditions.



REDFEARN
ADDITION

AUBREY CREEK
ESTATES

LOT 1

REDFEARN RD.

US HWY 377

CIVIL ENGINEERING PLANS
FOR
REDFEARN ADDITION
AUBREY, TEXAS

MARCH 2025

CITY PROJECT #:

KJE #: 230304



VICINITY MAP
SCALE: 1" = 400'

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6.0	EROSION CONTROL
7.0	DETAILS
7.1	DETAILS
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7.3	DETAILS
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ENGINEER
KJE
500 MOSELEY RD
CROSS ROADS, TX 76277
PHONE: 940-387-0805
FAX: 940-387-0830
(TBPE F-12214)

SURVEYOR
CROWLEY SURVEYING
117 WEST ARCHER STREET
JACKSBORO, TX 76458
PHONE: (469) - 850 - 2757

DEVELOPER/OWNER
DTC VENTURES, INC
1999 BRYAN ST, STE 900
DALLAS, TEXAS 75201
PHONE: (214) - 808 - 0080

PRELIMINARY
"THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF KEVIN WARE,
P.E. 93550 ON 03/31/2025. IT IS
NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES."

REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

COVER

C0.0

GENERAL NOTES

- D
1.
- SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03, 2024.
2.
- THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK, 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL TEXAS 811.
3.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
4.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6.
- PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM; ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER. ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
7.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
8.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
9.
- ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
10.
- ALL PLANS SHALL COMPLY WITH LOCAL AND/OR NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), OR BEST PRACTICES.
- C
11.
- FIELD VERIFICATION AND ADJUSTMENTS ARE PERMISSIBLE WITH THE ENGINEER'S WRITTEN APPROVAL.
12.
- THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
13.
- MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
14.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A TEXAS LICENSED LAND SURVEYOR.
15.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
16.
- THE CONTRACTOR SHALL:

A.

VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

B.

EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.

C.

PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.

D.

HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
- B
15.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.
16.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE PLANS.
17.
- ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE UTILITY OWNER. NOTIFY THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
18.
- CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
19.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
20.
- ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
21.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- A
22.
- TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48 HOURS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
23.
- CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
24.
- ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
25.
- CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

SITE NOTES

1.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3.
- ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.
- SITE BOUNDARY AND TOPOGRAPHY WERE TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03, 2024.
6.
- CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
7.
- CONCRETE AND FLEXBASE SECTION DESIGNS WILL SUPPORT TYPICAL FIRE APPARATUS LOADS.

CONSTRUCTION NOTES

1.
- BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2.
- THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS: SHALL BE 0.010 FT/FT.
3.
- PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4.
- THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5.
- THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6.
- THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7.
- WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8.
- ALL EXISTING UNDERGROUND FEATURES SUCH AS SEPTIC TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9.
- WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SOIL PREPARATION AND GRADING NOTES

1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND/OR ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2.
- THE SOIL BENEATH THE PAVEMENT SHALL BE TREATED AS FOLLOWS:

A.

REMOVE ALL VEGETATION, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIALS.

B.

PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.

C.

PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR) AND TO AT LEAST +3 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT.

D.

DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.

E.

ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY EIKON CONSULTING GROUP.
3.
- SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
4.
- REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
5.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
6.
- ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
7.
- THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY CROWLEY SURVEYING, DATED 03, 2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
8.
- ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
9.
- REFER TO THE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION ON SOIL CHARACTERISTICS AND ANY OTHER RECOMMENDATIONS NOT CONTAINED HEREIN.

PAVING NOTES

1.
- REFER TO SOIL PREPARATION & GRADING" NOTES ON THE GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2.
- CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI. A MINIMUM OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% MAX CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 4" MAX SLUMP.
3.
- IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURES SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. IN ADDITION TO MEMBRANE CURING COMPOUND, THESE PROCEDURES MAY INCLUDE THE FOLLOWING:

A.

PLACING THE CONCRETE IN THE EARLY MORNING HOURS

B.

THE USE OF EVAPORATION REDUCER (SEE BELOW)

C.

THE USE OF MISTING AS A CURING METHOD

D.

THE USE OF WET BLANKETS AS A CURING METHOD

E.

THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)
- CONCRETE SHALL NOT BE PLACED WHEN AIR TEMPERATURE IS LESS THAN 40°F AND FALLING, BUT MAY BE PLACED WHEN THE AIR TEMPERATURE IS 35°F AND RISING.
4.
- FOUR CONCRETE CYLINDERS SHALL BE MADE FOR EVERY 75 CUBIC YARDS. ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE TO HOLD. THE CONCRETE SLUMP, TEMPERATURE, AND AIR CONTENT SHALL BE MEASURED EVERY TIME A SET OF FOUR CYLINDERS IS MADE.
5.
- ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
6.
- REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
7.
- REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE THE FOLLOWING DAYTON SUPERIOR PRODUCTS (800-745-3703) OR EQUAL:

A.

AT CONCRETE PAVEMENT: (1/2 OF CONCRETE THICKNESS) HIGH, TYPE R21, OR TYPE BBP
9.
- MASTER BARRIERS CONFLIM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USE THIS PRODUCT.
10.
- SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE SURFACE. ALL SAWING OPERATIONS SHALL BE CONDUCTED AND COMPLETED WITHIN FIVE (5) TO EIGHT (8) HOURS AFTER CONCRETE PLACEMENT. ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
11.
- NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
12.
- PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
13.
- THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14.
- SAWCUTS IN CONCRETE PAVING SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY. ALL JOINTS SHALL BE SEALED WITH SEALANT.
15.
- ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS MUST BE SEALED WITH A JOINT SEALANT.
16.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM CITY, COUNTY OR STATE BEFORE CONSTRUCTION IN THE RIGHT-OF-WAY.
17.
- ALL DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
18.
- MANHOLES AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

DEMOLITION NOTES

1.
- ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY..
2.
- CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
3.
- UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
4.
- UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
5.
- ALL CURBS, SIDEWALKS, PARKING LOT PAVING, AND STRIPING NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.

SITE UTILITY NOTES

1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2.
- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS AND/OR NCTCOG STANDARDS.
3.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5.
- THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE COMMUNITY WATER CO. FOR THE CONNECTIONS TO THE EXISTING WATER MAIN.
6.
- THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8.
- ALL FIRE PROTECTIONS MATERIAL SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
9.
- THE LOCATION (HORIZONTAL & VERTICAL) OF ALL UTILITY LEAD-INS TO THE BUILDING SHALL BE VERIFIED WITH THE BUILDING MECHANICAL PLANS.
10.
- MATCH ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
11.
- UNDERGROUND TELEPHONE LINE SHALL BE WITHIN 3" OF CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
12.
- CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO POLE AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
13.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
14.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
15.
- WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
16.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
17.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
18.
- ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3000 P.S.I.
19.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE ON ALL WATERLINES.
20.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
21.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
22.
- ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
23.
- ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
24.
- ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
25.
- IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOIST AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
26.
- CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
27.
- OWNER/CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHALL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

EROSION CONTROL NOTES

1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
3.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN). THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
4.
- PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.
5.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL, EVEN AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.
6.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7.
- AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
8.
- AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE SWPPP.
9.
- THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED WITHIN THE SWPPP. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCHTIME AS THE PERMANENT PLANTING CAN BE MADE.
10.
- SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
11.
- DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12.
- SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN BEFORE IT IS 50% FULL, IF IMPLEMENTED BY THE SWPPP.
13.
- FREQUENT INSPECTIONS OF THE SILT FENCE SHALL BE MADE. ALL REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY.
14.
- THE CONTRACTOR SHALL INSPECT HIS STABILIZATION AND EROSION CONTROL MEASURES AT MINIMUM OF ONCE EVERY 14 DAYS, AND WITHIN 24 HOURS OF ANY STORM EVENT GREATER THAN 0.5 INCHES. THE CONTRACTOR SHALL REPAIR INADEQUACIES REVEALED BY THE INSPECTION BEFORE THE NEXT STORM EVENT AND SHALL MODIFY HIS SWP3 WITHIN 7 DAYS OF THE INSPECTION. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES A DEPTH OF SIX (6) INCHES.
15.
- CONTRACTOR SHOULD ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.
16.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING, FILING, & MAINTAINING THE SWPPP & THE NOI.
17.
- WHERE SILT FENCE CAN NOT BE USED, THE CONTRACTOR MAY SUBSTITUTE WITH THE FOLLOWING:

-TRIANGULAR SEDIMENT FILTER DIKE PER NCTCOG SPEC 1050A

-TEXAS POWER MULCH" MULCH FILLED FILTER SOCK
18.
- THE CONTRACTOR SHALL REFER TO EROSION CONTROL NARRATIVE AND SWPPP COORDINATION/INVESTIGATION DOCUMENTATION PROVIDED BY OTHERS FOR APPROPRIATE EROSION CONTROL MEASURES AND PROCEDURES FOR THIS PROJECT.

LEGAL DESCRIPTION OF LAND

STATE OF TEXAS §
COUNTY OF DENTON §

All that certain tract or parcel of land in the Francisco Trevino Survey, Abstract No. 1243, in Denton County, Texas and being all of a called 3.79 acre tract of land described in a General Warranty Deed to DTC Ventures, Inc., recorded in Document Number 2020-14873 of the Official Public Records of said county, said 3.79 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the northeast corner of said 3.79 acre tract of land, the southeast corner of Lot 2, Block A of The Bridge Enrichment Center Addition, an addition to the City of Aubrey, recorded in Document Number 2021-5 of the Plat Records of said county and in the west line of a called 53.549 acre tract of land described in a Warranty Deed to Weldon Wilson, recorded in Document Number 2009-248 of said Official Public Records, for the northeast corner herein described;

THENCE South 00°00'38" East, with the east line of said 3.79 acre tract and said west line of said 53.549 acre tract, a distance of 241.69 feet to a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said 3.79 acre tract and the northeast corner of the terminus right-of-way line of Redfearn Road, a 60-foot-wide public right-of-way, for the southeast corner herein described;

THENCE South 89°40'19" West, with the south line of said 3.79 acre tract and with the north right-of-way line of Redfearn Road, a distance of 682.04 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the southwest corner of said 3.79 acre tract and the southeast corner of Lot 2, Block A of The Arnold Addition, an addition to the City of Aubrey, recorded in Document Number 2020-426 of said Plat Records, for the southwest corner herein described;

THENCE North 00°21'53" West, with the west line of said 3.79 acre tract and the east line of said Lot 2 of the Arnold Addition, a distance of 241.00 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the northwest corner of said 3.79 acre tract, the northwest corner of said Lot 2 of The Arnold Addition and in the south line of said Lot 2 of said The Bridge Enrichment Center Addition, for the northwest corner herein described;

THENCE North 89°36'52" East, with the north line of said 3.79 acre tract and with said south line of said Lot 2 of The Bridge Enrichment Center Addition, a distance of 683.53 feet to the POINT OF BEGINNING and containing 3.783 acres (164,786 square feet) of land.

EASEMENTS

ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

DRAINAGE

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED NY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON§

I, the undersigned, a ANTHONY RAY CROWLEY, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

ANTHONY RAY CROWLEY, RPLS 6484 DATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

NOTARY PUBLIC

____ County, Texas

UTILITIES

ELECTRIC
COSERV
7701 S. STEMMONS FRWY
CORINTH, TX 76210
940-321-7800

GAS

ATMOS
P.O. BOX 650205
DALLAS, TX 75285
1-888-286-6700

WATER

CITY OF AUBREY
107 S MAIN STREET
AUBREY, TX 76227
940-440-9343

SANITARY SEWER
107 S MAIN STREET
AUBREY, TX 76227
940-440-9343

PRIVATE STREETS

THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

ENGINEERING

WHEN ENGINEERING PLANS ARE PROVIDED, THE ENGINEER SHALL EXECUTE ON THE FACE OF THE PLAT THE FOLLOWING STATEMENT:

"I _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS THE CITY OF AUBREY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME."

MAINTENANCE

THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOW ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY.

GENERAL

BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD 83.

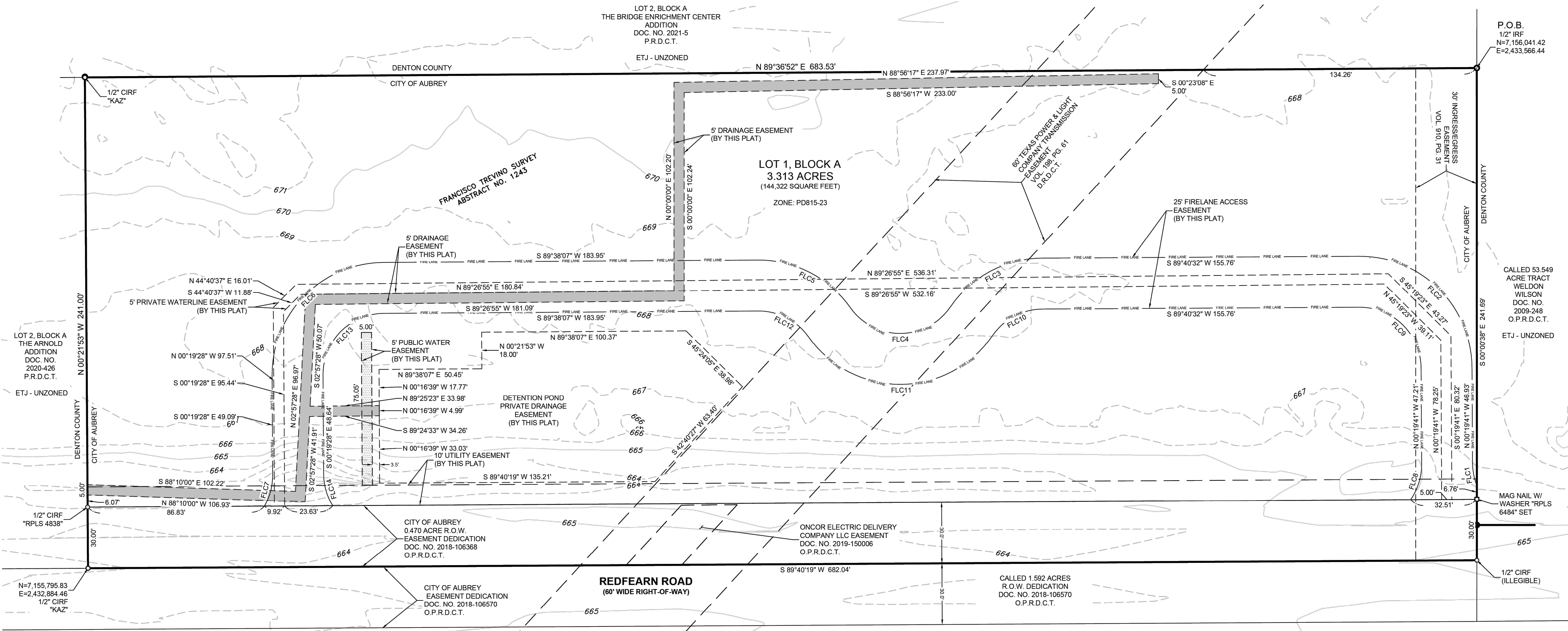
LOT IS FOR COMMERCIAL USE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

ZONING OF THE SUBJECT PROPERTY IS PD 815-23.

PROPERTY TO THE NORTH, EAST AND WEST SIDES ARE IN THE ETJ- UNZONED.



AUBREY CREEK ESTATES
PHASE 2
DOC. NO. 2022-21
P.R.D.C.T.
ZONE: PD 630-17

FIRE LANE CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	11.11'	30.00'	21°13'10"	N10°56'15"W	11.05'
FLC2	86.39'	55.00'	89°59'48"	N45°19'35"W	77.78'
FLC3	53.02'	55.00'	55°14'07"	S62°03'28"W	50.99'
FLC4	57.78'	30.00'	110°20'52"	S89°36'50"W	49.25'
FLC5	52.94'	55.00'	55°09'09"	N62°47'18"W	50.92'
FLC6	86.36'	55.00'	89°57'35"	S44°39'20"W	77.75'
FLC7	15.95'	30.00'	30°28'04"	S14°54'34"W	15.77'
FLC8	18.48'	30.00'	35°17'38"	N17°19'09"E	18.19'
FLC9	47.12'	30.00'	89°59'48"	N45°19'35"W	42.43'
FLC10	28.92'	30.00'	55°14'07"	S62°03'28"W	27.81'
FLC11	105.93'	55.00'	110°20'52"	S89°36'50"W	90.30'
FLC12	28.88'	30.00'	55°09'09"	N62°47'18"W	27.78'
FLC13	47.10'	30.00'	89°57'35"	S44°39'20"W	42.41'
FLC14	16.47'	30.00'	31°27'13"	S16°03'04"E	16.26'

FLOODPLAIN

NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY, SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO-FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

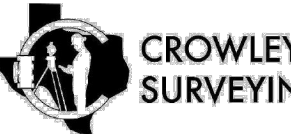
THIS PRELIMINARY PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF AUBREY, TEXAS THE ____ DAY OF _____, 20__

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

PRELIMINARY PLAT
LOT 1, BLOCK A
REDFEARN ADDITION
TOTAL OF 3.783 ACRES

(0.470 ACRES R.O.W. DEDICATION)
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243,
CITY OF AUBREY, DENTON COUNTY, TEXAS

Date: APRIL 2025	Drawn: LJJ	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1
Owner: DTC VENTURES, INC. 5720 LBJ FREEWAY SUITE 490 DALLAS, TEXAS 75240	Developer: EIKON 1405 W CHAPMAN DRIVE SANGER, TEXAS 76266 (940) 387-0805	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:1004650 117 WEST ARCHER STREET JACKSBORO, TEXAS 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	BUILDING SETBACK
---	EASEMENT
EX W	EXISTING WATER LINE
EX SS	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
EX G	EXISTING GAS LINE
EX OHE	EXISTING OVERHEAD ELECTRIC LINE
EX UGE	EXISTING UNDERGROUND ELECTRIC LINE
EX UGT	EXISTING UNDERGROUND TELEPHONE LINE
EX UGC	EXISTING UNDERGROUND CABLE LINE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING TREE TO REMAIN
	EXISTING TO BE REMOVED
---	EXISTING TO BE REMOVED
	EXISTING TREE TO BE REMOVED

1. DEMOLITION AREAS SHALL BE ADEQUATELY BARRICADED OR FENCED.
2. ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY.
3. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03/24. EXISTING UTILITY LINES WERE TAKEN FROM SITE VISIT SURVEYED INFORMATION.
4. CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
5. UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
6. UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
7. ALL CURBS, SIDEWALKS, PAVING, STRIPING, UTILITIES, ECT., NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.

CITY OF AUBREY
DENTON COUNTY, TEXAS

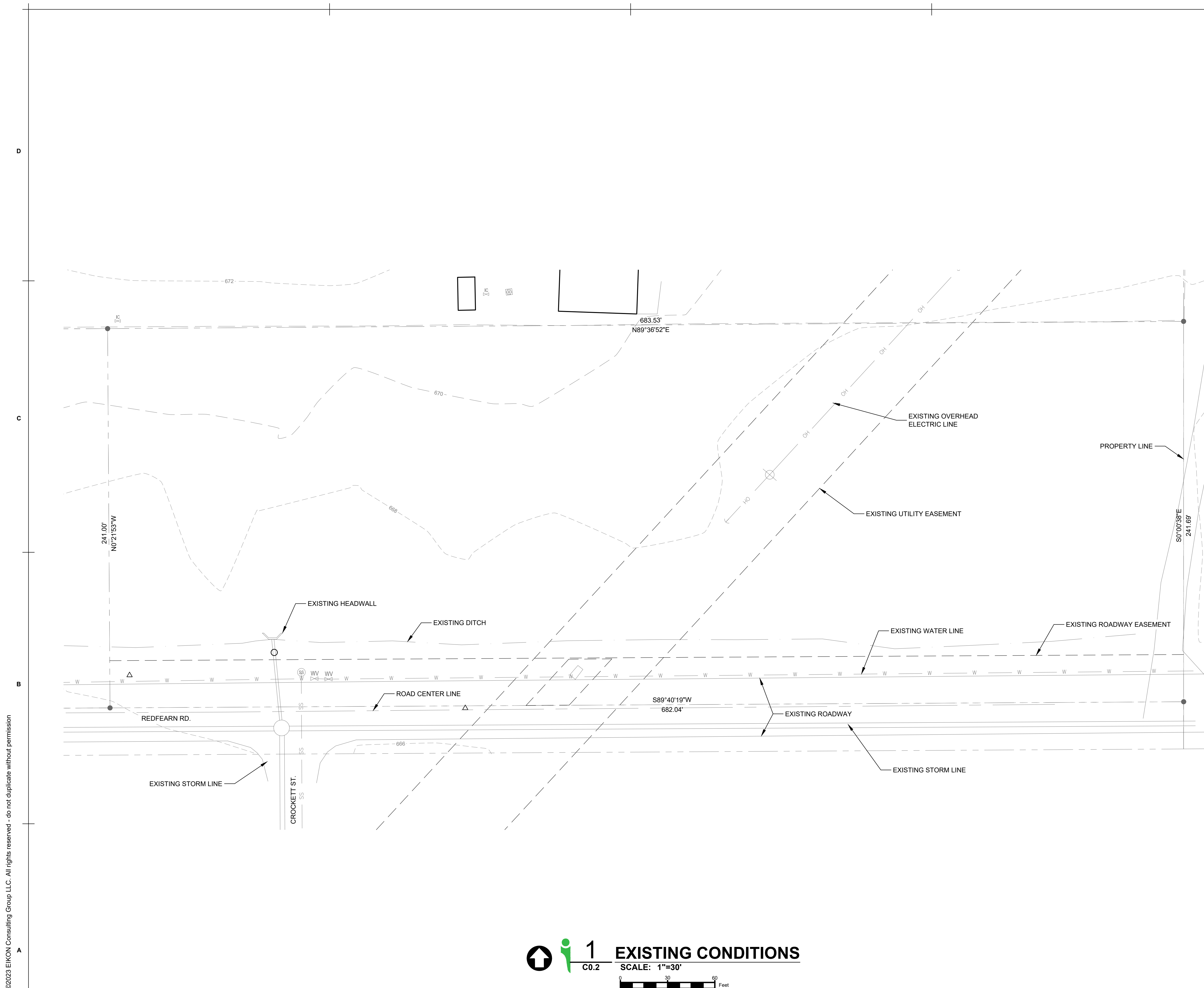
Issued Date: 3/31/2025
Project No: 230304

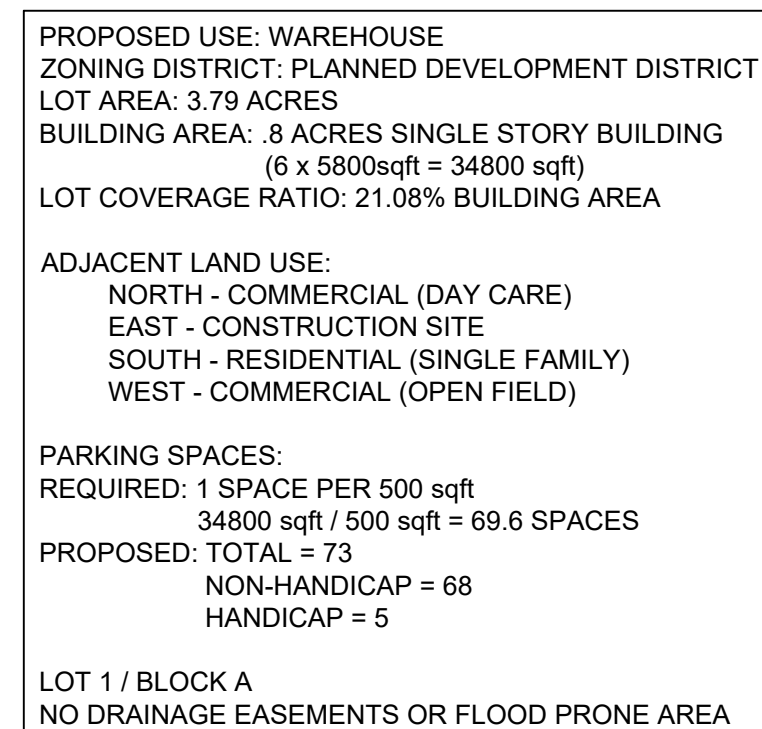
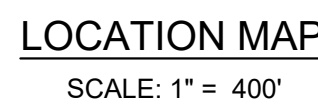
Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record		
#	Description	Date

[illegible]

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 1
C1.0

SITE PLAN
SCALE: 1"=30'

0 30 60 Feet

- ## CONSTRUCTION NOTES

1. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS SHALL BE BASED ON TCEQ REQUIREMENTS DEPENDING ON THE SIZE OF THE PIPE.
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES, OR 18 INCHES GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR SANITARY SEWER INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SANITARY SEWERS, ETC., ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.
10. FIRE LANES SHALL REMAIN OPEN / ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
11. FIRE LANES SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
12. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

SITE PLAN NOTES

1. ALL SIGNAGE IS APPROVED VIA SEPARATE PERMITTING PROCESS
2. DUMPSTER ENCLOSURES SHALL NOT BE SEEN FROM THE PUBLIC RIGHT-OF-WAY. SCREENING OF THE DUMPSTERS SHALL BE OF THE SAME MASONRY MATERIAL AS THE PRIMARY STRUCTURE AND BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT. 8" SOLID METAL GATES (NEUTRAL IN COLOR) SHALL BE AFFIXED TO THE OPENING AND SHALL BE CLOSED AT ALL TIMES EXCEPT WHEN BEING SERVICED
3. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED TO COMPLY WITH ZONING ORDINANCE TO BLOCK VIEW BY PARAPET WALLS, AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY MASONRY WING WALLS THAT MATCH THE MATERIAL OF THE PRIMARY BUILDING OR ADEQUATE LANDSCAPING
4. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY
5. ALL PARKING SPACES TO BE 9' X 18'
6. ALL STRIPING IN PARKING LOTS SHALL BE WHITE
7. HANDICAPPED ACCESS RAMPS SHALL BE PAINTED OR CONSTRUCTED OF CONTRASTING COLORS FROM THE STANDARD PAVEMENT BUT SHALL NOT BE IN COLORS THAT ARE CONSIDERED BRIGHT NEON, OR GARISH
8. TRUNCATED DOME PADS WHERE THE SIDEWALK MEETS DRIVEWAY
9. BOLLARDS CAN BE CONCRETE OR CAST METAL AND SHALL BE OF DECORATIVE DESIGN WITH NO BOLD COLORS OR SLEEVES
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR GENERAL PUBLIC USE BY BUSINESSES, BOTH ON-SITE AND ADJACENT
11. ANY EXPOSED/BARE CONCRETE, SUCH AS RETAINING WALLS OR OTHER VERTICAL SITUATIONS, REQUIRE THE CONCRETE TO BE CLAD IN MASONRY OR RECEIVE OTHER STAFF-APPROVED TREATMENT
12. ANY EXISTING AGRICULTURAL FENCES MUST BE REMOVED



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CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/31/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS
Issue Record	
#	Description
	Date

SITE PLAN

C1.0

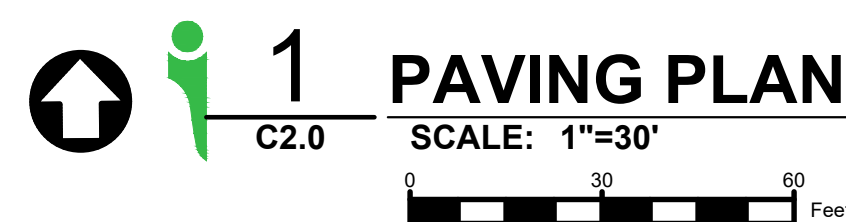
	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
----	EASEMENT
===== W	PROPOSED WATER LINE
===== SS	PROPOSED SANITARY SEWER LINE
=====	PROPOSED STORM SEWER LINE
===== EX W	EXISTING WATER LINE
===== EX SS	EXISTING SANITARY SEWER LINE
=====	EXISTING STORM SEWER LINE
===== EX G	EXISTING GAS LINE
===== EX OHE	EXISTING OVERHEAD ELECTRIC LINE
===== EX UG	EXISTING UNDERGROUND ELECTRIC LINE
===== EX UGT	EXISTING UNDERGROUND TELEPHONE LINE
===== EX UGC	EXISTING UNDERGROUND CABLE LINE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING TREE TO REMAIN
●	PROPOSED FIRE HYDRANT
⊖	PROPOSED GATE VALVE
⊕	PROPOSED WATER METER
●	PROPOSED MANHOLE
⊙	EXISTING FIRE HYDRANT
⊖	EXISTING GATE VALVE
⊕	EXISTING WATER METER
○	EXISTING MANHOLE
⊗	EXISTING POWER POLE
----	SAWCUT
---	EXPANSION JOINT

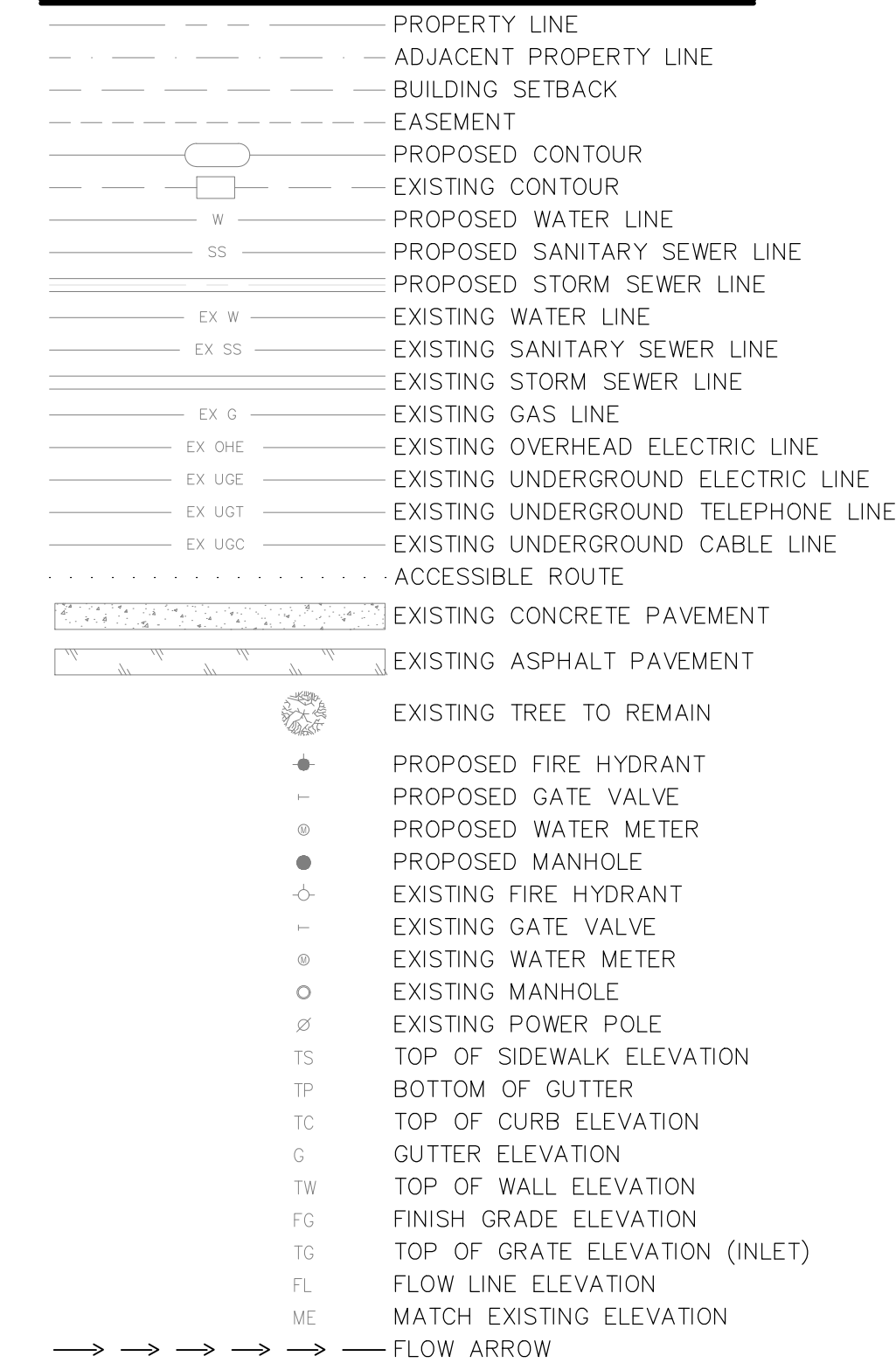
1. REFER TO SOIL PREPARATION & GRADING" NOTES ON THE GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3,600 PSI. A MINIMUM OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% MAX CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 4" MAX SLUMP.
3. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURES SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. IN ADDITION TO MEMBRANE CURING COMPOUND, THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
 - A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS
 - B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
 - C. THE USE OF MISTING AS A CURING METHOD
 - D. THE USE OF WET BLANKETS AS A CURING METHOD
 - E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)

CONCRETE SHALL NOT BE PLACED WHEN AIR TEMPERATURE IS LESS THAN 40°F AND FALLING, BUT MAY BE PLACED WHEN THE AIR TEMPERATURE IS 35°F AND RISING.

1. FOUR CONCRETE CYLINDERS SHALL BE MADE FOR EVERY 75 CUBIC YARDS, ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE TO HOLD. THE CONCRETE SLUMP, TEMPERATURE, AND AIR CONTENT SHALL BE MEASURED EVERY TIME A SET OF FOUR CYLINDERS IS MADE.
2. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
3. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
4. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE THE FOLLOWING DAYTON SUPERIOR PRODUCTS (800-745-3703) OR EQUAL:
 - A. AT CONCRETE PAVEMENT: (1/2 OF CONCRETE THICKNESS) HIGH, TYPE R21, OR TYPE BBP
5. MASTER BUILDERS CONFLIM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USE THIS PRODUCT.
6. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE SURFACE. ALL SAWING OPERATIONS SHALL BE CONDUCTED AND COMPLETED WITHIN FIVE (5) TO EIGHT (8) HOURS AFTER CONCRETE PLACEMENT. ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
7. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
8. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
9. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
10. SAWCUTS IN CONCRETE PAVING SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY. ALL JOINTS SHALL BE SEALED WITH SEALANT.
11. ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS MUST BE SEALED WITH A JOINT SEALANT.
12. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM CITY, COUNTY OR STATE BEFORE CONSTRUCTION IN THE RIGHT-OF-WAY.
13. ALL DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
14. MANHOLES AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

	HEAVY DUTY CONCRETE PAVING - 8" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 16" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 8" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
	MID DUTY PAVING - 6" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
	LIGHT DUTY PAVING - 5" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
	SIDEWALK PAVING - 4" OF 3,000 PSI CONCRETE REINFORCED WITH #3 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.



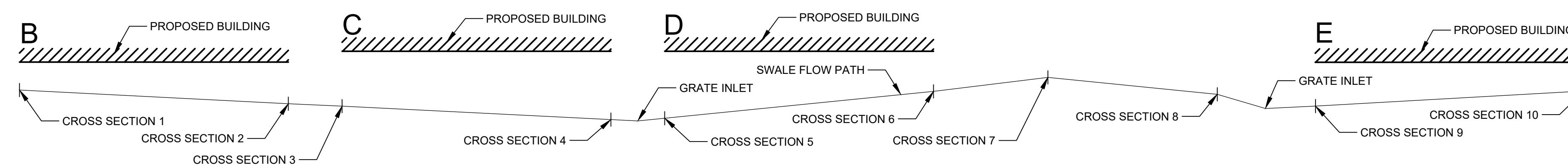


1. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING.
2. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
3. ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
4. GREASE TRAPS, MANHOLES, AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.
5. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
6. THE GRADES AND CONTOURS SHOWN ON THIS PLAN REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY CROWLEY SURVEYING DATED 03/2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS), NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE TO TOP OF PAVEMENT OR GROUND, UNLESS OTHERWISE NOTED.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON APPLICABLE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES. FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, THE CONTRACTOR SHALL REPAIR AND MAKE GOOD ANY DAMAGE TO THE WORK. THE COST OF SUCH REPAIRS WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

2. THE SOIL BENEATH ALL PAVING SHALL BE TREATED AS FOLLOWS:

- A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
- B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. IN AREAS WHICH RUT EXCESSIVELY OR PLAIN SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL. PERFORM ALL FILL OPERATION. ALL FILL SHALL BE INSTALLED IN MAXIMUM 6-INCH LOOSE LIFTS AND COMPACTED TO BETWEEN 95% AND 100% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT AT OR ABOVE OPTIMUM.
- D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
- E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOLS AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- F. DENSITY AND MOISTURE CONTROL TESTS SHALL BE RUN PER EACH 5,000 SQUARE FEET.



CITY OF AUBREY
DENTON COUNTY, TEXAS

[illegible]

C3.0

REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/202
Project No: 23030

Drawn By:	K
Checked By:	R
Designed By:	K

Issue Record		
#	Description	Date

[illegible]

SWALE CROSS SECTIONS

C3.1

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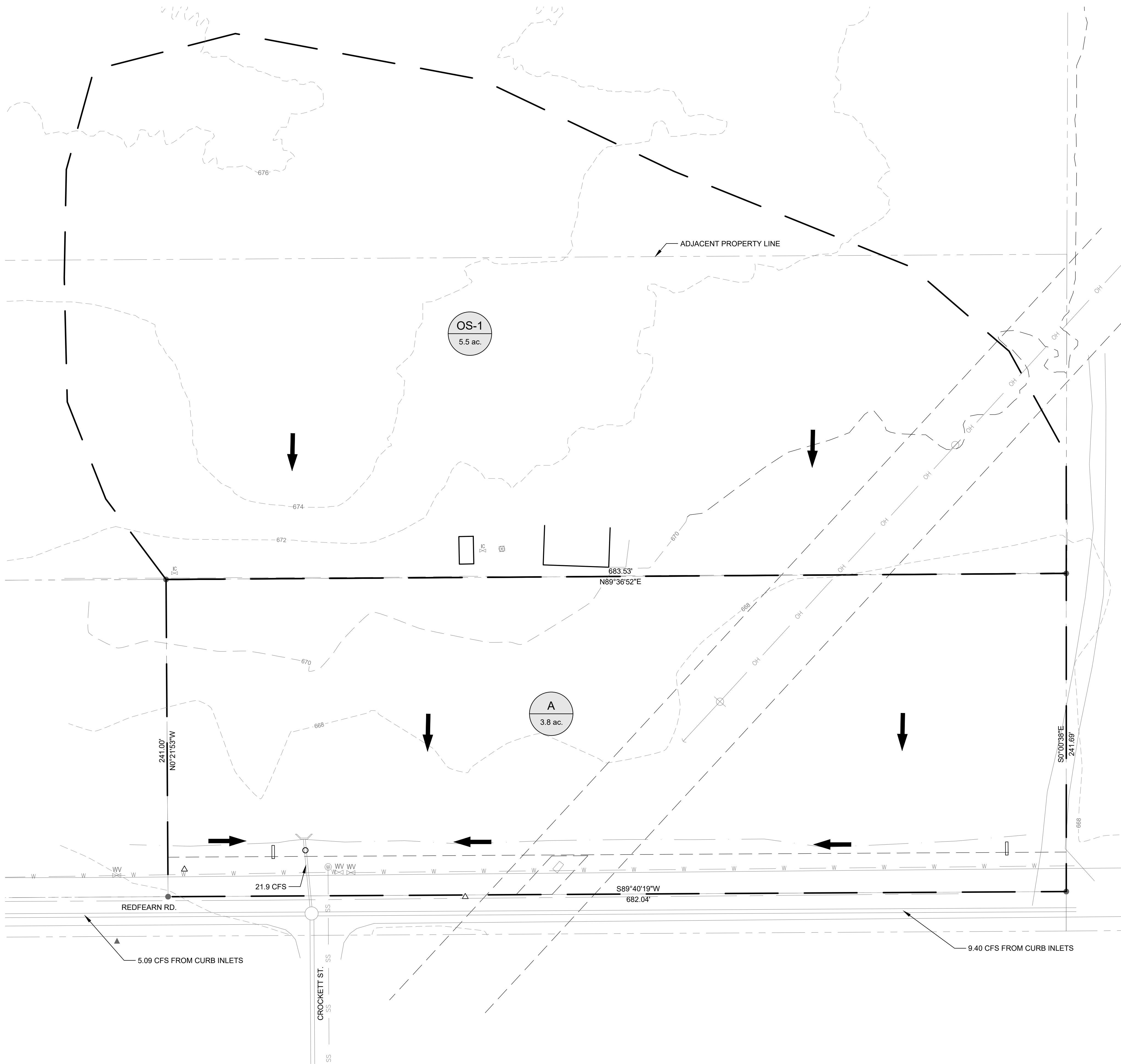
CROSS SECTION 3,
MAX CFS - 11.85 CFS
100YR CFS - 1.17 CFS

CROSS SECTION 8,
MAX CFS - 1.68 CFS
100YR CFS - 1.29 CFS

CROSS SECTION 6,
MAX CFS - 4.14 CFS
100YR CFS - 1.12 CFS

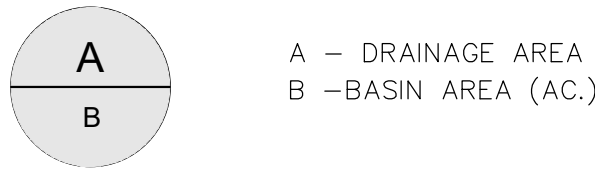
CROSS SECTION 9,
MAX CFS - 2.73 CFS
100YR CFS - 1.63 CFS

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LEGEND - EXISTING DRAINAGE
AREA MAP

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EX W EXISTING WATER LINE
- EX SS EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G EXISTING GAS LINE
- EX OHE EXISTING OVERHEAD ELECTRIC LINE
- EX UGE EXISTING UNDERGROUND ELECTRIC LINE
- EX UOT EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE FLOW PATH
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW ARROW





www.kje-us.com
Texas Firm F-12214

ENGINEERS & ENVIRONMENTAL

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

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EXISTING DRAINAGE
AREA MAP

C4.0

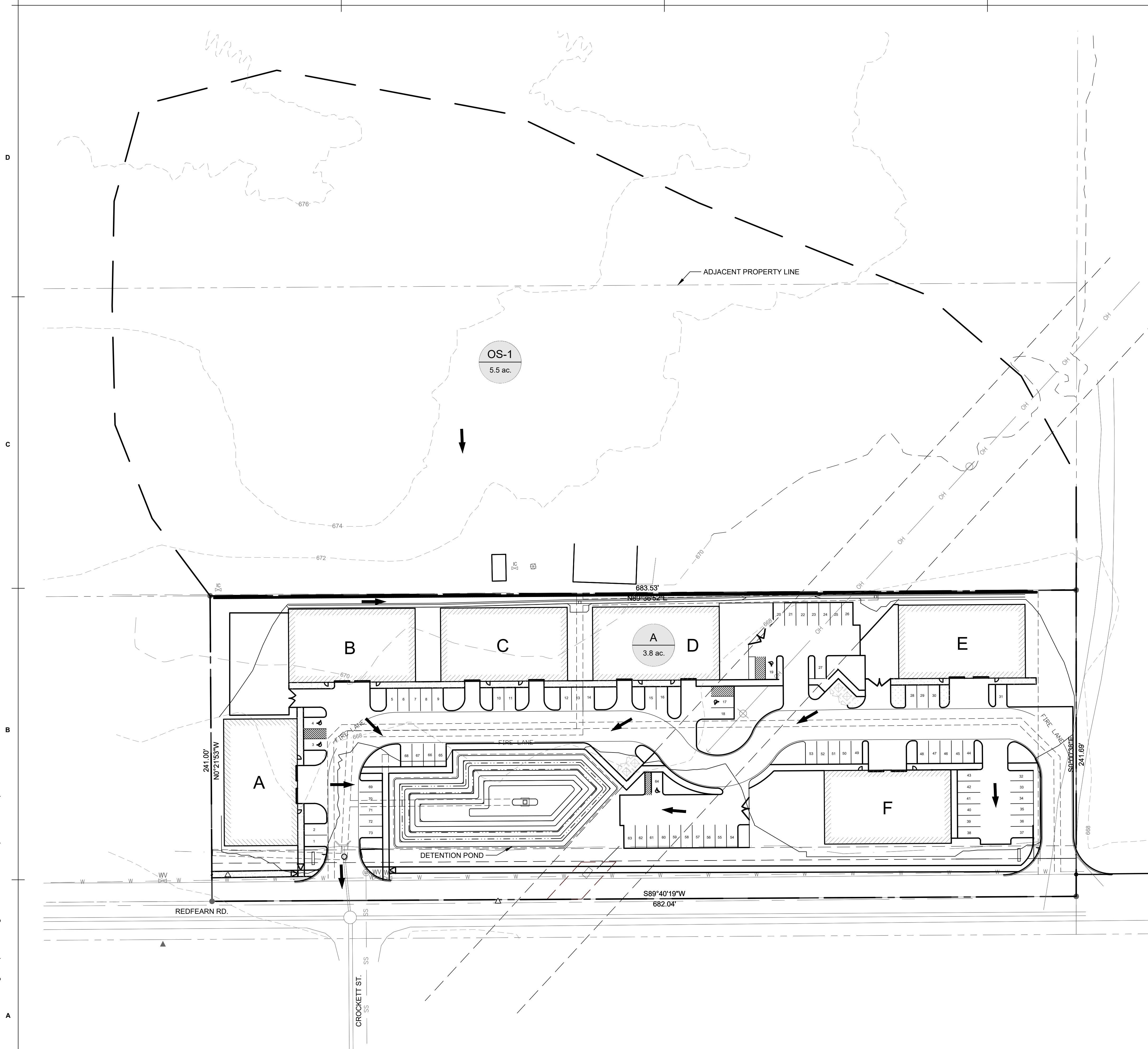


1
C4.0 EXISTING DRAINAGE AREA MAP
SCALE: 1"=30'

Red Fearn Road Addition Runoff Calculations														
Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	b	Runoff Q ₂ (cfs)	Runoff Q ₁₀ (cfs)	Runoff Q ₂₅ (cfs)	Runoff Q ₁₀₀ (cfs)	C _f	Runoff Q ₂₅ (cfs)	Runoff Q ₁₀₀ (cfs)	C _f	Runoff Q ₂₅ (cfs)	Runoff Q ₁₀₀ (cfs)
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT
	9.3									18.8			21.9	

OS-1 WILL HAVE TO DETAIN IN THE FUTURE AND PROVIDE ADEQUATE OUTFALL.

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LEGEND - PROPOSED DRAINAGE AREA MAP

- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK
 - EASEMENT
 - EXISTING STORM SEWER LINE
 - EXISTING CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED DRAINAGE AREA BOUNDARY
 - PROPOSED DRAINAGE FLOW PATH
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED GROUND COUNTOUR
 - DRAINAGE BOUNDARY LINE
 - DRAINAGE FLOW ARROW
- A - DRAINAGE AREA
B - BASIN AREA (AC.)

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
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PROPOSED DRAINAGE AREA MAP

C4.1

1 PROPOSED DRAINAGE AREA MAP
C4.1
SCALE: 1"=30'
0 30 60 Feet

Red Fearn Road Addition Runoff Calculations													
Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)													
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	Runoff Q_{10} (cfs)	Runoff Q_{25} (cfs)	Runoff Q_{100} (cfs)	DESIGN POINT				
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2
	9.3									37.2			49.2

Red Fearn Road Addition Runoff Calculations														
Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT
	9.3									18.8			21.9	

Red Fearn Road Addition Runoff Calculations														
Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9	A
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2	Tx DOT
	9.3									37.2			49.2	

DETENTION STAGE/STORAGE CALCULATIONS												
DESIGN POINT												
Elevation	Depth	Area			Orifice - $Q=0.6(A)(2gh)^{0.5}$			Times Number of Openings	Existing	Compare Flow	Storm Event	
			Storage	Storage	Pipe Size (in) = 12.6		FL = 660.50					
					Provided	Required						Pipe Dia.
(ft)	(ft)	(ft ²)	(ft ³)	(ft ³)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)	(yr)	
660.50	0.00	40	0		1.05	0.00	0.0	1				
661.00	0.00	1,700	435		1.05	0.00	0.0	1				
662.00	1.50	2,900	2,735		1.05	0.98	0.0	1				
663.00	2.50	4,200	6,285		1.05	1.98	0.0	1				
663.25	2.75	4,550	7,379	7,337	1.05	2.23	6.2	1	6.4	-0.2	2-yr	
664.00	3.50	5,600	11,185		1.05	2.98	7.2	1				
664.53	4.03	6,395	14,364	14,358	1.05	3.50	7.8	1	7.7	0.1	25-yr	
665.00	4.50	7,100	17,535		1.05	3.98	8.3	1				
665.51	5.01	7,967	21,377	21,364	1.05	4.48	8.8	1	8.9	-0.1	100-yr	
666.00	5.50	8,800	25,485		1.05	4.98	9.3	1				
667.00	6.50	10,600	35,185		1.05	5.98	10.2	1				

THE TAILWATER USED WAS 660.20 SHOWN ON THE CONSTRUCTION PLANS FOR AUBREY CREEK ESTATES PHASE 2

Modified Rational Method
2-year Storm Event - Detention Calculations

Allowable Discharge						
Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)	
15.0	3.89	0.30	1.00	3.80	4.4	

Proposed Conditions						
Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)	
10.0	4.69	0.80	1.00	3.80	14.3	

Check Various Storms						
Time (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)	
10	4.69	0.80	1.00	3.8	14.3	
20	3.47	0.80	1.00	3.8	10.5	
30	2.71	0.80	1.00	3.8	8.2	
40	2.40	0.80	1.00	3.8	7.3	
50	2.09	0.80	1.00	3.8	6.4	

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)	Inflow	Volume (ft ³)
10	Inflow = 10 x 14.3 x 60 sec/min = 8,555	
	Outflow = 0.50 x 20 x 4.4 x 60 sec/min = 2,961	
	Storage = 5,894	
20	Inflow = 20 x 10.5 x 60 sec/min = 12,659	
	Outflow = 0.50 x 30 x 4.4 x 60 sec/min = 5,322	
	Storage = 7,337	
30	Inflow = 30 x 8.2 x 60 sec/min = 14,829	
	Outflow = 0.50 x 40 x 4.4 x 60 sec/min = 7,982	
	Storage = 6,847	
40	Inflow = 40 x 7.3 x 60 sec/min = 17,510	
	Outflow = 0.50 x 50 x 4.4 x 60 sec/min = 10,643	
	Storage = 6,867	
50	Inflow = 50 x 6.4 x 60 sec/min = 19,061	
	Outflow = 0.50 x 60 x 4.4 x 60 sec/min = 13,304	
	Storage = 5,757	
Maximum Volume Required		Cu-ft= 7,337
		Acre-ft = 0.17

Modified Rational Method
25-year Storm Event - Detention Calculations

Allowable Discharge						
Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)	
15.0	6.43	0.30	1.00	3.80	7.3	

Proposed Conditions						
Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)	
10.0	7.79	0.80	1.10	3.80	26.0	

Check Various Storms						
Time (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)	
10	7.79	0.80	1.10	3.8	26.0	
20	5.77	0.80	1.10	3.8	19.3	
30	4.45	0.80	1.10	3.8	14.9	
40	3.94	0.80	1.10	3.8	13.2	
50	3.44	0.80	1.10	3.8	11.5	

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)	Inflow	Volume (ft ³)
10	Inflow = 10 x 26 x 60 sec/min = 15,630	
	Outflow = 0.50 x 20 x 7.3 x 60 sec/min = 4,398	
	Storage = 11,232	
20	Inflow = 20 x 19.3 x 60 sec/min = 23,154	
	Outflow = 0.50 x 30 x 7.3 x 60 sec/min = 8,796	
	Storage = 14,358	
30	Inflow = 30 x 14.9 x 60 sec/min = 26,785	
	Outflow = 0.50 x 40 x 7.3 x 60 sec/min = 13,194	
	Storage = 13,591	
40	Inflow = 40 x 13.2 x 60 sec/min = 31,621	
	Outflow = 0.50 x 50 x 7.3 x 60 sec/min = 17,592	
	Storage = 14,028	
50	Inflow = 50 x 11.5 x 60 sec/min = 34,510	
	Outflow = 0.50 x 60 x 7.3 x 60 sec/min = 21,991	
	Storage = 12,519	
Maximum Volume Required		Cu-ft= 14,358
		Acre-ft = 0.33

Modified Rational Method
100-year Storm Event - Detention Calculations

Allowable Discharge						
Tc (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)	
15.0	7.85	0.30	1.00	3.80	8.9	

Proposed Conditions						
Tc (min)	I_{100} (in/hr)	C		A (ac.)	Q_{100} (cfs)	
10.0	9.53	0.80	1.25	3.80	36.2	

Check Various Storms						
Time (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)	
10	9.53	0.80	1.25	3.80	36.2	
20	7.04	0.80	1.25	3.80	26.8	
30	5.41	0.80	1.25	3.80	20.6	
40	4.80	0.80	1.25	3.80	18.2	
50	4.19	0.80	1.25	3.80	15.9	

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)	Inflow	Volume (ft ³)
10	Inflow = 10 x 36.2 x 60 sec/min = 21,728	
	Outflow = 0.50 x 20 x 8.9 x 60 sec/min = 5,369	
	Storage = 16,359	
20	Inflow = 20 x 26.8 x 60 sec/min = 32,102	
	Outflow = 0.50 x 30 x 8.9 x 60 sec/min = 10,739	
	Storage = 21,364	
30	Inflow = 30 x 20.6 x 60 sec/min = 37,004	
	Outflow = 0.50 x 40 x 8.9 x 60 sec/min = 16,108	
	Storage = 20,896	
40	Inflow = 40 x 18.2 x 60 sec/min = 43,776	
	Outflow = 0.50 x 50 x 8.9 x 60 sec/min = 21,478	
	Storage = 22,298	
50	Inflow = 50 x 15.9 x 60 sec/min = 47,766	
	Outflow = 0.50 x 60 x 8.9 x 60 sec/min = 26,847	
	Storage = 20,919	
Maximum Volume Required		Cu-ft= 21,364
		Acre-ft = 0.49

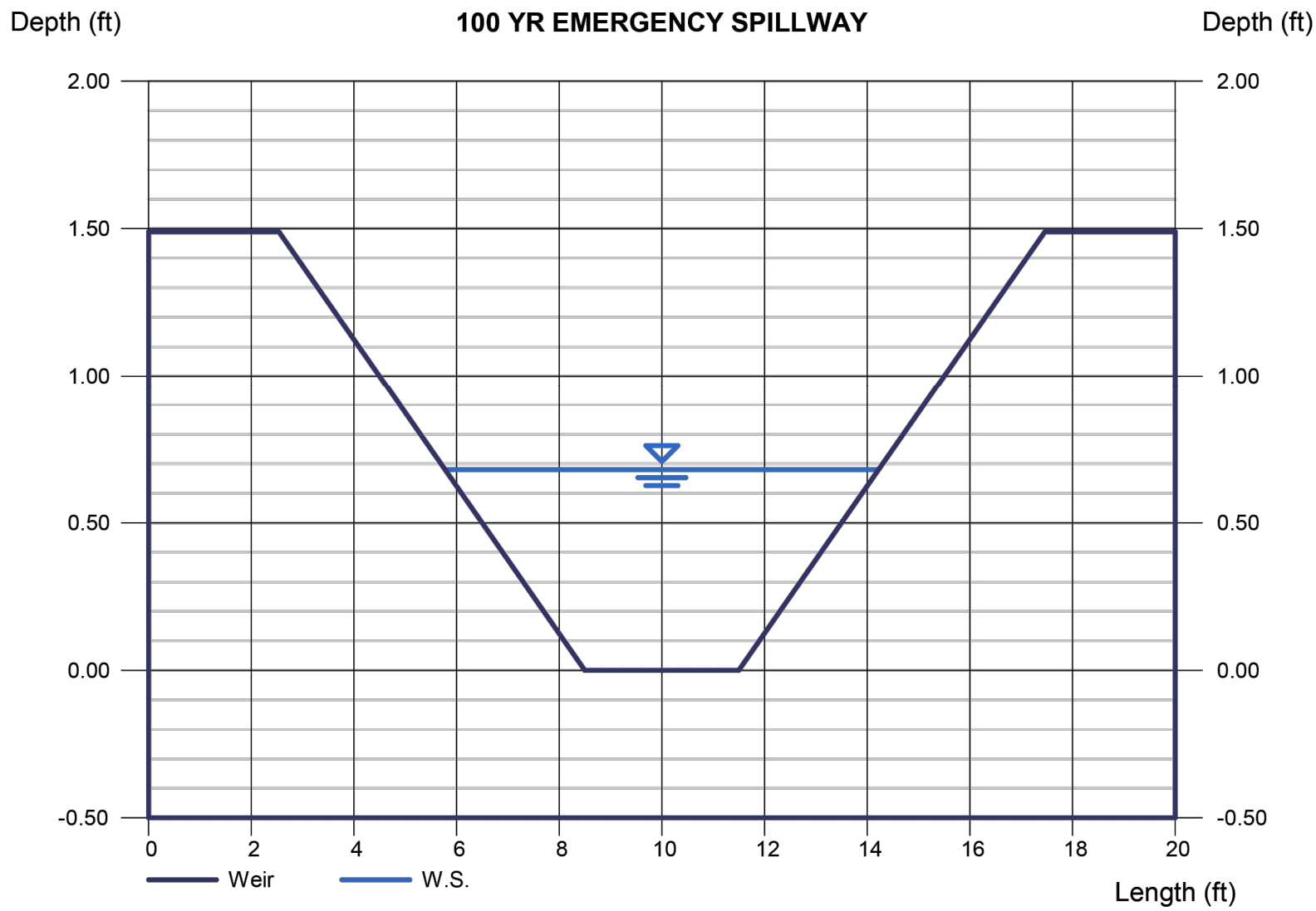
Weir Report

Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

100 YR EMERGENCY SPILLWAY

Trapezoidal Weir	= Sharp	Highlighted	= 0.68
Crest	= 3.00	Depth (ft)	= 8.900
Bottom Length (ft)	= 1.49	Q (cfs)	= 3.89
Total Depth (ft)	= 4.00	Area (sqft)	= 2.29
Side Slope (z:1)		Velocity (ft/s)	= 8.44
		Top Width (ft)	

Calculations	
Weir Coeff. Cw	= 3.10
Compute by:	Known Q
Known Q (cfs)	= 8.90



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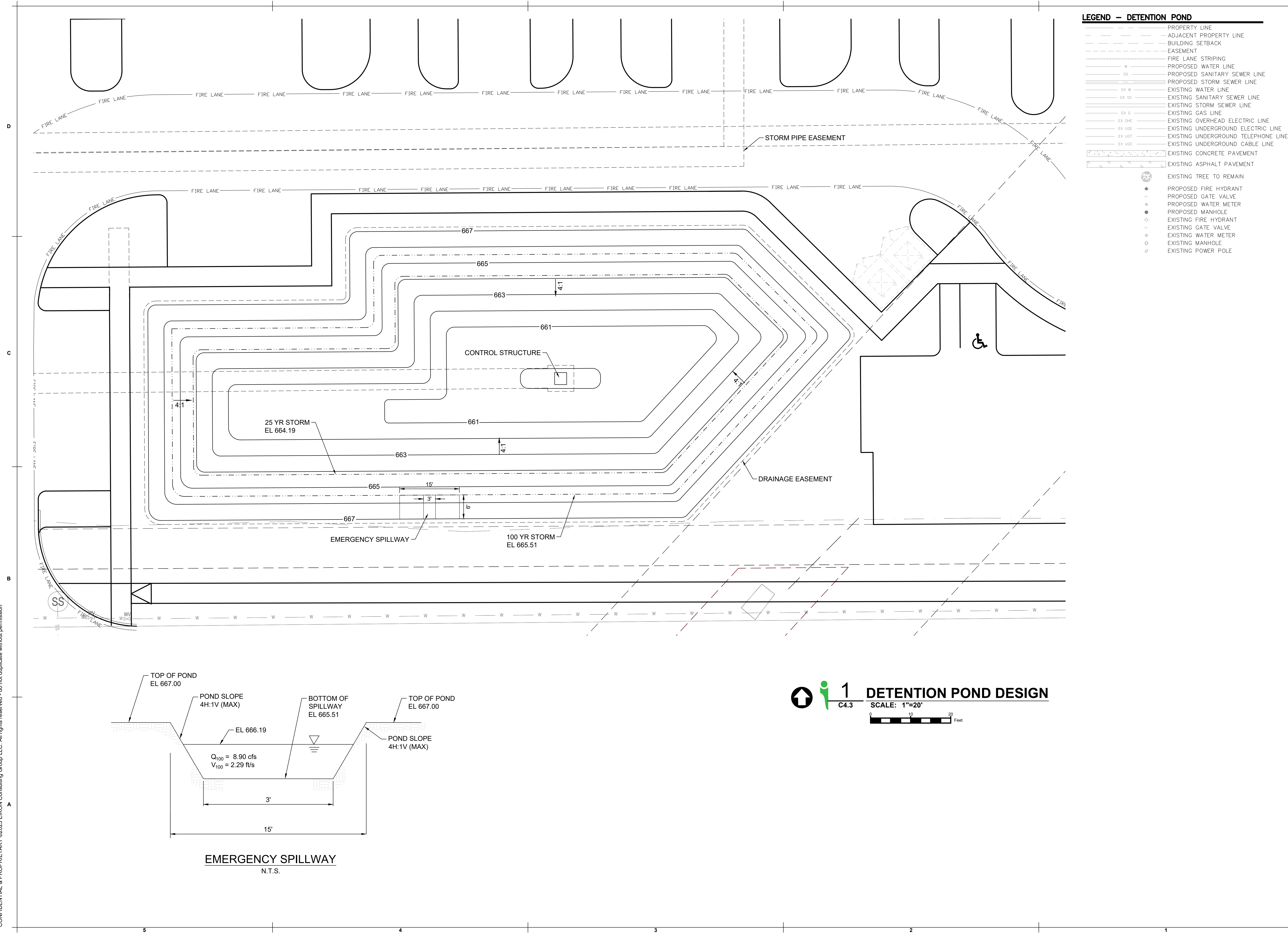
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Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record
Description Date

CALCULATIONS

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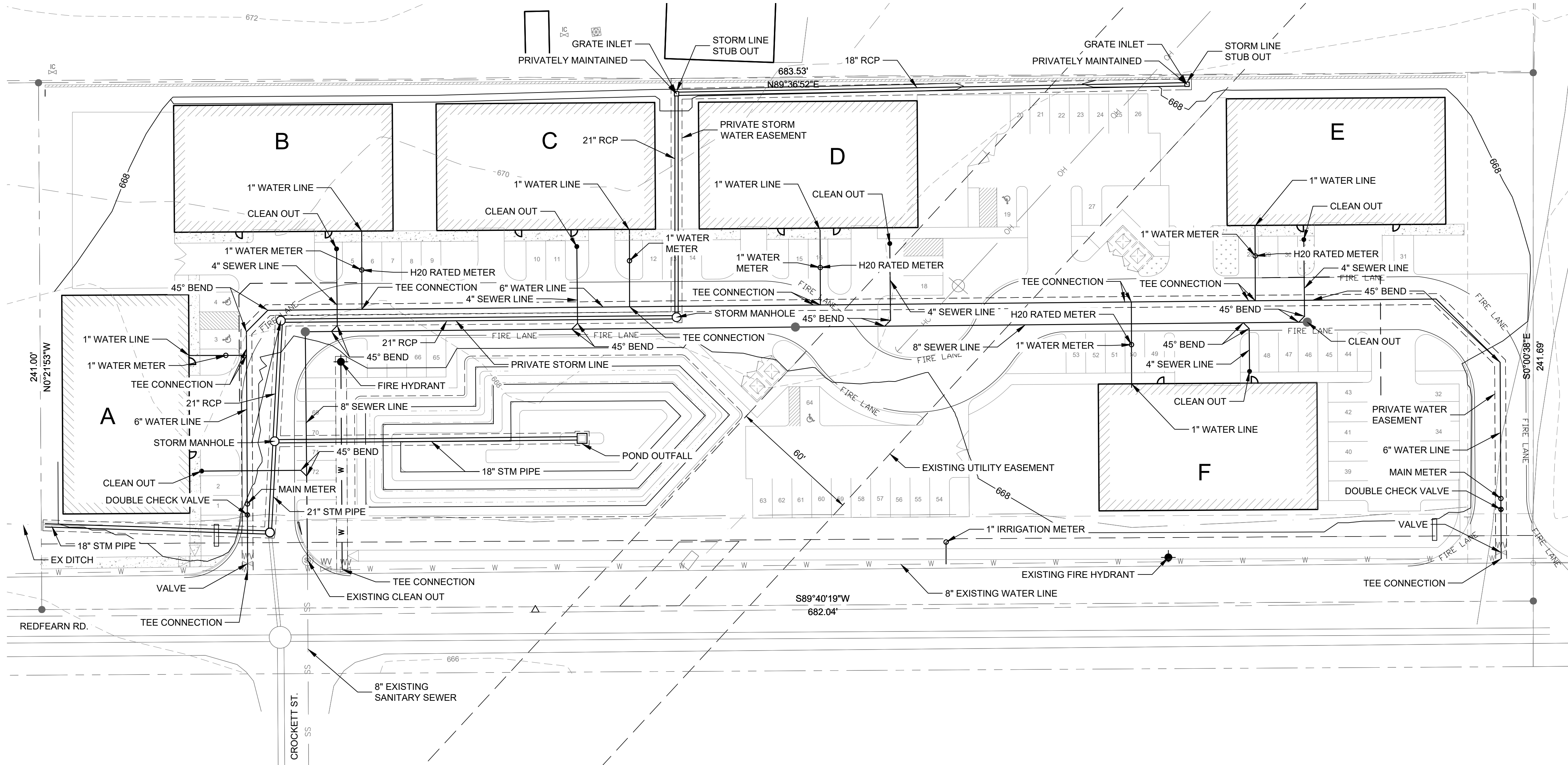
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C

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A



LEGEND -- UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

SITE UTILITY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES. FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
- THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF AUBREY FOR THE CONNECTIONS TO THE EXISTING WATER AND WASTEWATER MAINS.
- THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
- ALL FIRE PROTECTION MATERIALS SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND TO NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- MATCH TOPS OF ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
- UNDERGROUND TELEPHONE LINE SHALL BE IN 3" CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
- CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO TRANSFORMER AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR, WHEN CROSSING PROVIDE 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND ARE TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE TO TOP OF ALL WATERLINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
- ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
- ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
- IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
- CONTRACTOR SHALL COORDINATE ALL UTILITY POLE RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHAL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.



1 UTILITY PLAN
SCALE: 1"=30'
0 30 60 Feet

NO GREASE AND SAND TRAPS
NO SAMPLING PITS
NO PRETREATMENT



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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

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Project No: 230304

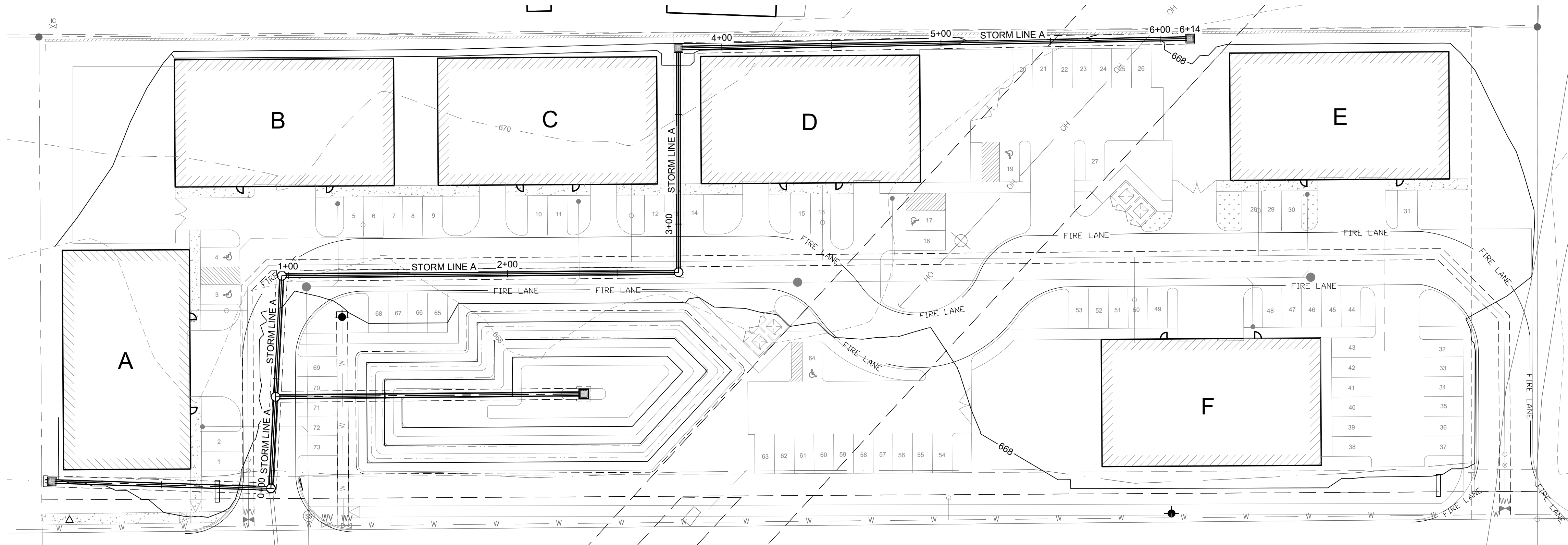
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Designed By: KS

Issue Record
Description Date

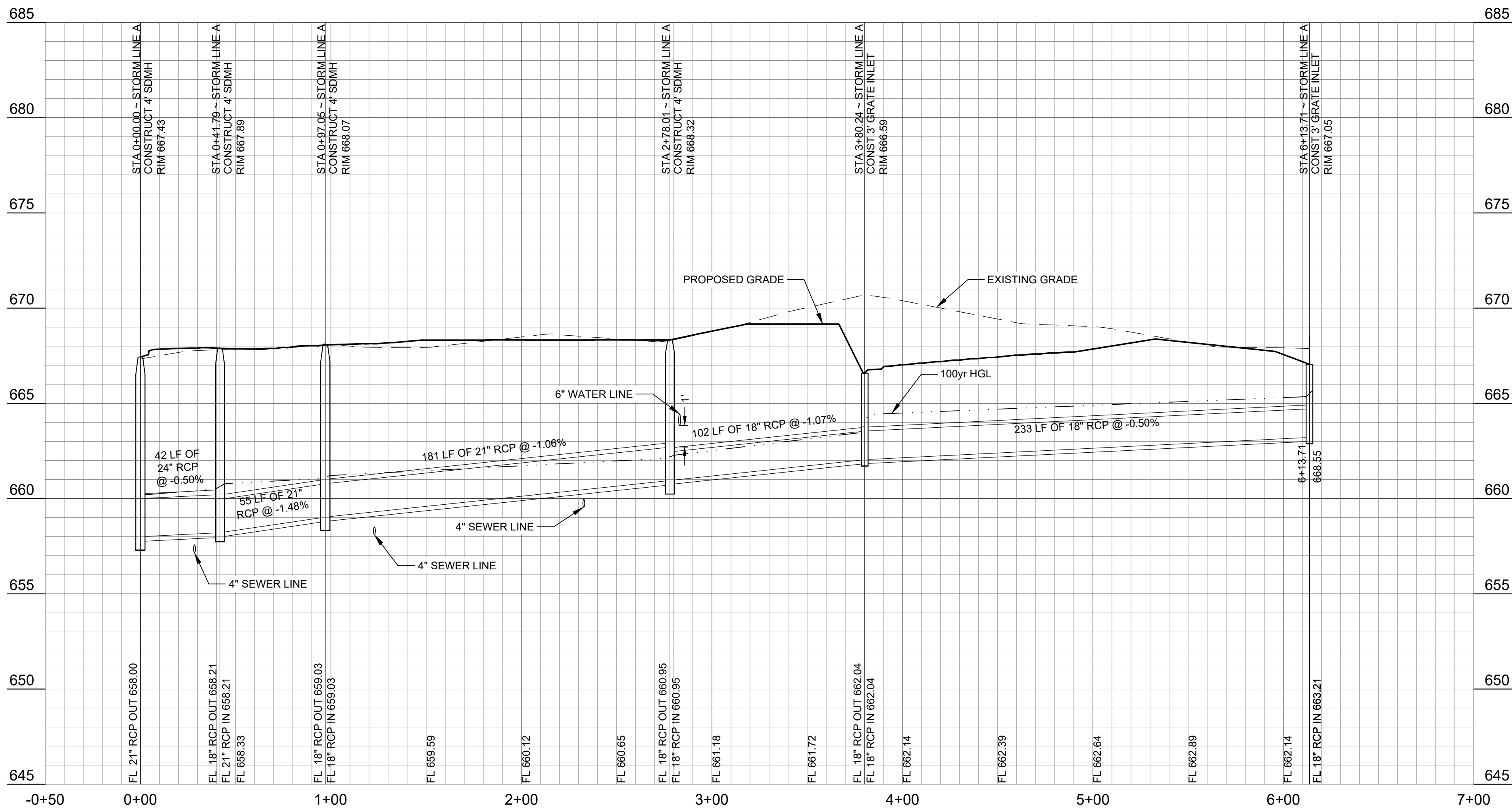
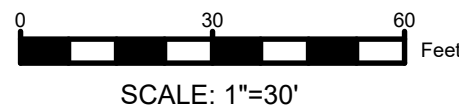
UTILITY PLAN

C5.0

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- LEGEND — UTILITY PLAN
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK
 - EASEMENT
 - FIRE LANE STRIPING
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
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 - EXISTING UNDERGROUND ELECTRIC LINE
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 - EXISTING UNDERGROUND CABLE LINE
 - EXISTING CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - EXISTING TREE TO REMAIN
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 - PROPOSED WATER METER
 - PROPOSED MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING GATE VALVE
 - EXISTING WATER METER
 - EXISTING MANHOLE
 - EXISTING POWER POLE



RUNOFF COLLECTION POINT (Inlet or Manhole)								REDFEARN																								
LINE/LAT	AREA	JUNCTIONS	AREA	UPSTREA M STATION	DOWNSTR EAM STATION	DISTANCE BETWEEN COLLECTION POINTS	INCREMENTAL DRAINAGE			INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S	ACCUMUL ATED "CA"	TIME AT UPSTREA M STATION (minutes)	DESIGN STORM FREQUEN CY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULI C GRADIENT "S"	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB	RISE ONLY FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTI ON POINTS "V"	STANDAR D DS JUNCTION LOSS "K"	MINOR LOSS COEFF. "Kj"	VELOCITY HEAD (V ² /2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (minutes)	HYDRAULIC GRADE							INLET TOP ELEVATION
							DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C"CI	INCREMEN TAL "CA"																DS HYD. GRADE	FRICTION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES	HYD. GRADE AFTER HYD. JUMP		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LINE	SL A																															
		INLET		SL A 1	613.00	380.00	233.00	2.32	0.30	0.70		0.70	10.00	100.00	9.53	6.63	0.00	1.00	18.00		3.75		1.50	0.22	1.03	664.42	0.93	665.35	0.00	0.33	665.68	667.03
		INLET		SL A 2	380.00	278.00	102.00	1.79	0.30	0.54		1.23	11.03	100.00	9.18	11.32	0.01	1.00	18.00		6.41		1.50	0.64	0.27	662.28	1.18	663.47	0.00	0.96	664.42	666.62
		MH 90°			278.00	97.00	181.00					1.23	11.30	100.00	9.09	11.21	0.01	1.00	21.00		4.66		0.50	0.34	0.65	661.21	0.91	662.11	0.00	0.17	662.28	
		MH 90°			97.00	42.00	55.00					1.23	11.95	100.00	8.88	10.94	0.00	1.00	21.00		4.55		0.50	0.32	0.20	660.78	0.26	661.05	0.00	0.16	661.21	
		MH 0°		OUTFALL	42.00		42.00	3.80	0.25	0.93		2.16	12.15	100.00	8.81	19.07	0.01	1.00	24.00		6.07		0.50	0.57	0.12	660.20	0.30	660.50	0.00	0.29	660.78	

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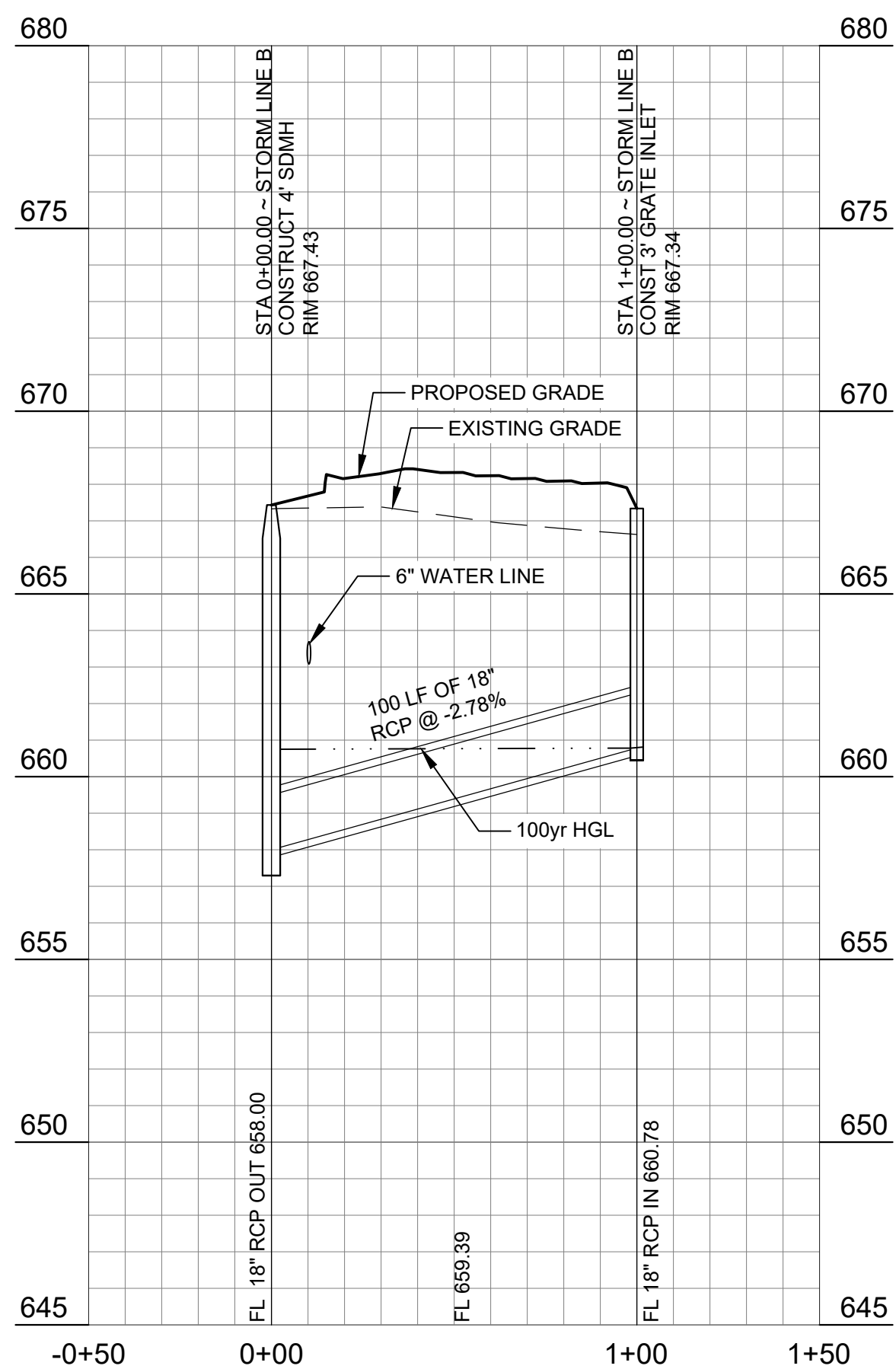
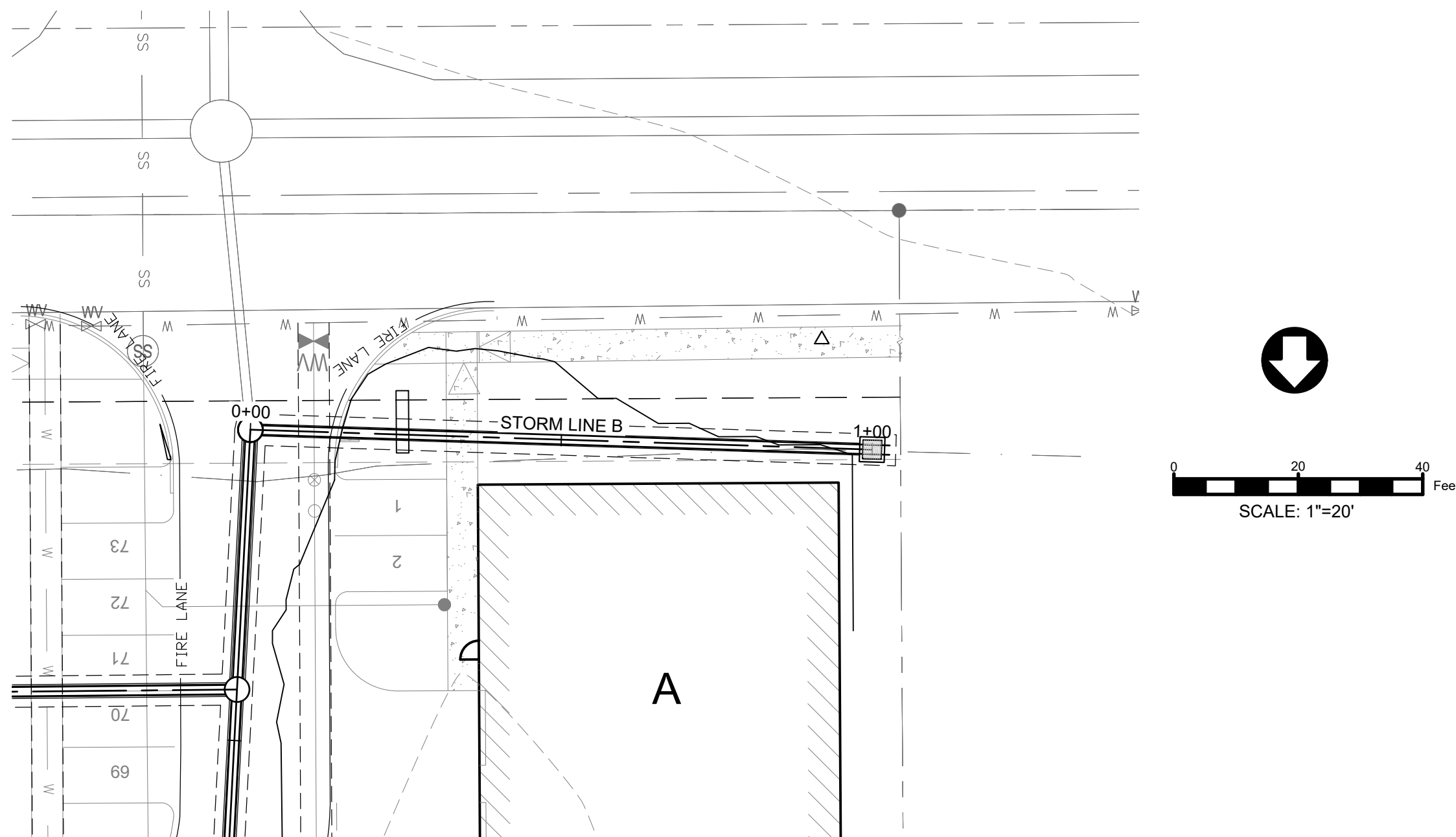
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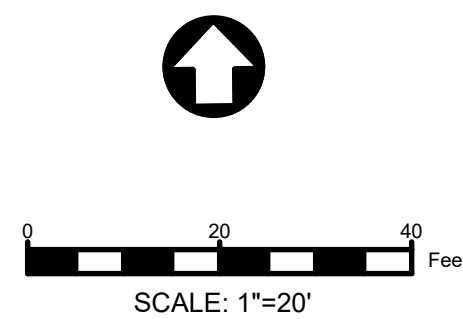
Issue Record		
#	Description	Date

STORM LINE A

C5.1

[illegible]

THE PIPE IS IN PARTIAL FLOW ON THE UPSTREAM END OF THE SYSTEM.




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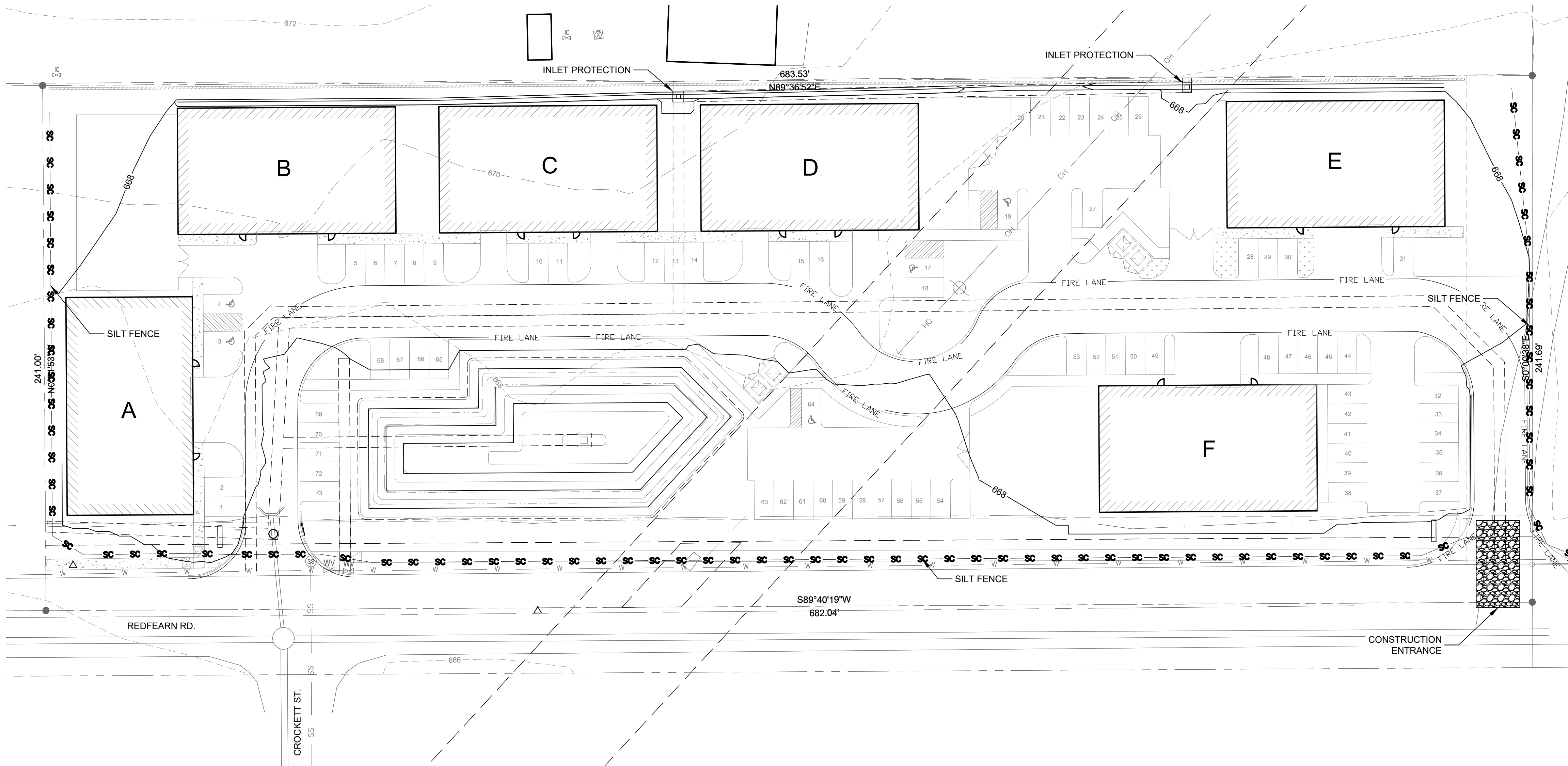
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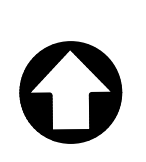


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D
C
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A





1

C6.0

EROSION CONTROL PLAN

SCALE: 1"=30'

0

30

60

Feet

LEGEND — EROSION CONTROL PLAN	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND CABLE LINE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING TREE TO REMAIN
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING MANHOLE
	EXISTING POWER POLE
	SEDIMENT CONTROL BARRIER
	STABILIZED CONSTRUCTION ENTRANCE
	ROCK CHECK DAM
	INLET PROTECTION

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING AND IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE OF INTENT (NOI).
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED (SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE)
- ALL EXPOSED AREAS SHALL BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS OR MORE FREQUENTLY IF REQUIRED. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
- SEDIMENT SHALL BE REMOVED FROM THE TEMPORARY SEDIMENT BASIN/TRAPS BEFORE IT IS 33% FULL AND FROM SILT FENCE BEFORE IT IS 33% FULL.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
- THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR BERMUDA SOD IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
- SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
- DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- CONTRACTOR MUST ATTAIN A 75% BERMUDA COVERING BY SEEDED OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.



www.kje-us.com

Texas Firm F-12214

ENGINEERS & ENVIRONMENTAL

KJE

500 Moseley Rd

Cross Roads, TX 76277

Phone 940-387-0805

Fax 940-387-0830

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

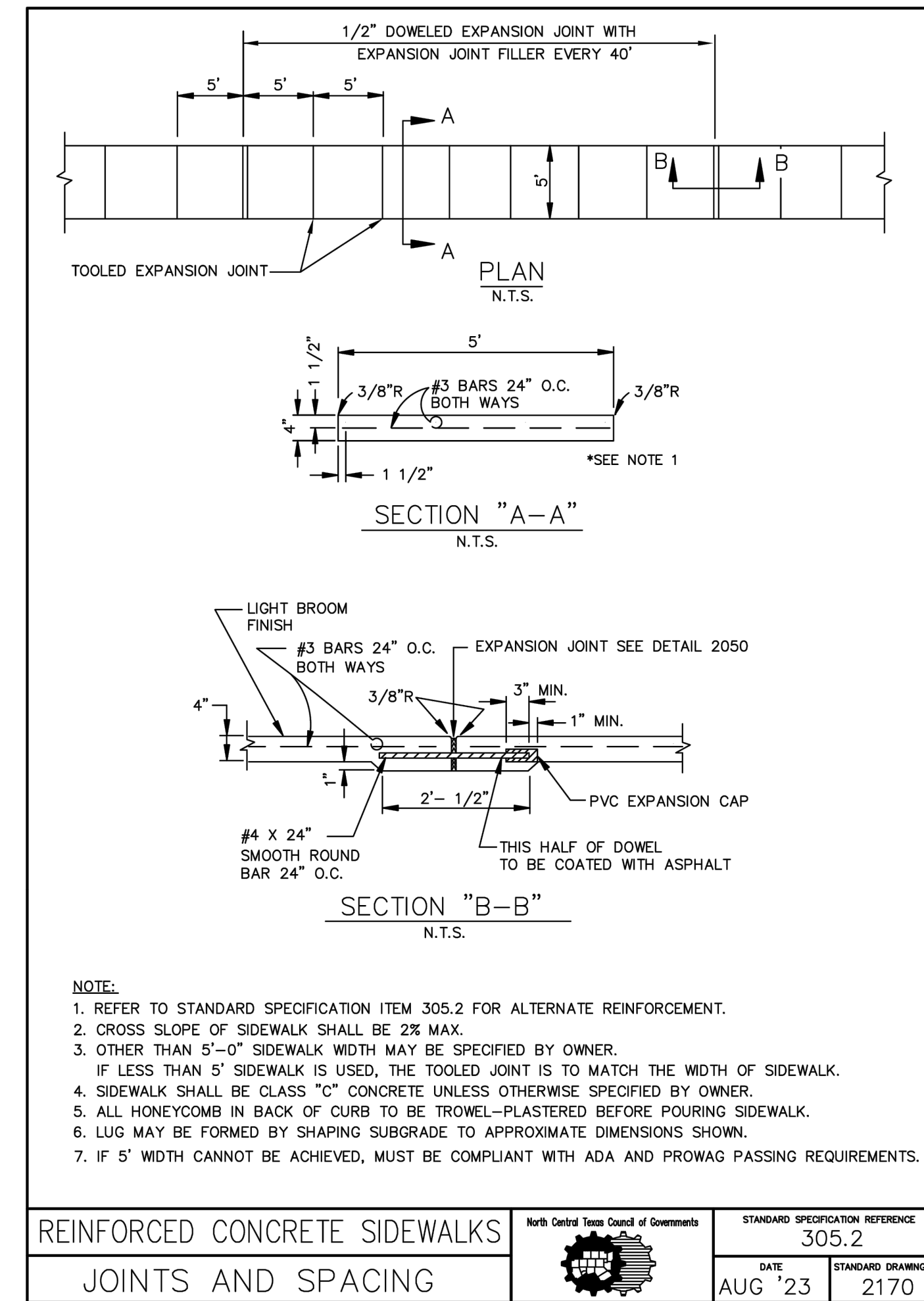
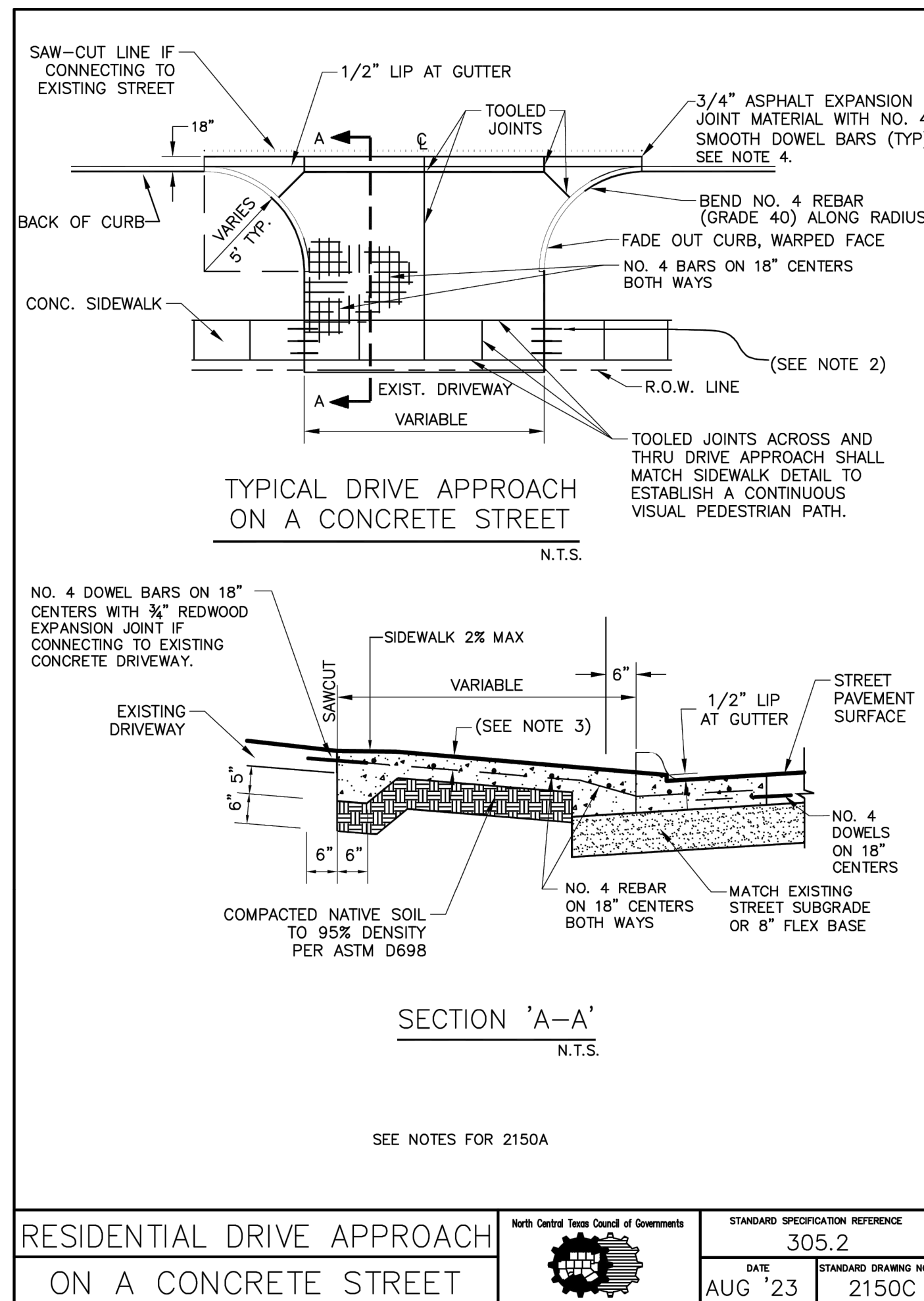
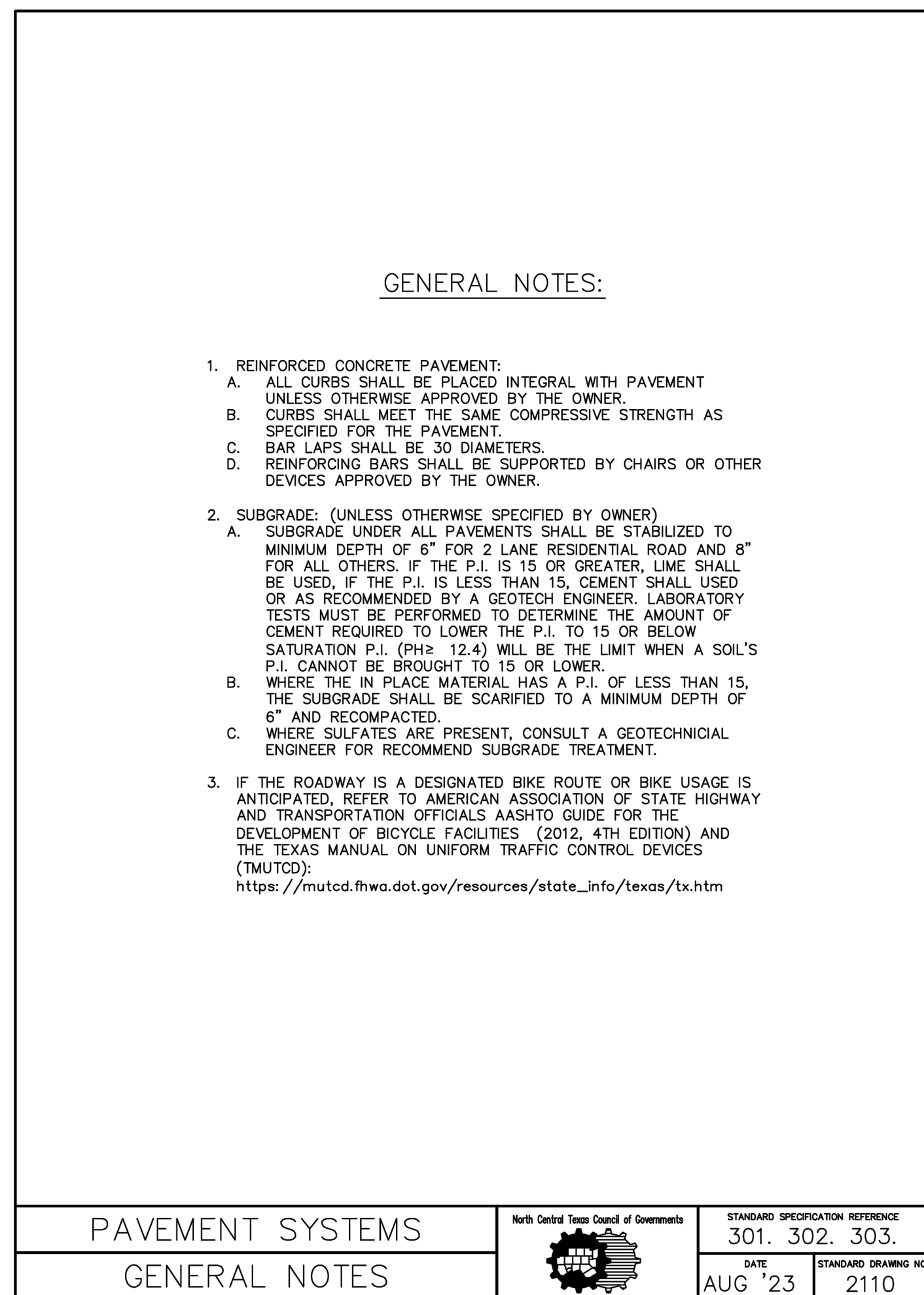
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Project No: 230304

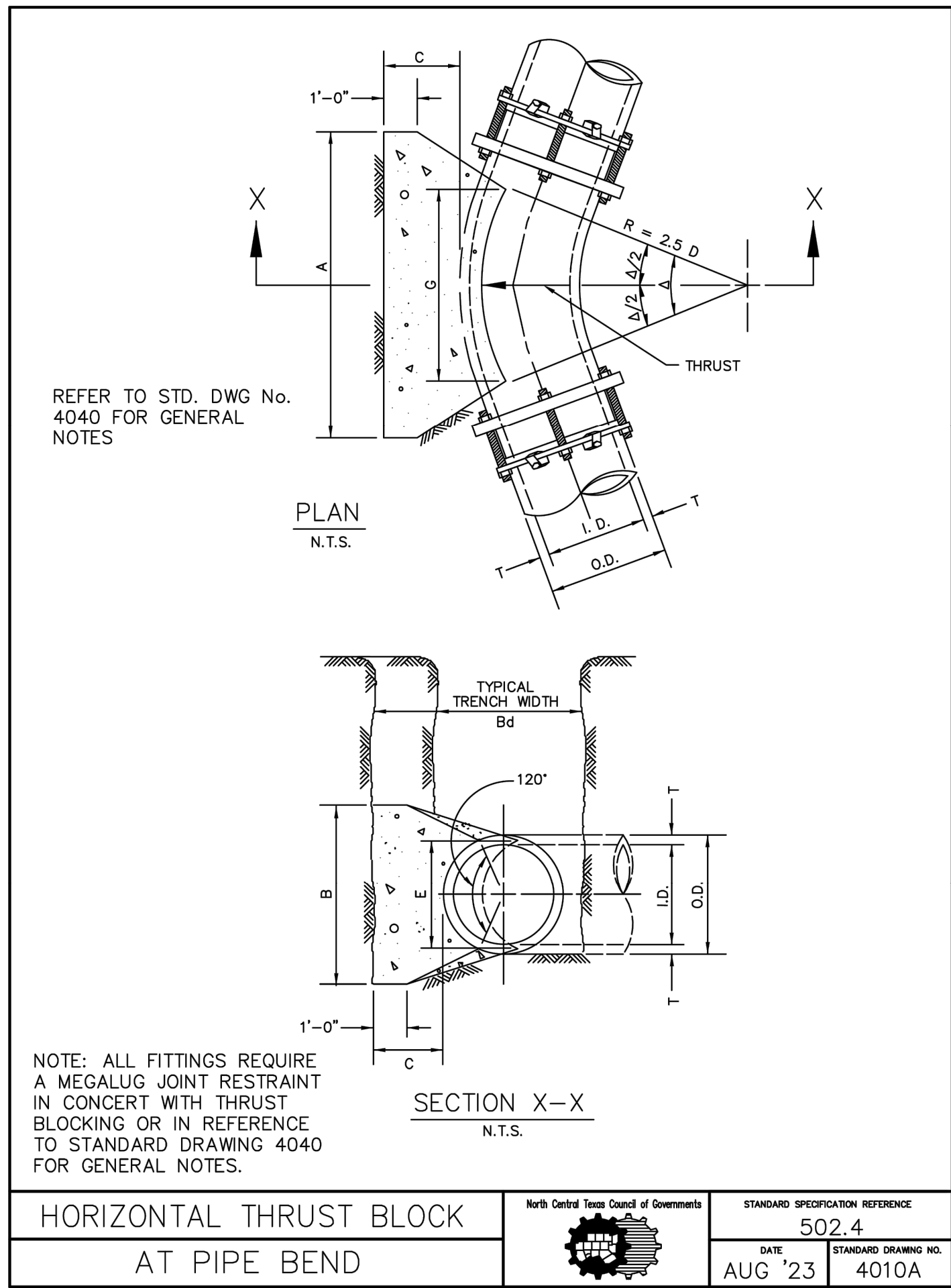
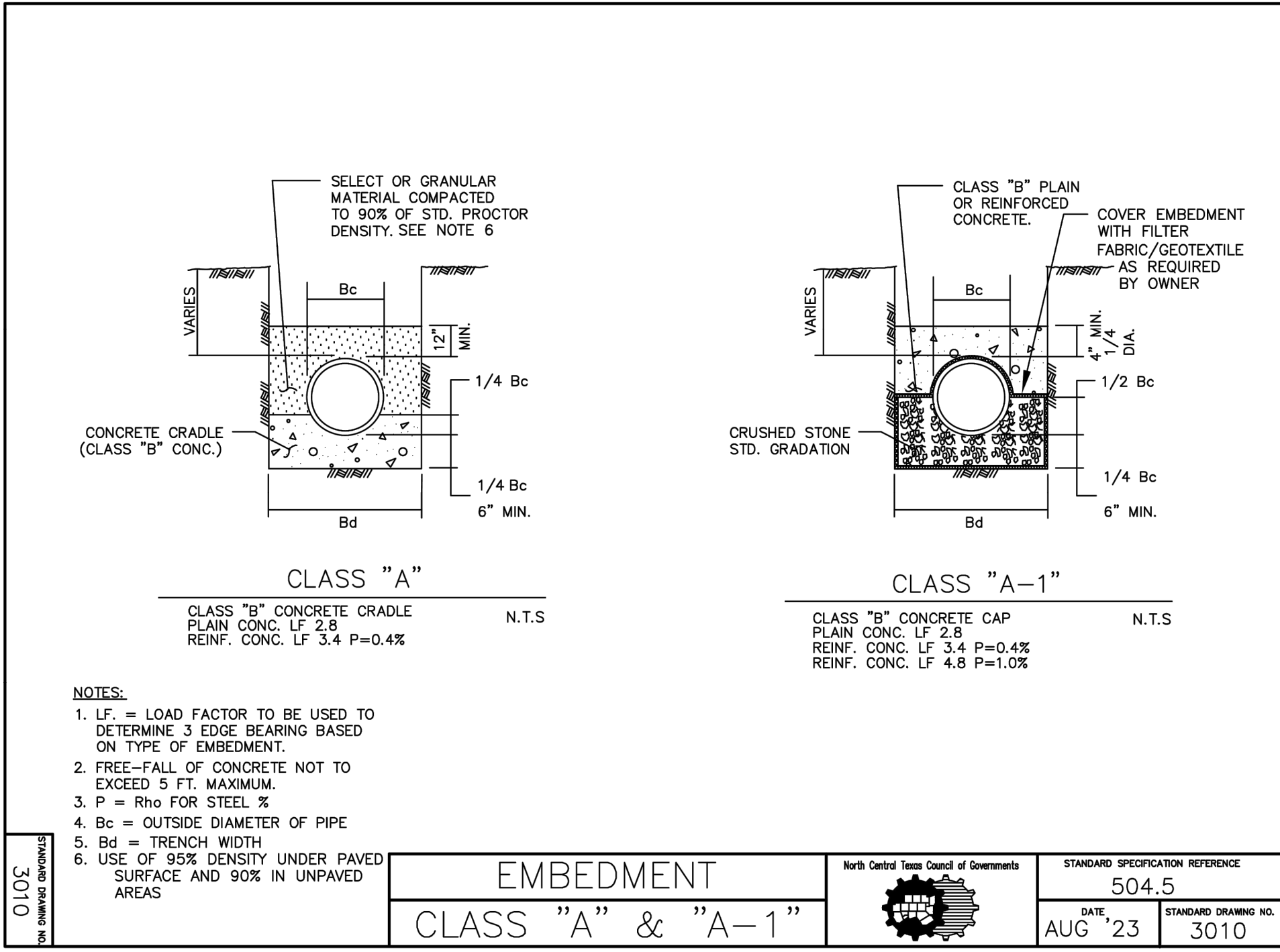
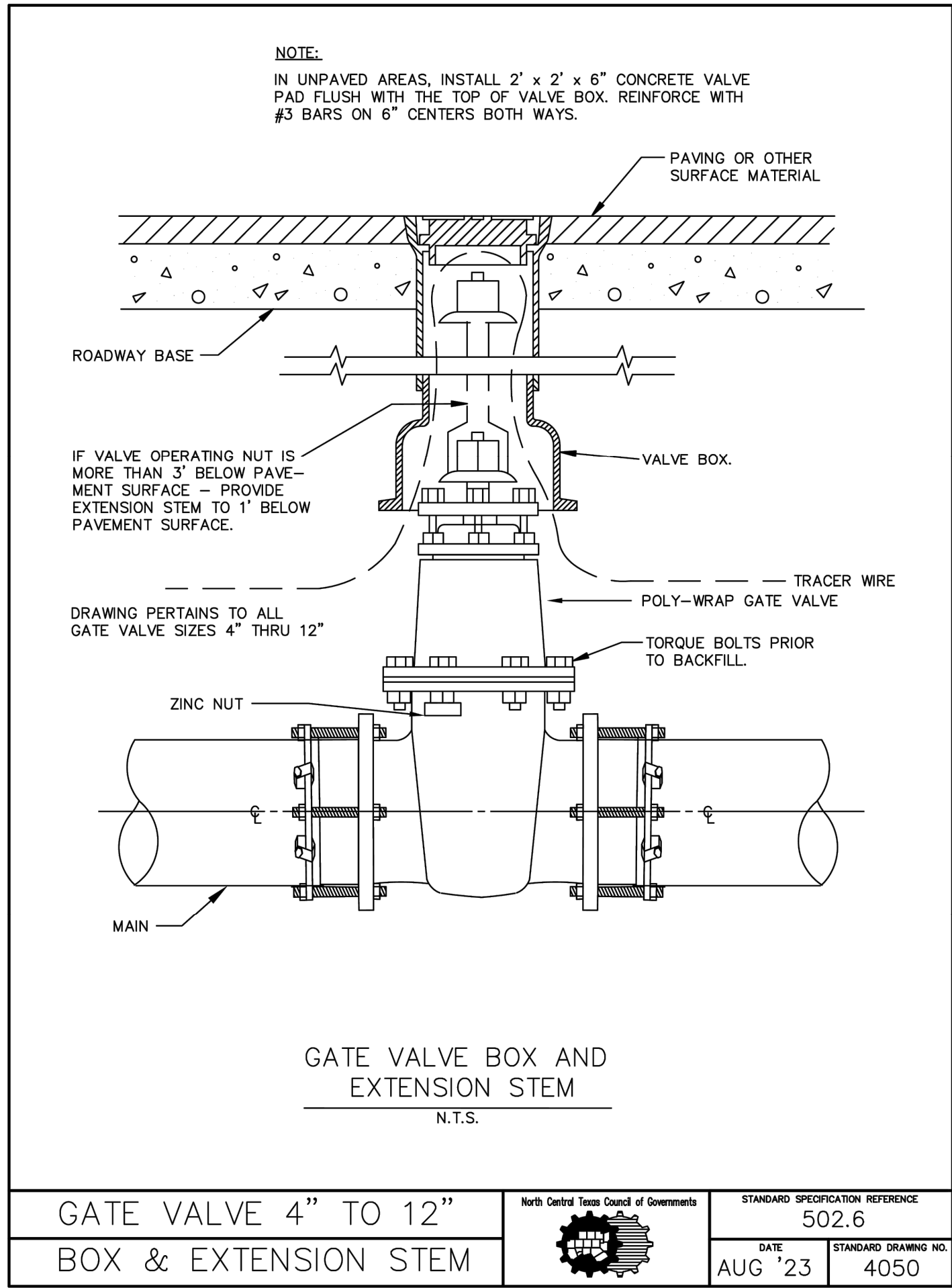
Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

EROSION CONTROL
PLAN

C6.0





TABLES OF DIMENSIONS AND QUANTITIES											
Δ = 11.25'						Δ = 22.50'					
I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH			I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH		
			A (FT.)	B (FT.)	VOL. (C.Y.)				A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1
10,12	0.6	2.2	1.5	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3
16,18	0.8	5.0	2.0	2.5	0.3	16,18	1.6	9.9	3.0	3.5	0.6
20	0.9	6.2	2.0	3.5	0.4	20	1.8	12.3	3.5	3.5	0.7
24	1.1	8.9	3.0	3.5	0.5	24	2.2	17.7	4.0	4.5	1.0
30	1.4	10.4	3.0	3.5	0.6	30	2.7	20.7	5.0	4.5	1.5
36	1.7	15.0	3.5	4.5	0.9	36	3.3	29.8	5.5	5.5	2.3
42	1.9	20.4	4.5	5.0	1.5	42	3.8	40.5	7.0	6.0	3.9
48	2.2	26.6	4.5	6.0	2.0	48	4.4	52.9	8.0	7.0	5.7
54	2.5	33.7	6.0	6.0	3.0	54	4.9	67.0	9.0	8.0	8.0
60	2.7	41.6	6.0	7.0	3.8	60	5.5	82.7	9.5	9.0	10.6
66	3.0	50.3	6.5	8.0	5.1	66	6.0	100.1	10.5	10.0	14.1
72	3.3	59.9	7.5	8.0	6.3	72	6.6	119.1	11.0	11.0	17.6
78	3.6	70.2	8.0	9.0	8.1	78	7.1	139.8	12.0	12.0	22.5
84	3.8	81.5	8.5	10.0	10.3	84	7.6	162.1	13.0	12.5	27.2
90	4.1	93.5	9.5	10.0	12.2	90	8.2	186.1	14.0	13.5	33.7
96	4.4	106.4	10.0	11.0	15.0	96	8.7	211.7	15.0	14.5	41.2

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4
		DATE AUG '23
		STANDARD DRAWING NO. 4010B

TABLE OF DIMENSIONS AND QUANTITIES											
Δ = 30'						Δ = 45'					
I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH			I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH		
			A (FT.)	B (FT.)	VOL. (C.Y.)				A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	4,6,8	1.5	3.9	2.0	2.0	0.2
10,12	1.5	5.9	2.5	2.5	0.3	10,12	2.2	8.7	3.5	2.5	0.5
16,18	2.2	13.2	3.5	4.0	0.8	16,18	3.2	19.5	4.5	4.5	1.2
20	2.4	16.3	4.5	4.0	1.0	20	3.6	24.1	5.5	4.5	1.5
24	2.9	23.4	6.0	4.0	1.4	24	4.3	34.6	8.0	4.5	2.3
30	3.6	27.5	6.5	5.0	1.9	30	5.4	40.6	8.5	5.0	3.2
36	4.4	39.5	7.0	6.0	3.4	36	6.5	58.5	10.0	6.0	5.3
42	5.1	53.8	8.0	7.0	5.1	42	7.5	79.6	11.5	7.0	8.1
48	5.8	70.3	9.0	8.0	7.4	48	8.6	104.0	13.0	8.0	11.9
54	6.5	89.0	10.0	9.0	10.3	54	9.7	131.5	15.0	9.0	17.1
60	7.3	110.0	11.0	10.0	13.9	60	10.7	162.4	16.5	10.0	23.1
66	8.0	132.9	12.5	11.0	18.9	66	11.8	196.5	18.0	11.0	30.1
72	8.7	158.2	13.5	12.0	24.0	72	12.9	233.9	19.5	12.0	38.6
78	9.4	185.6	14.5	13.0	30.0	78	13.9	274.5	21.5	13.0	49.8
84	10.1	215.3	15.5	14.0	37.1	84	15.0	318.4	23.0	14.0	61.2
90	10.9	247.1	16.5	15.0	45.0	90	16.1	365.5	24.5	15.0	74.5
96	11.6	281.2	18.0	16.0	55.5	96	17.1	415.6	26.0	16.0	89.5

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4
		DATE AUG '23
		STANDARD DRAWING NO. 4010C

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

Drawn By: KS
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Designed By: KS

Issue Record
Description Date

DETAILS

C7.1

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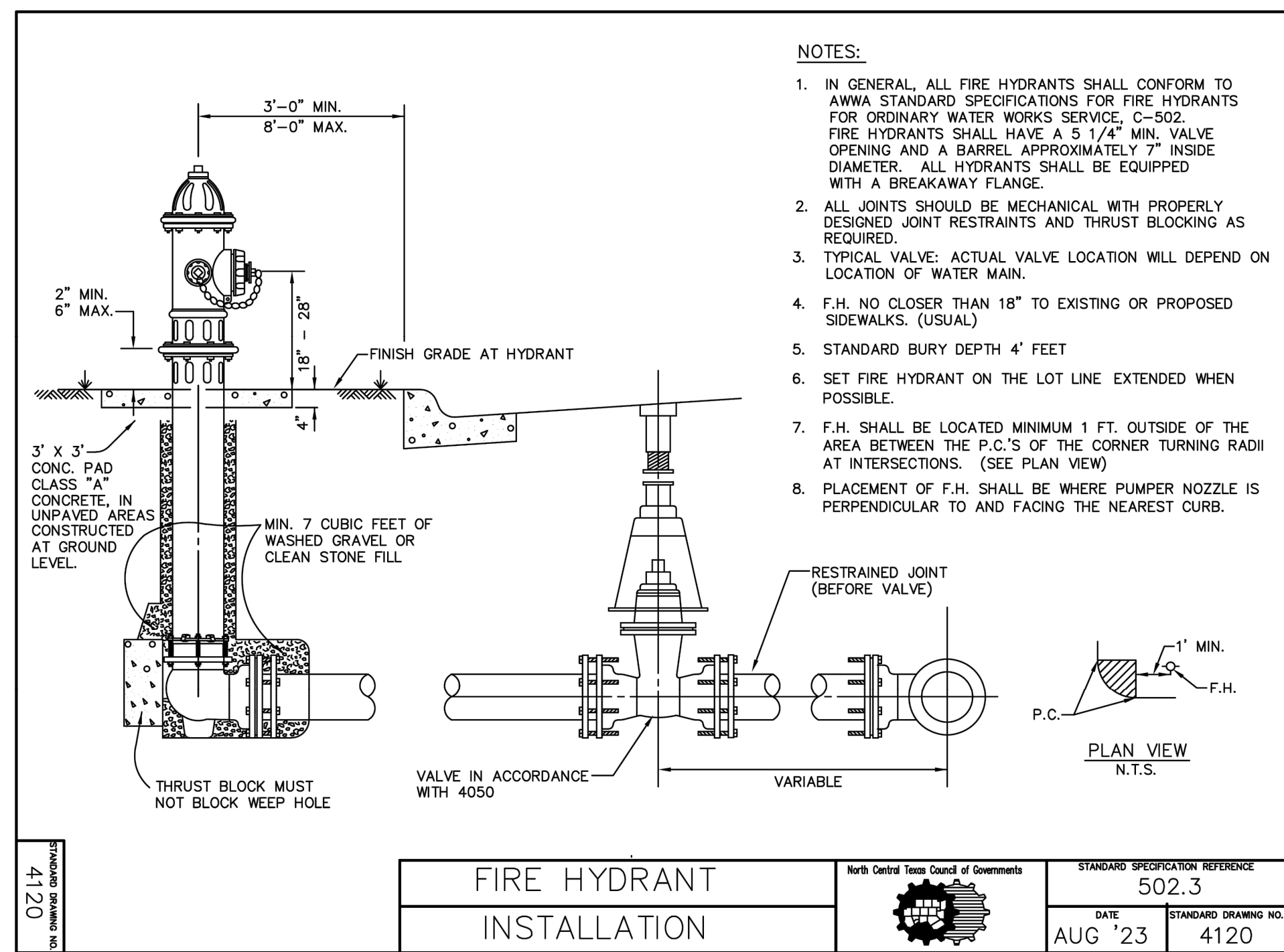
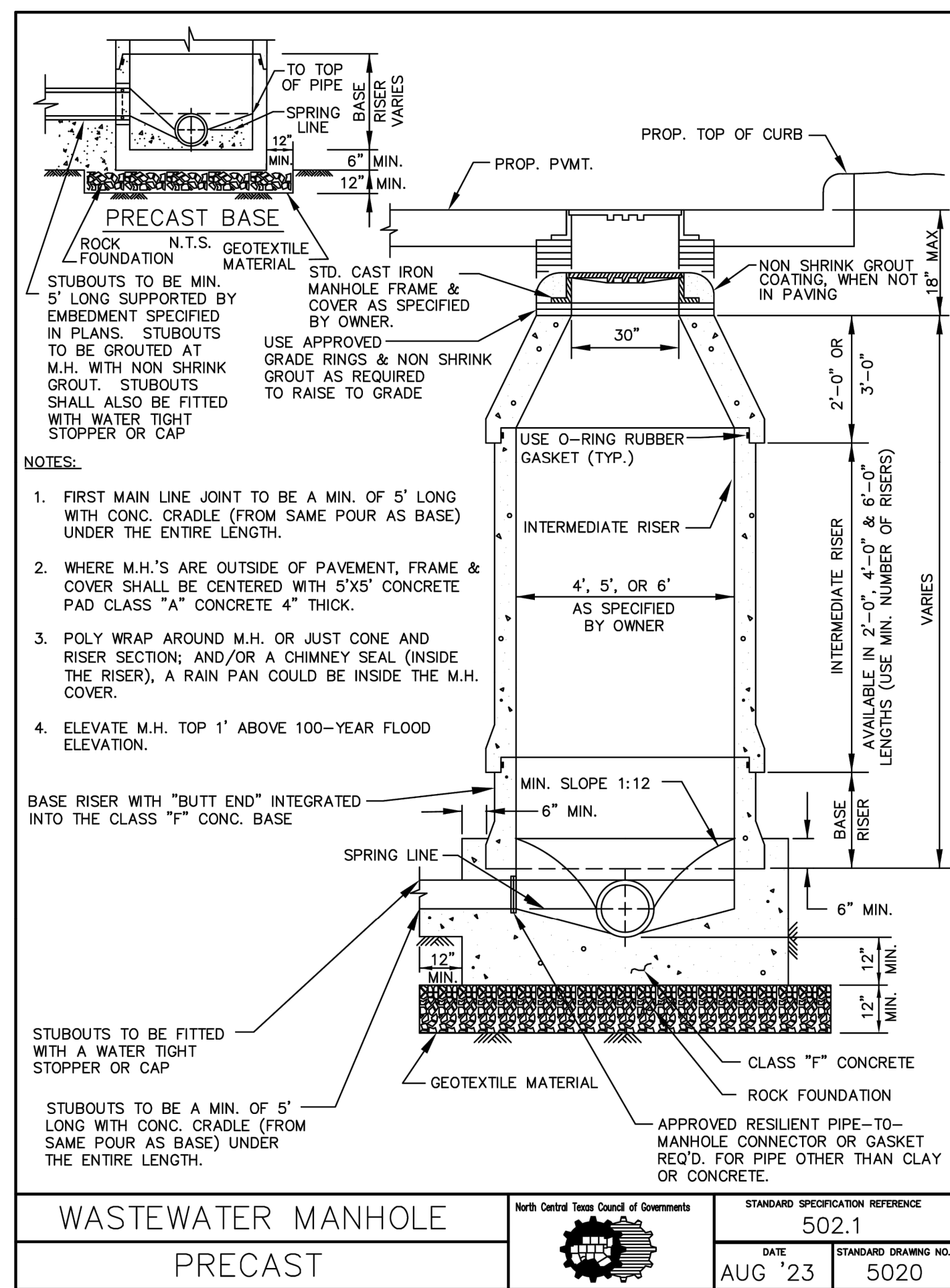
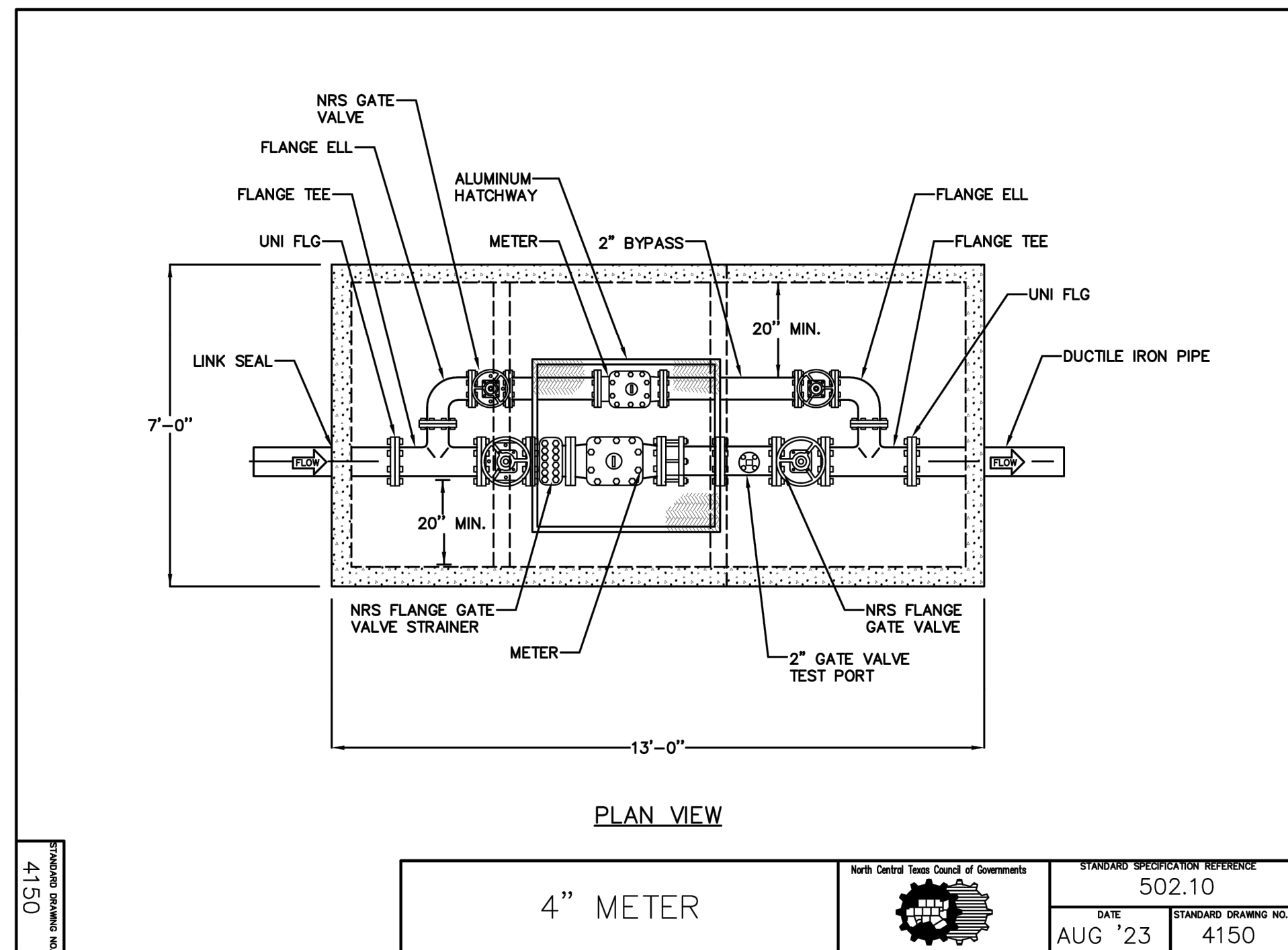
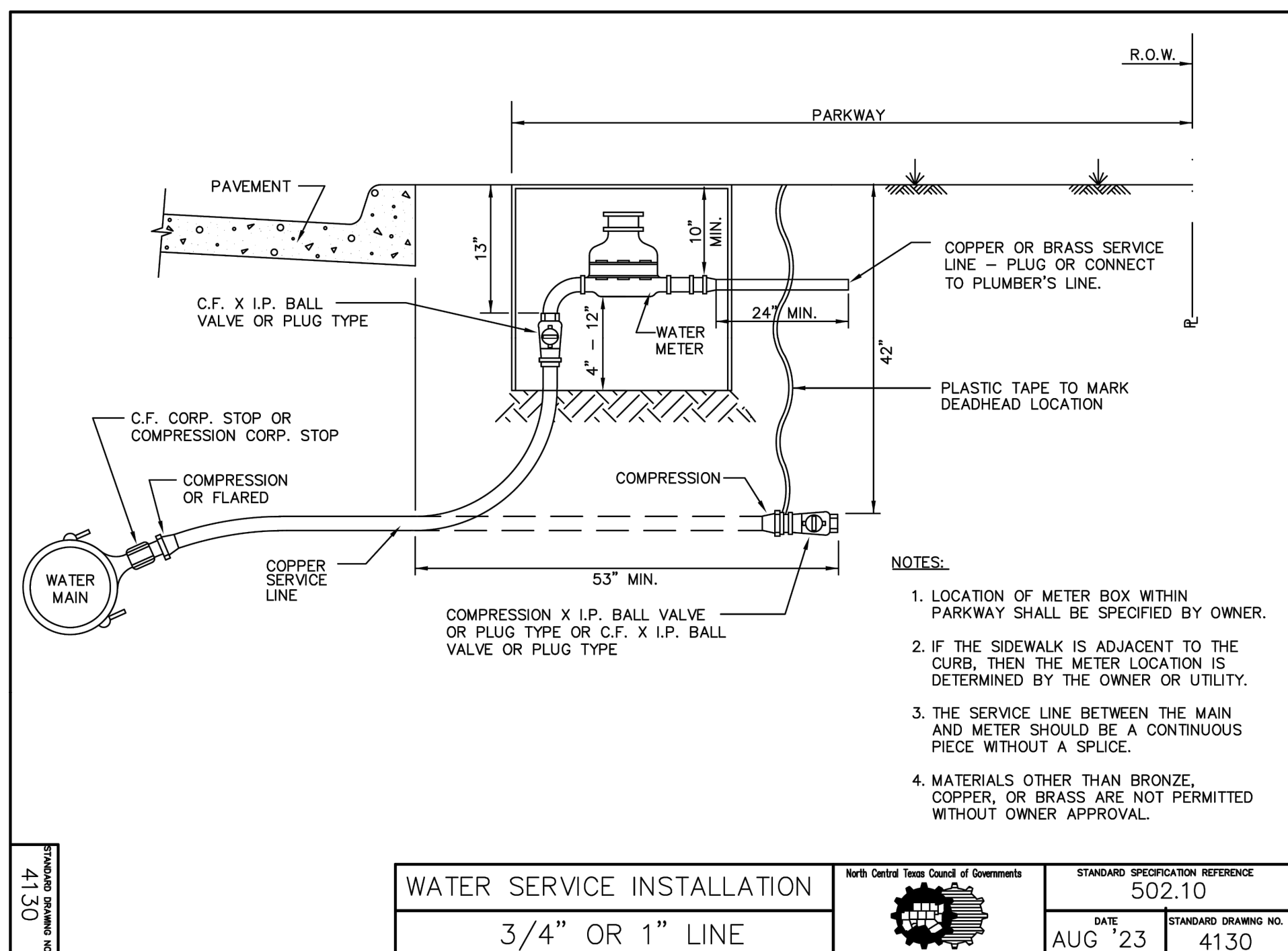
Drawn By:	KS
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Issue Record		
#	Description	Date

[illegible]

DETAILS

C7.3



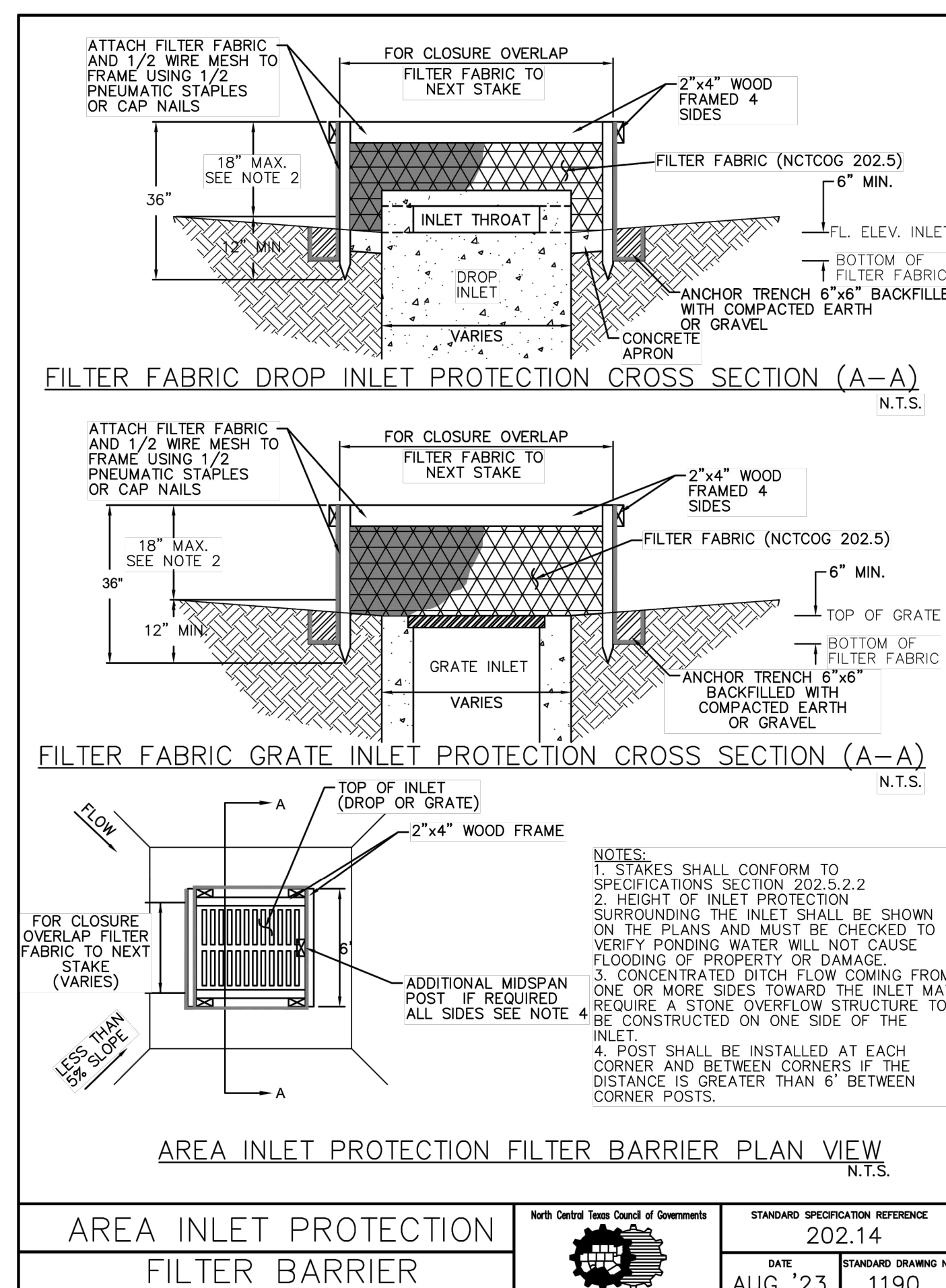
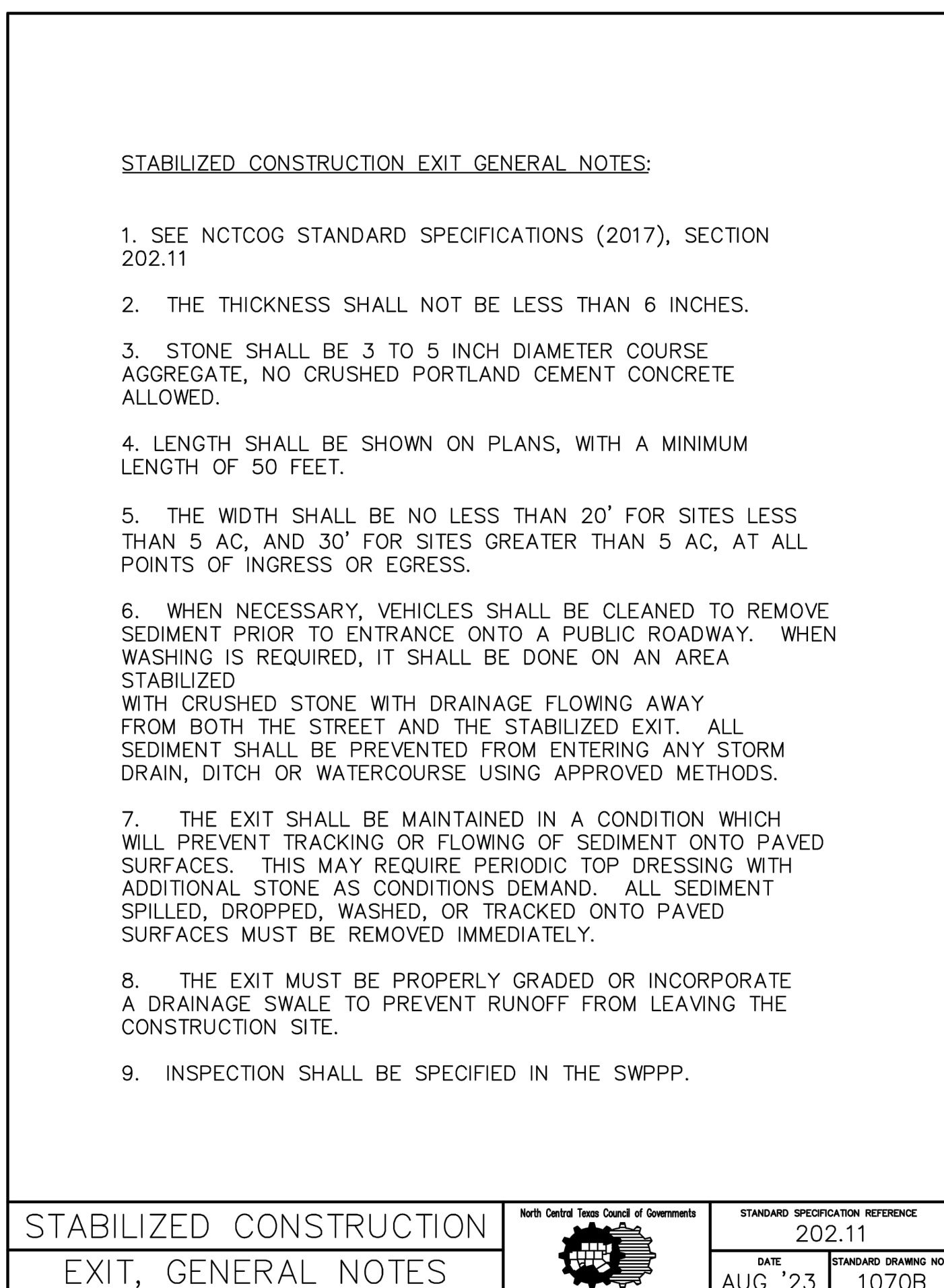
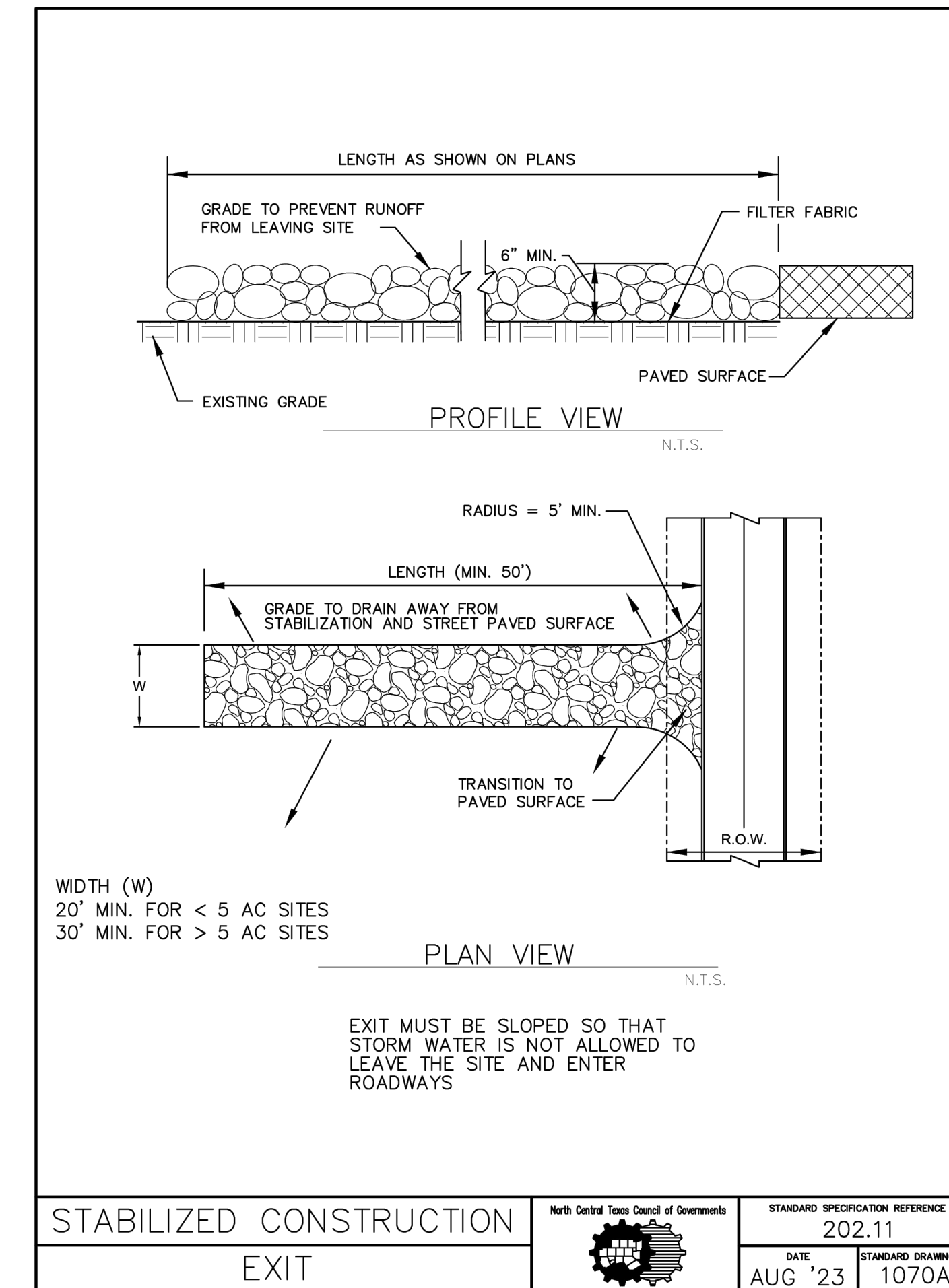
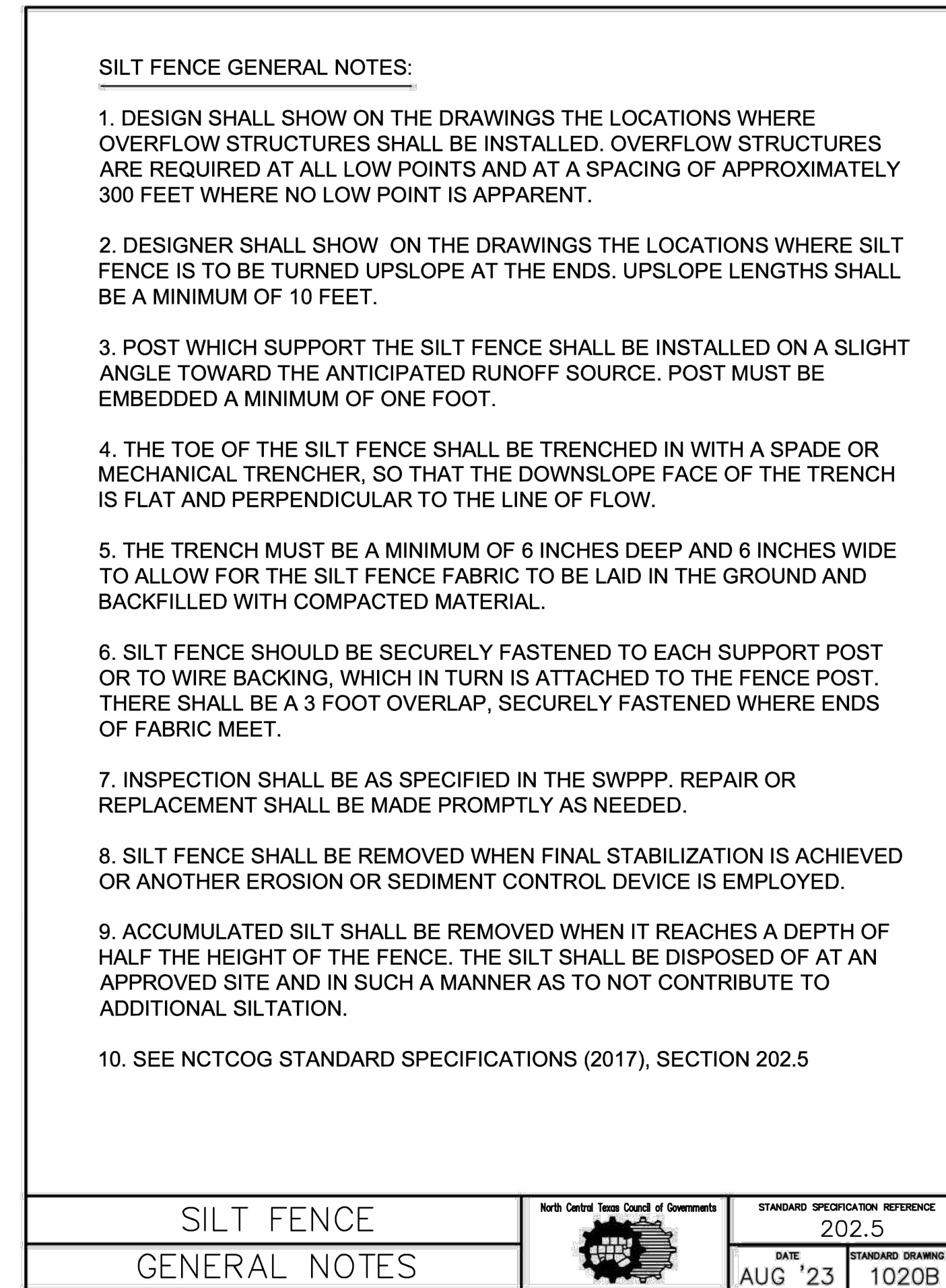
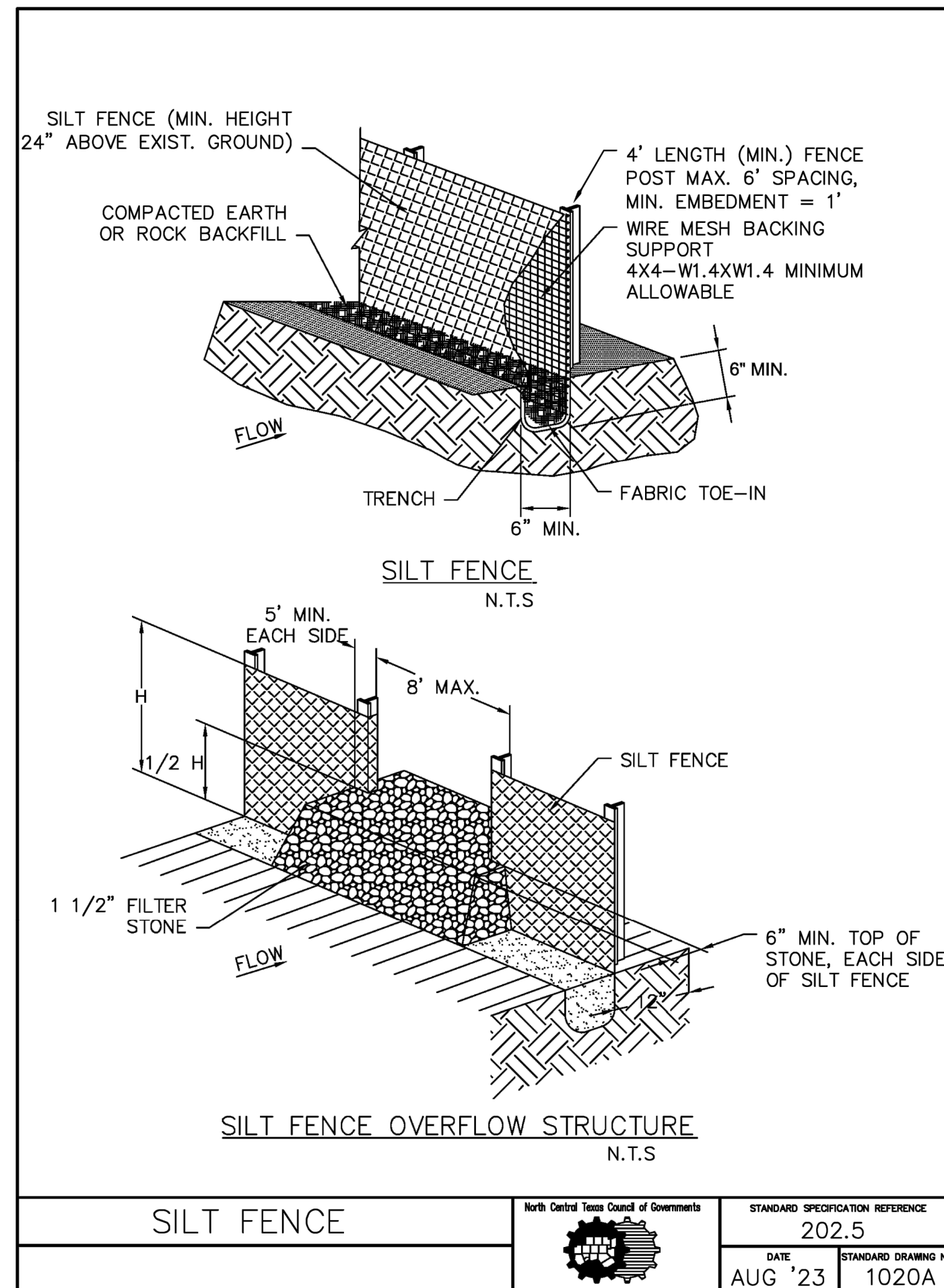
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CITY OF AUBREY
DENTON COUNTY, TEXAS

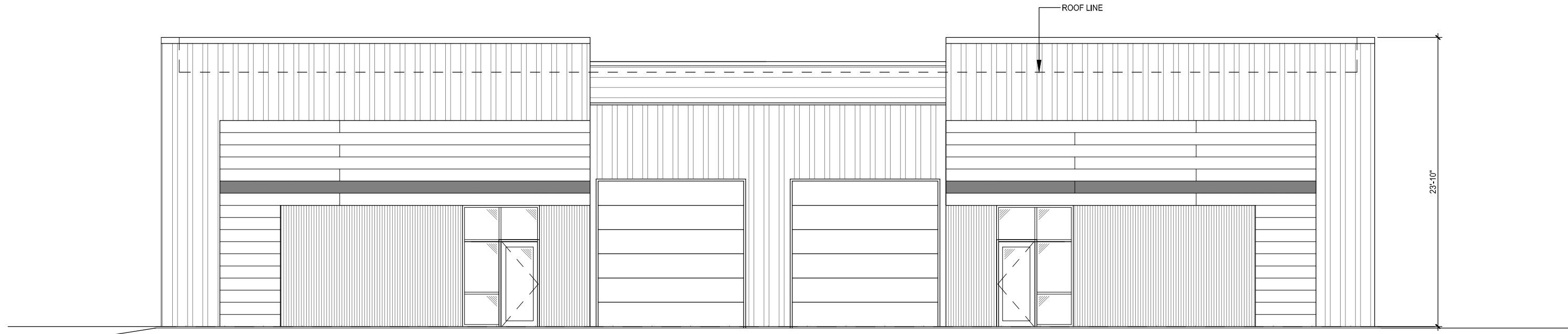
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DETAILS

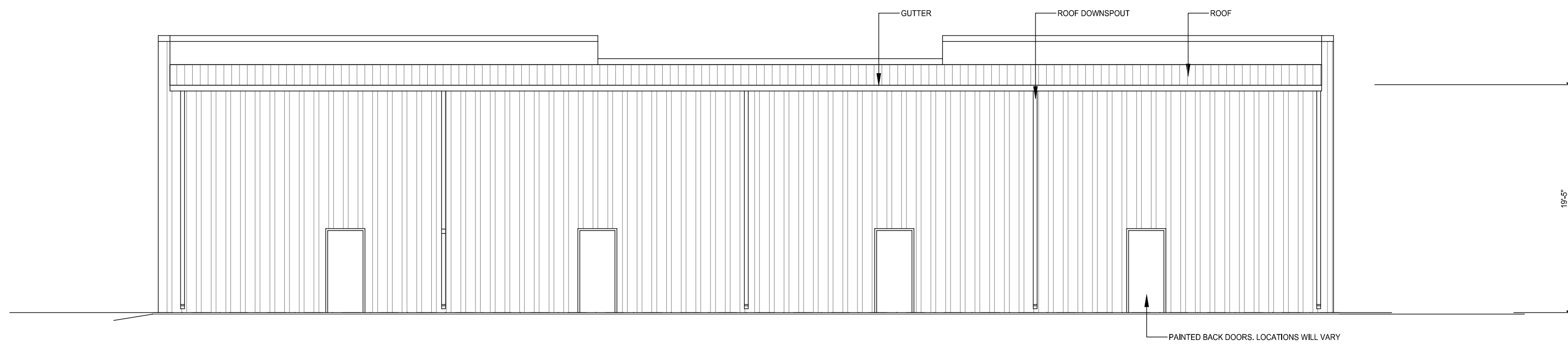
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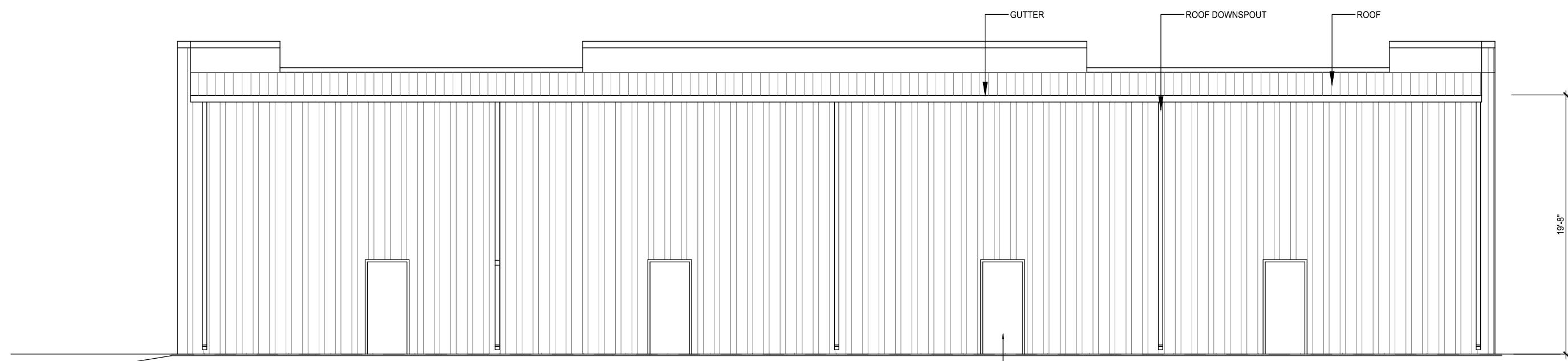
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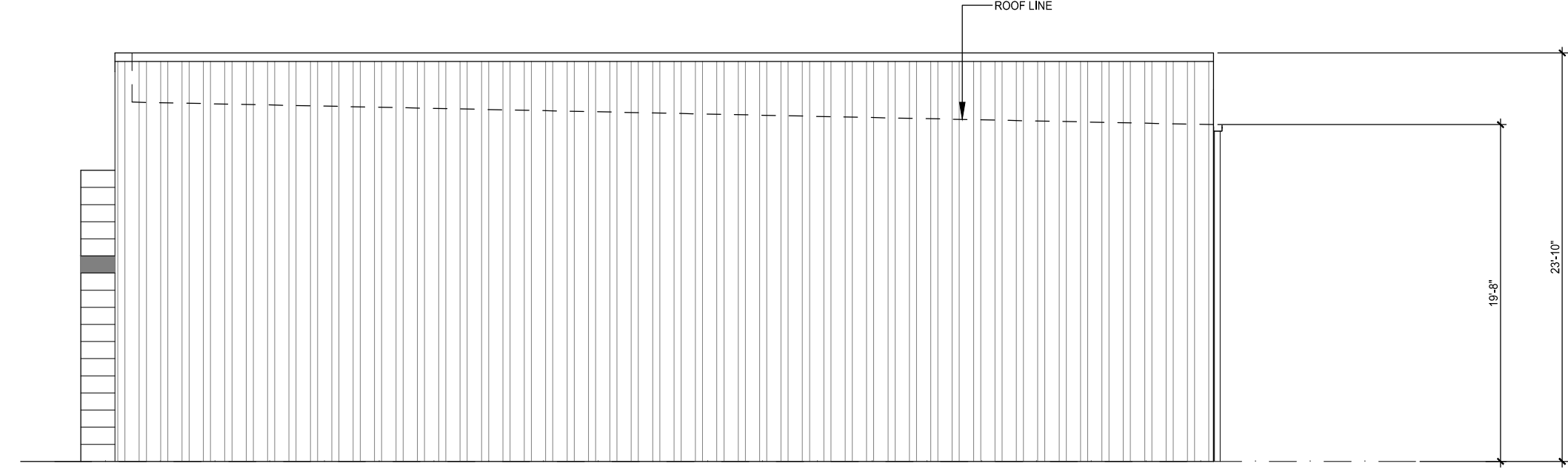
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FAC-1 SCALE:1/8" = 1'-0"



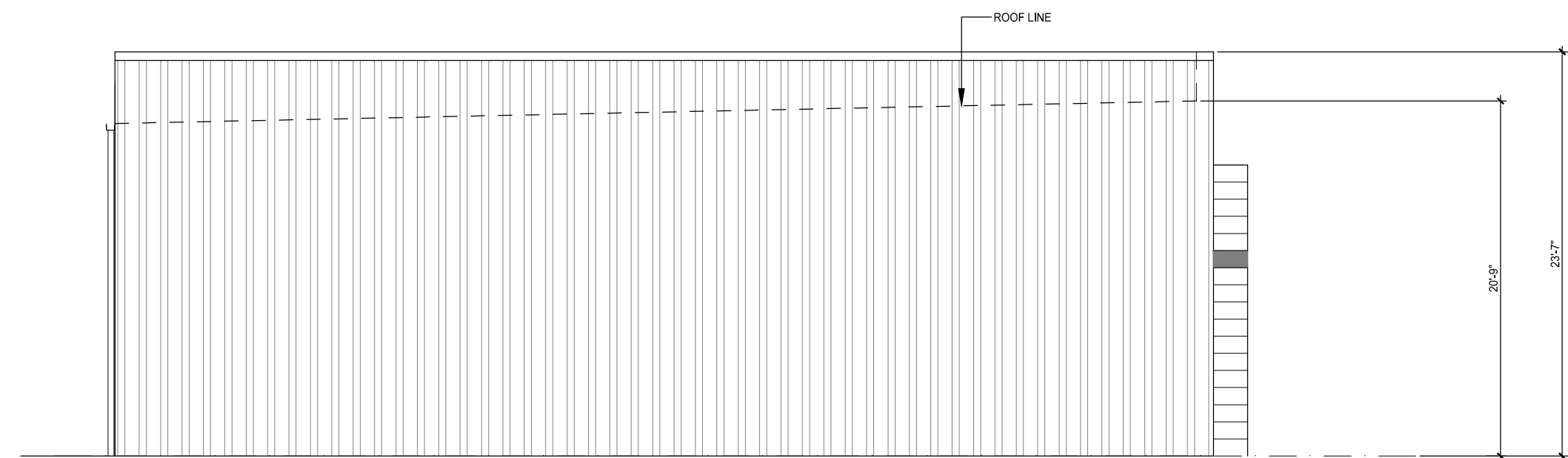
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FAC-1 SCALE:1/8" = 1'-0"



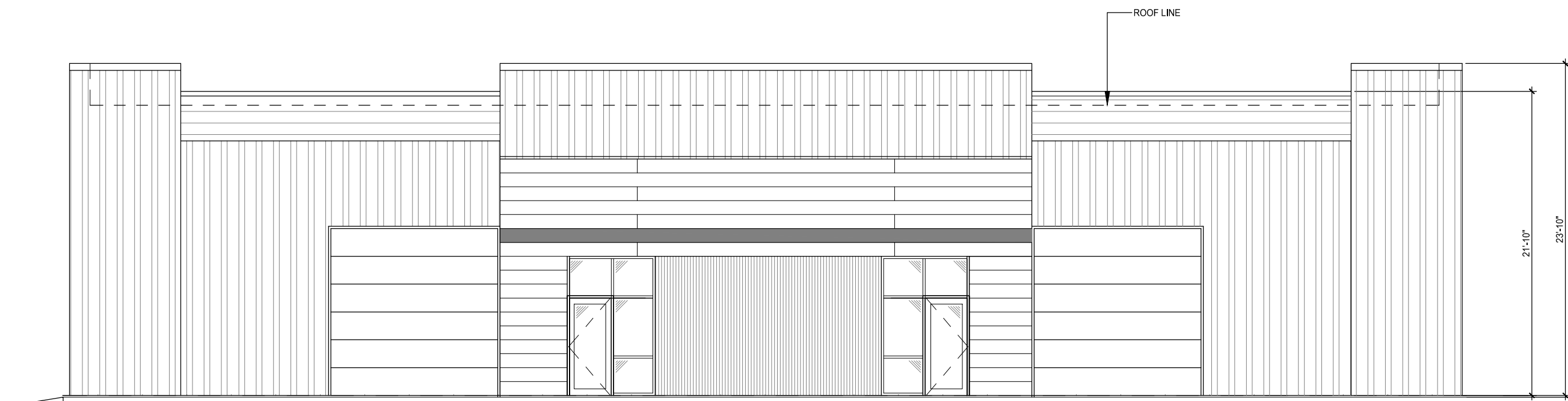
2 BUILDING TYPE #1 AND #2 (BACK) BUILDING ELEVATION
FAC-1 SCALE:1/8" = 1'-0"



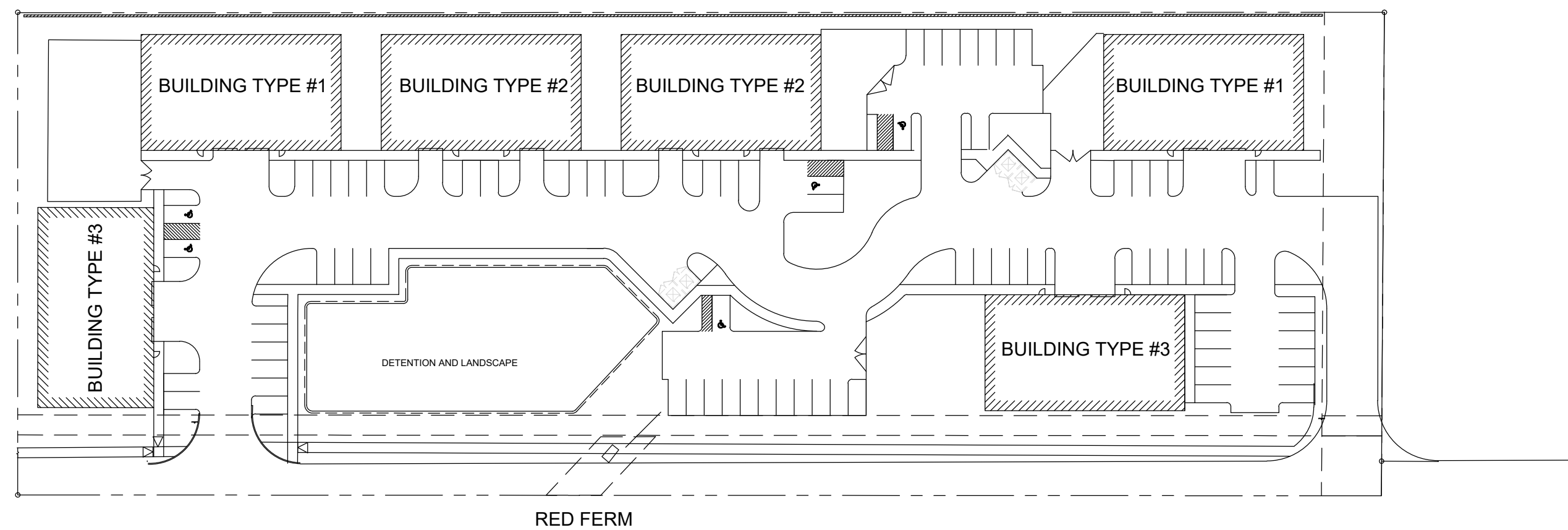
3 RIGHT SIDE #1 AND #2 ELEVATION
FAC-1 SCALE:1/8" = 1'-0"



4 LEFT SIDE #1 AND #2 ELEVATION
FAC-1 SCALE:1/8" = 1'-0"



5 BUILDING TYPE #2 (FRONT) BUILDING ELEVATION
FAC-1 SCALE:1/8" = 1'-0"



5 BUILDING TYPE SITE PLAN
FAC-1 SCALE: NONE

MATERIAL LEGEND

- WIDE RIB METAL SIDING
- MODULAR METAL SIDING, WOOD PATTERN WITH SINGLE GREEN BAND
- THIN RIB METAL SIDING
- HORI. METAL SIDING
- CONCRETE MASONRY UNITS SPLIT FACE (CMU) (VENEER)

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ISSUED - 02/17/2025
LICENSE EXP. - 08/31/2025

FACADE PLAN
RED FERM ROAD
AUBREY, TX

Issued Date: 02/17/2025
Project No: 230304

Drawn By: R.KING, AIA
Checked By:
Designed By:

Issue Record		
#	Description	Date
1	REVIEW	10/28/2024
2	REVIEW	11/05/2024

FAC-1.1

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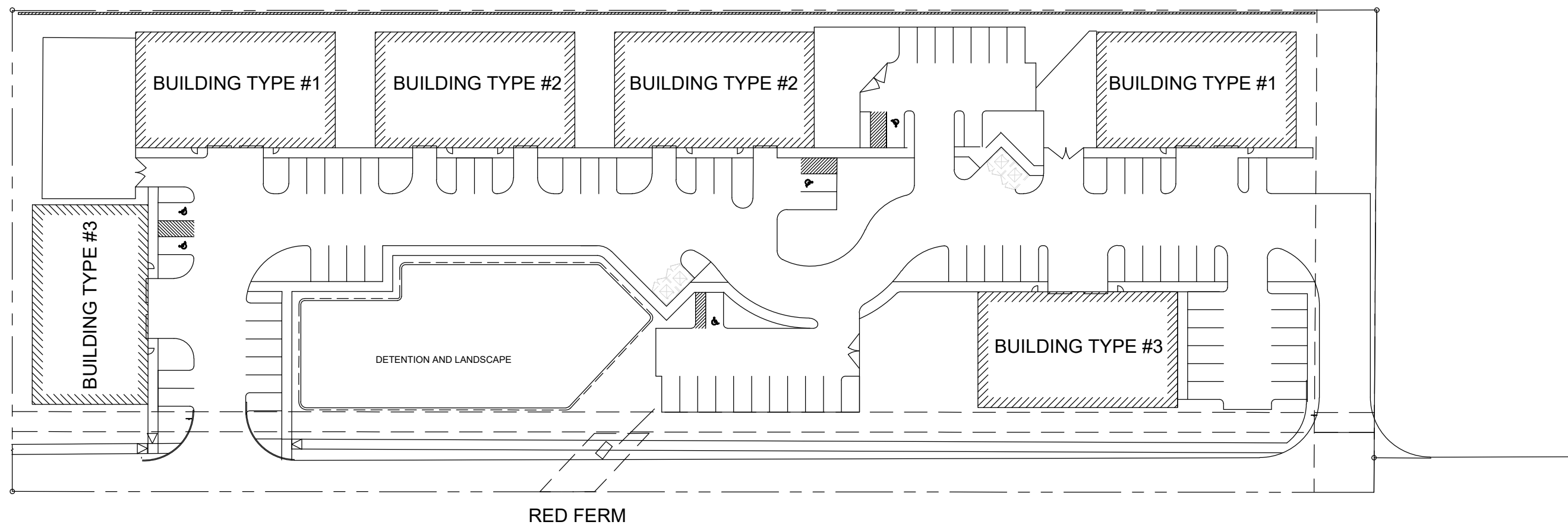
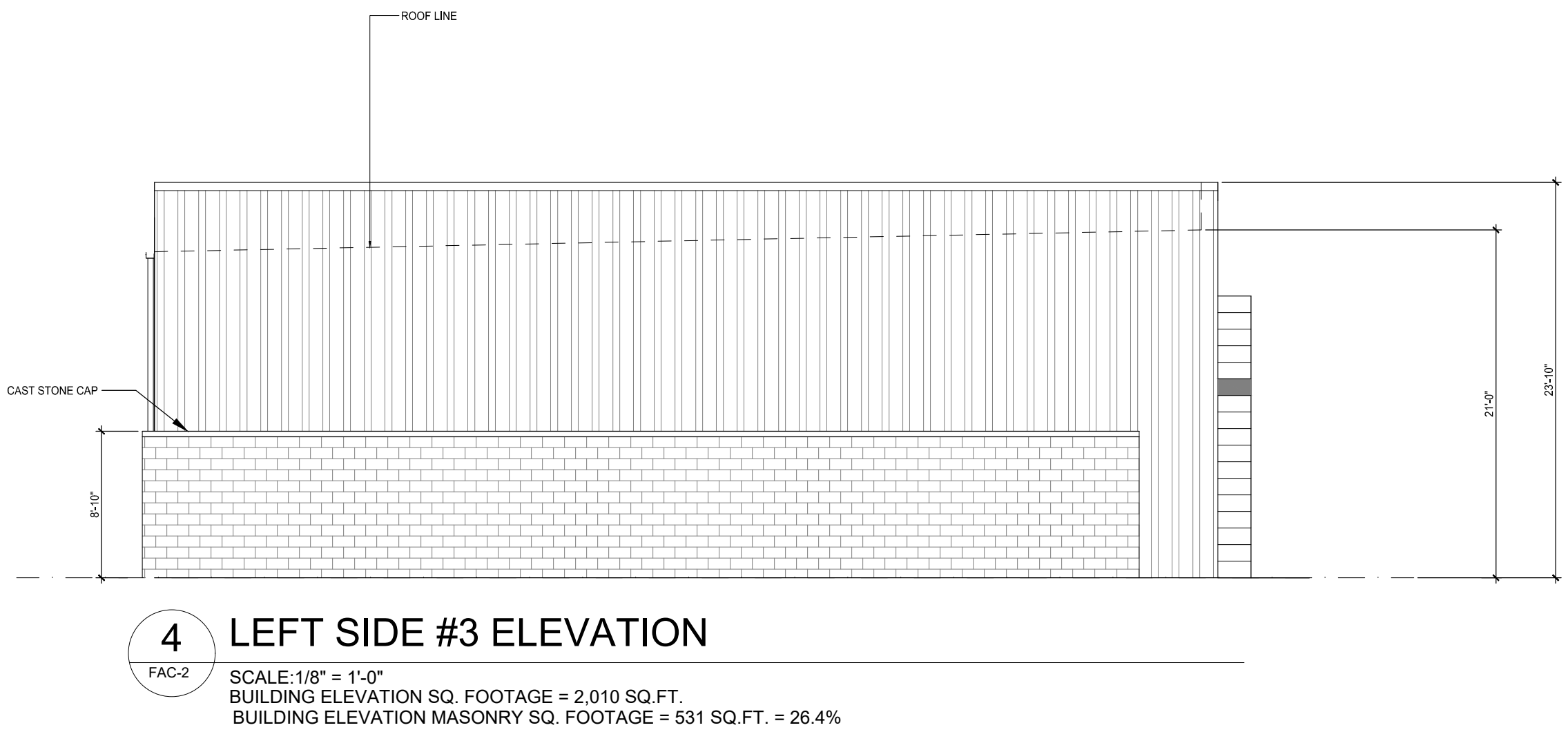
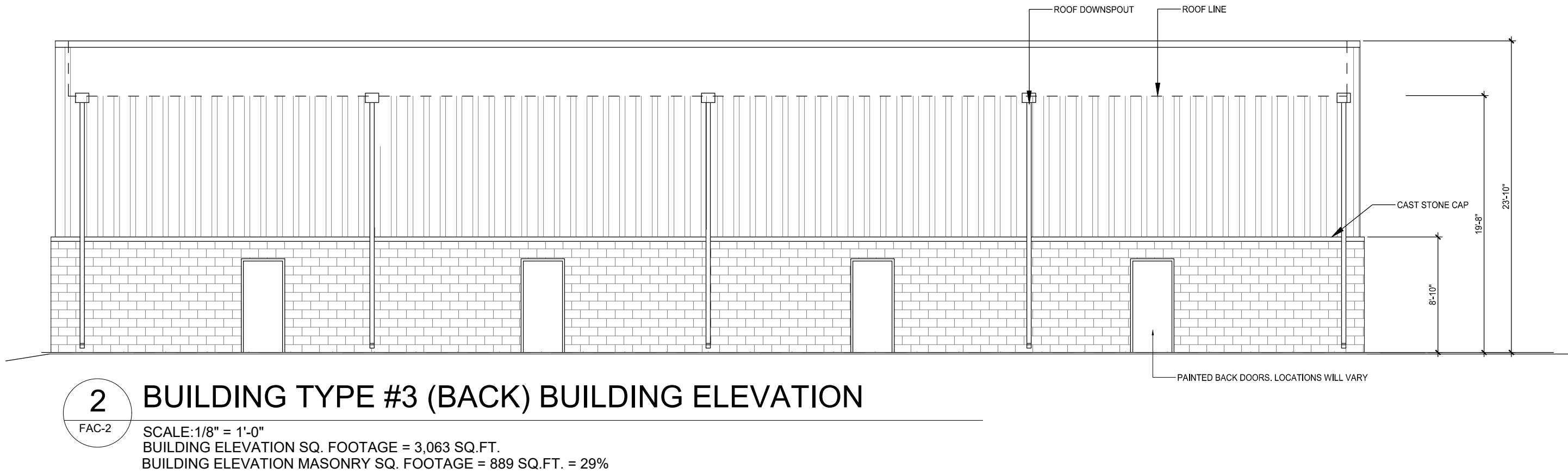
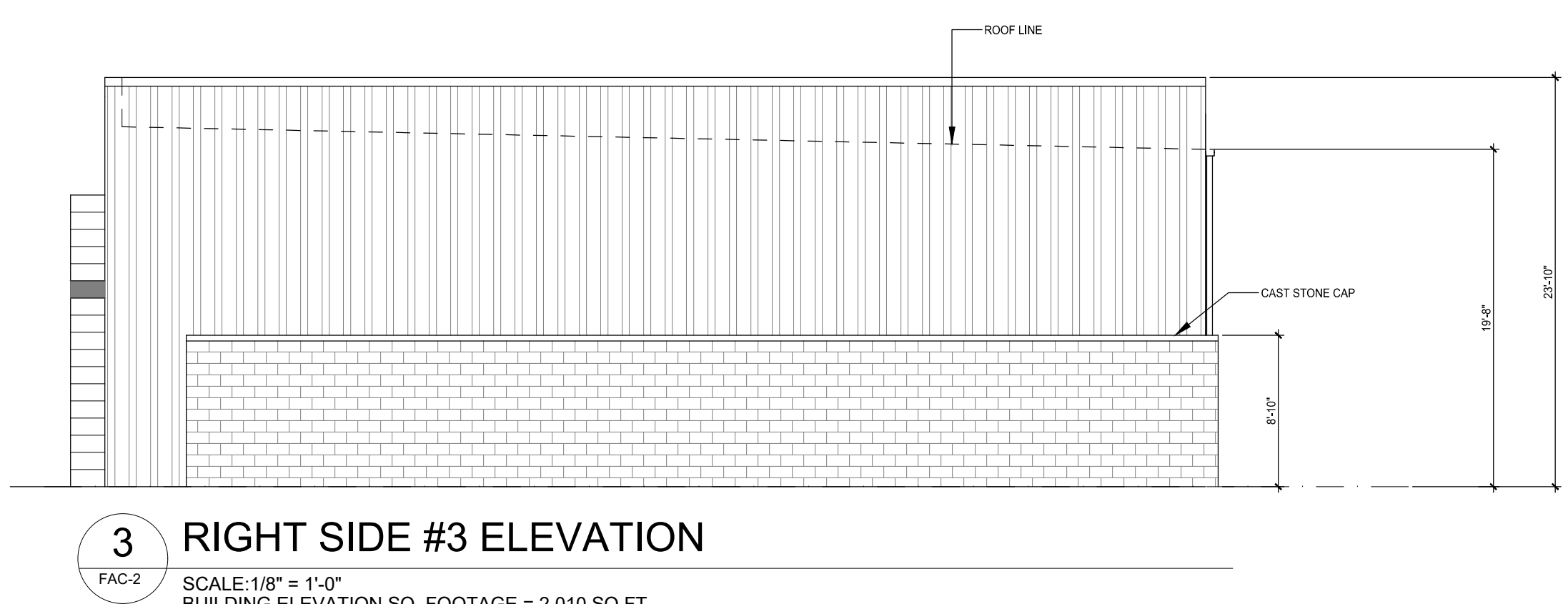
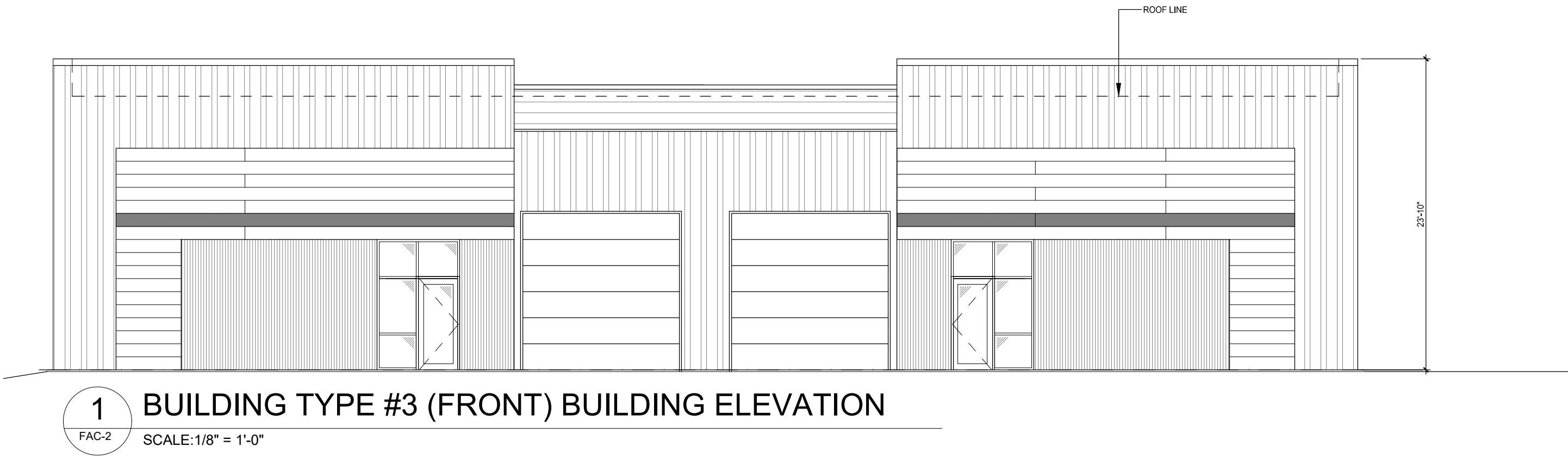
FACADE PLAN
RED FERM ROAD
AUBREY, TX

Issued Date: 02/17/2025
Project No: 230304

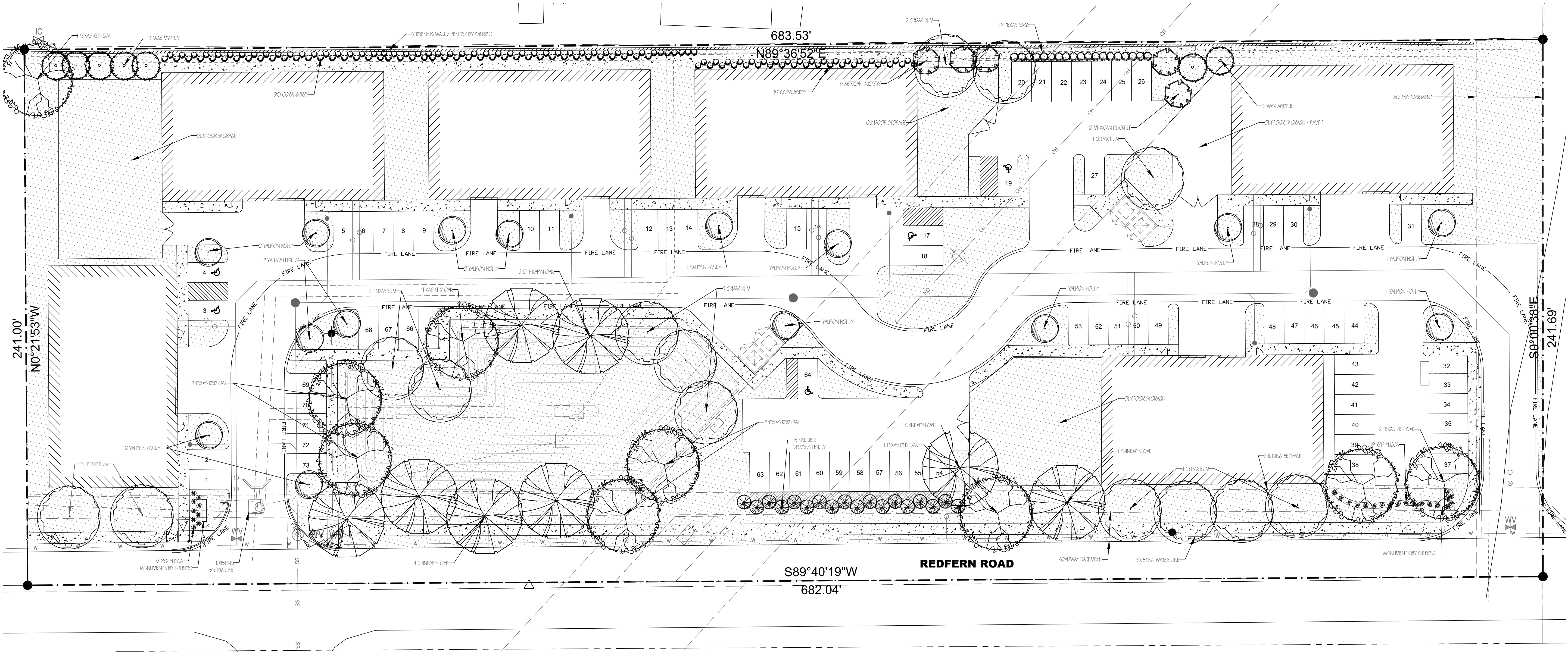
Drawn By: R.KING, AIA
Checked By:
Designed By:

Issue Record		
#	Description	Date
1	REVIEW	10/28/2024
2	REVIEW	11/05/2024

FAC-2.1



MATERIAL LEGEND	
	WIDE RIB METAL SIDING
	MODULAR METAL SIDING, WOOD PATTERN WITH SINGLE GREEN BAND
	THIN RIB METAL SIDING
	HORI. METAL SIDING
	CONCRETE MASONRY UNITS SPLIT FACE (CMU) (VENEER)



Common Name	Botanical Name	Texas Native	Size	Qty	Remarks
Cedar Elm	<i>Ulmus crassifolia</i>	Tree	Yes 14	3" cal min	
Chinkapin Oak	<i>Quercus muhlenbergii</i>	Tree	Yes 65 gal	8	3" cal min
Coralberry	<i>Symphoricarpos orbiculatus</i>	Shrub	Yes 3 gal	127	Min 15" height at planting
Mexican Buckeye	<i>Ungnadia speciosa</i>	Small tree	Yes 10 gal	5	4' tall at planting
Nellie R Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>	Shrub	No 7 gal	18	3' 6" tall at planting
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub-like	Yes 3 gal	28	15" height at planting
Texas Red Oak	<i>Quercus texana</i>	Tree	Yes 65 gal	9	3" cal min
Texas Sage, Compact	<i>Leucophyllum frutescens 'Compactum'</i>	Shrub	Yes 5 gal	19	15" height at planting
Wax Myrtle	<i>Myrica cerifera</i>	Small tree	Yes 15 gal	7	1-3 trunk /6" tall at planting
Yaupon Holly	<i>Ilex vomitoria</i>	Small tree	Yes 15 gal	15	1-3 trunk /6" tall at planting
Decomposed Granite	Brown color- 5.5" compacted to 4" depth		sf	600	
Bermuda grass sod	Tuff #19		sf	55,145	
Metal Edging	14 ga. green metal 4" size edging with stakes		lin ft	522	

	DECOMPOSED GRANITE
	OVERHEAD ELECTRIC
	UNDERGROUND SANITARY SEWER
	UNDERGROUND WATER
	PROPERTY LINE
	BERMUDA TURF GRASS 500

DRAWING KEY

PLANT LIST

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR. IRRIGATION INSTALLATION MUST BE INSPECTED BY THE CITY OF AUBREY.

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF AUBREY DEVELOPMENT SERVICES
107 S MAIN STREET
AUBREY, TEXAS 76227
940-442-9343

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Landscaping Requirements

CITY OF AUBREY CODE OF ORDINANCES
CHAPTER 14A ZONING ORDINANCE
#7 SCREENING AND LANDSCAPING, CONSTRUCTION REGULATIONS, REQUIREMENTS, AND DESIGN CRITERIA
#23 SUPPLEMENTARY DISTRICT REGULATIONS, A. BUFFERS
DEVELOPMENT STANDARDS AS IDENTIFIED IN 'EXHIBIT C' OF THE DEVELOPMENT AGREEMENT

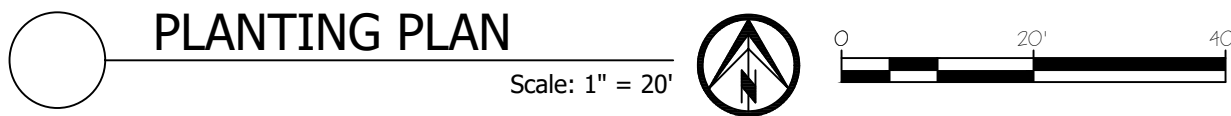
A. BUFFER YARDS
ADJACENT TO OTHER LAND USES (GR ADJACENT TO GR - NORTH)
NOTE: EAST & WEST ADJACENCY NOT DETERMINED)

'A' BUFFER YARD REQUIREMENTS (683 LIN FT)
5' WIDTH, 1 CANOPY, 2 ACCENT TREES, 8 SHRUBS PER 100 LIN FT
PROVIDED:
5' BUFFER WIDTH
SCREENING WALL/FENCE (BY OTHERS)
4 CANOPY TREES
12 ACCENT TREES
146 SHRUBS
ADJACENT TO REDFERN ROAD AS PER 'EXHIBIT C'
PROVIDED:
20' BUFFER WIDTH
16 CANOPY TREES
SHRUBS ABUTTING FRONT END PARKING

B. 1 CANOPY TREE PER 30 LIN FT OF PERIMETER RETENTION POND
RETENTION POND PERIMETER - 456 LIN FT
REQUIRED: 15 LARGE CANOPY TREES
PROVIDED: 15 LARGE CANOPY TREES

C. 1 TREE PER TERMINAL ISLAND OF PARKING ROWS
REQUIRED: 15 TREES
PROVIDED: 15 TREES

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.



P.O. Box 882846, Richardson, Texas 75088
Mobile: 972-522-4944
carol@feldmandesign.com

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

#	DATE
1.	11.18.24
2.	2.3.25
3.	3.25.25

REVISIONS

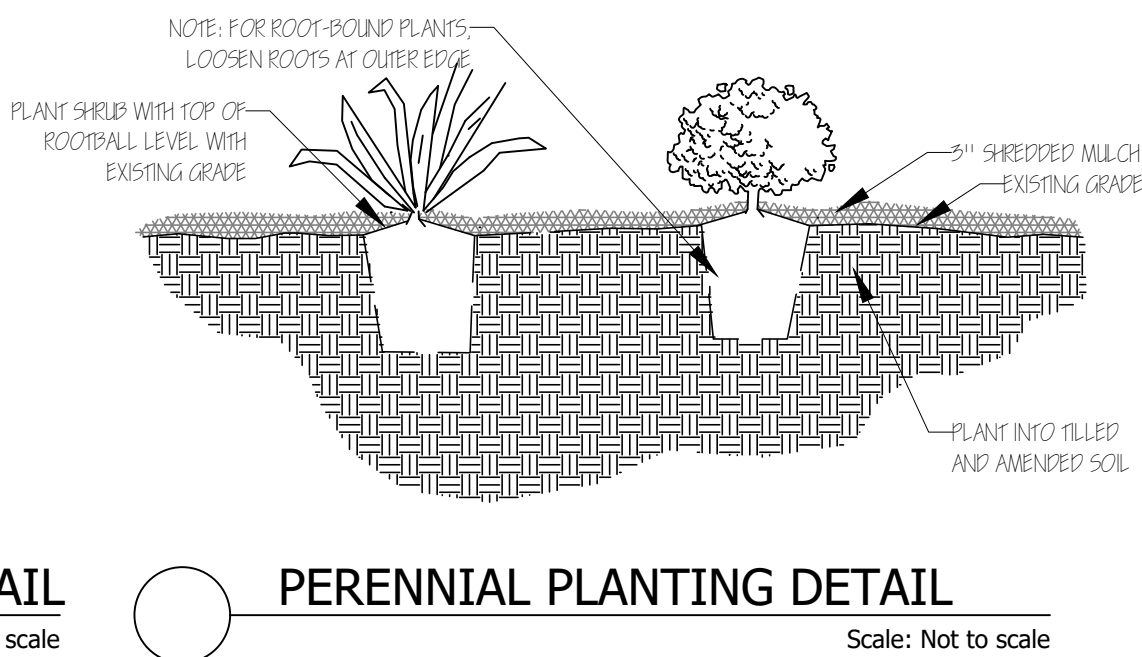
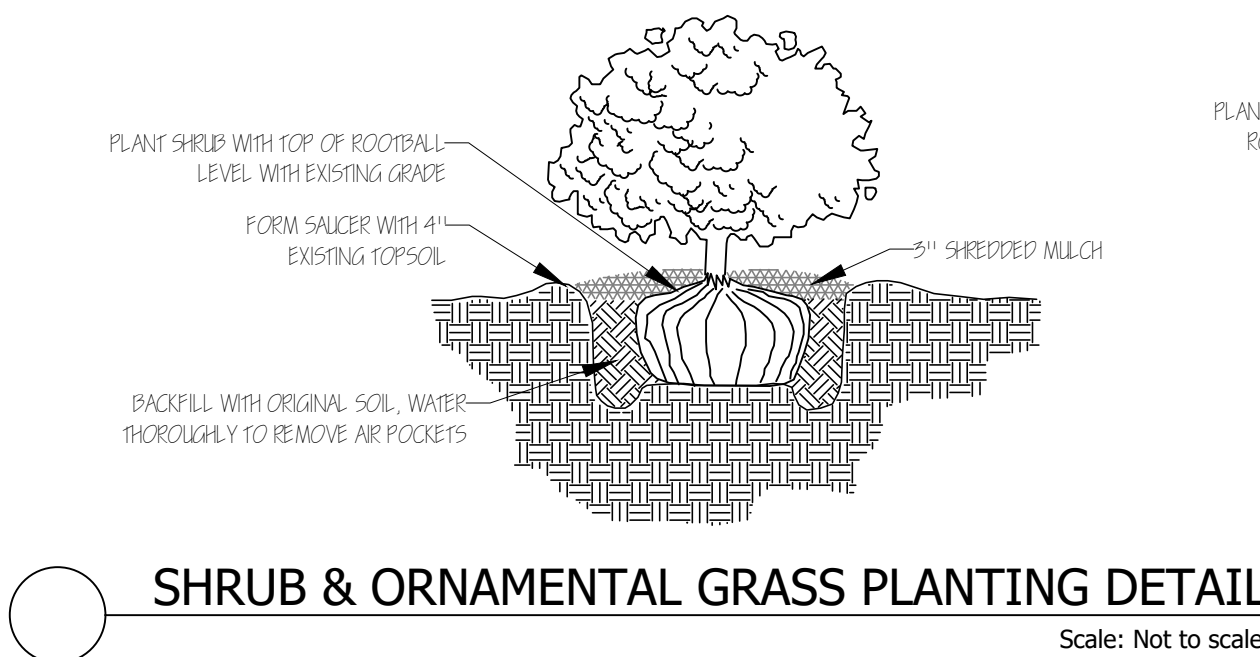
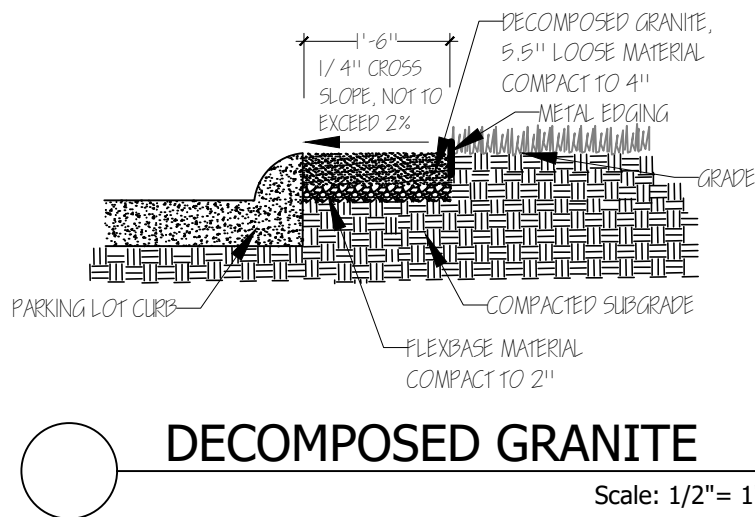
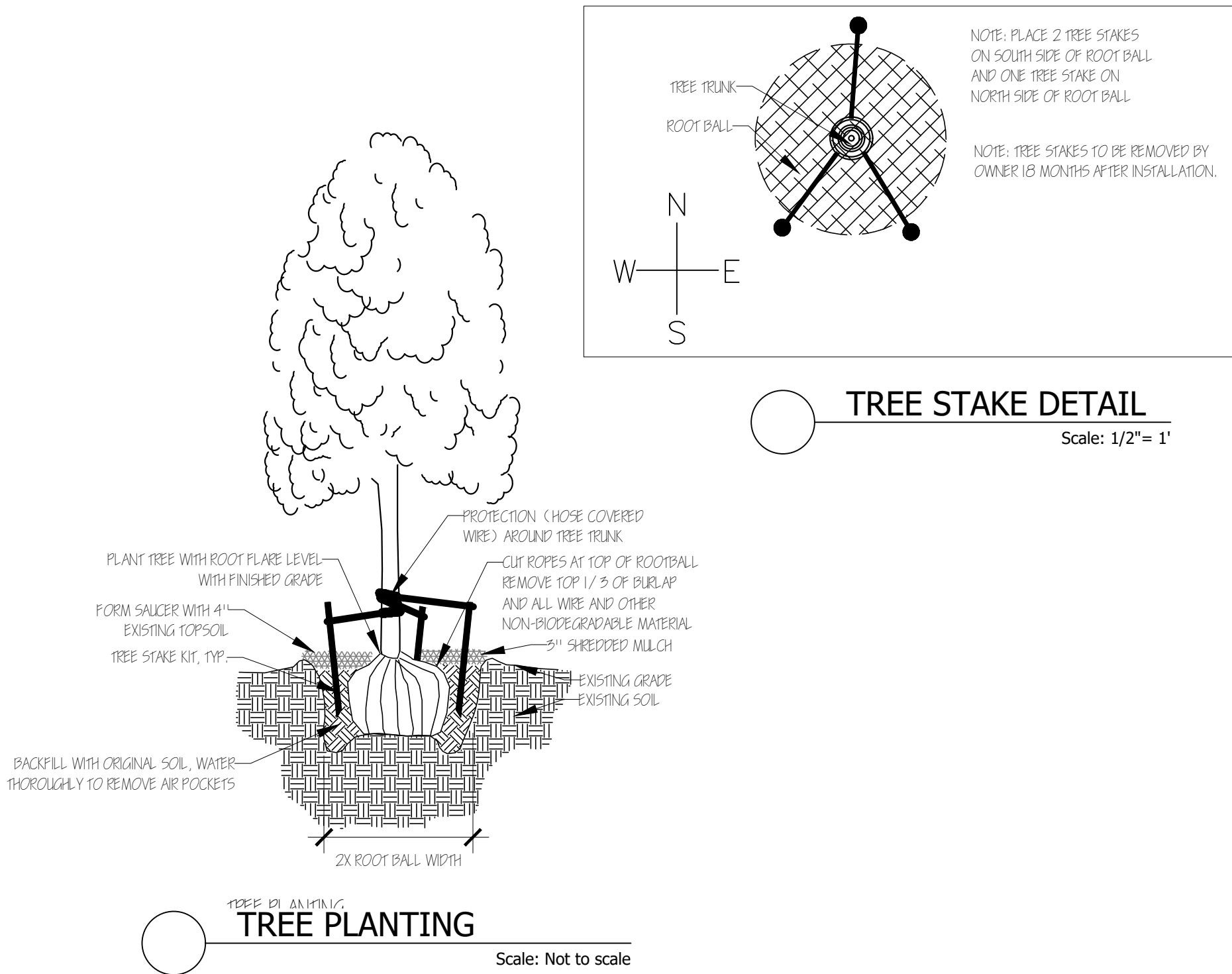
DATE OF PREPARATION: 10/21/2024

CASE #18-16-SP (EXHIBIT D)

REDFERN ADDITION
3.62 ACRE TRAC
REDFERN RD & HIGH MEADOW DRIVE, TEXAS

OWNER DTC INVESTMENTS MAYLAR LP 5151 BELTLINE RD, SUITE 100 DALLAS, TEXAS 75039 CONTACT: CRAIG G. JOHNSON PHONE # 940-208-0177 E-MAIL: cjohnson@maylar.com	CIVIL ENGINEER K.E. - US CROSS ROADS, TEXAS CONTACT: IAN NORFORK PHONE # 940-208-0177 E-MAIL: inorfork@kjp-us.com	LANDSCAPE ARCHITECT FELDMAN DESIGN STUDIOS P.O. BOX 882846 RICHARDSON, TX 75088 CONTACT: CAROL FELDMAN PHONE # (972) 523-4944 E-MAIL: carol@feldmandesign.com
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L1.01
LANDSCAPE PLAN



- SECTION 02910 – SOIL PREPARATION
- PART 1 – GENERAL
- A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
- C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- PART 2 – PRODUCTS
- A. MATERIALS
1. COMPOST:
 - 1.1. COTTON BUR COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6–2–4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH:
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.
- PART 3 – EXECUTION
- A. SOIL PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
 - 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
 2. SHRUB BEDS:
 - 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
 3. SOD AND SEED AREAS
 - 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD ½ INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.
- END OF SECTION 02910
- NOTES
- GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
 5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

- SECTION 02915 – LANDSCAPE PLANTING
- PART 1 – GENERAL
- A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK', AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN 'STEPPED-UP' AS NECESSARY TO PREVENT ROOT GIRDLING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

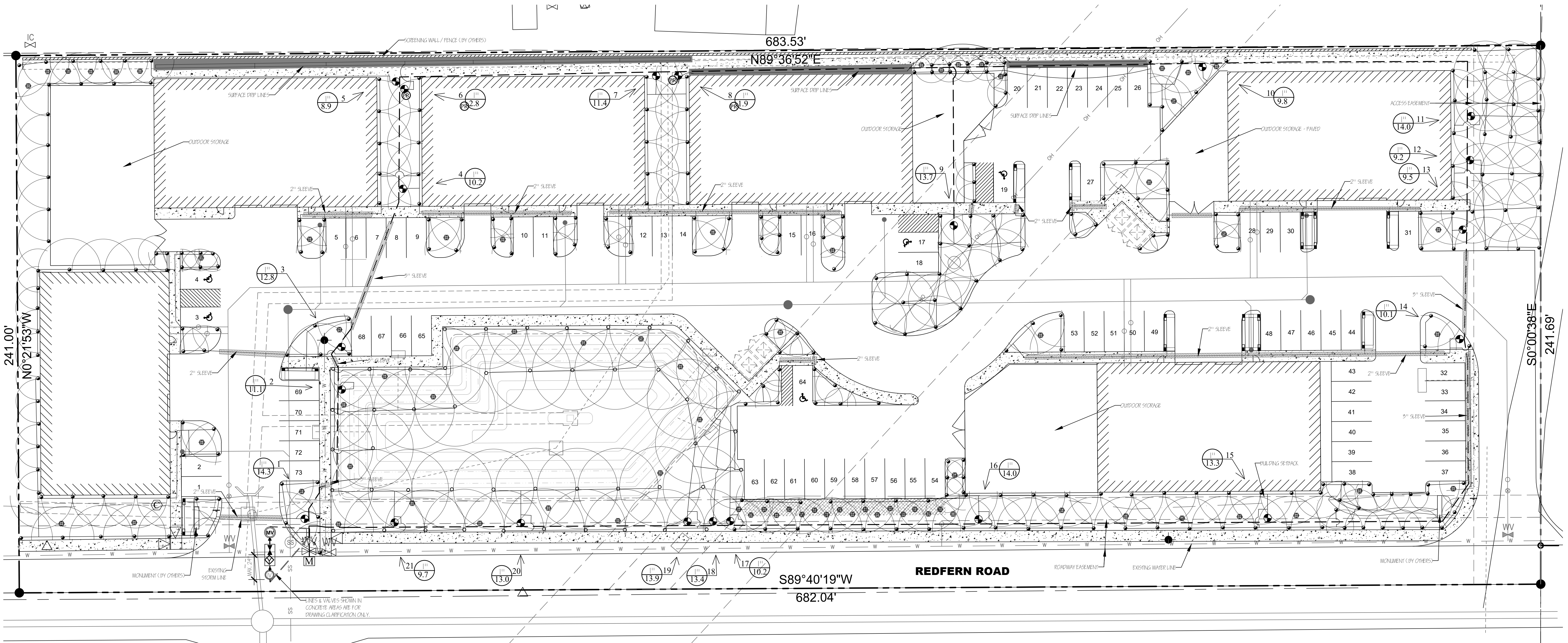
- PART 3 – EXECUTION
- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
 8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE 'POT-BOUND' PRIOR TO INSTALLATION.
 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
- F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
 2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
 3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
 5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

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REVISIONS		CASE #18-16-SP (EXHIBIT D)		
#	DATE	REDFERN ADDITION 3.62 ACRE TRAC REDFERN RD & HIGH MEADOW DRIVE, TEXAS DATE OF PREPARATION : 10/21/2024		
1.	11.18.24			
2.	2.3.25			
3.	3.25.25			
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245		OWNER DTC INVESTMENTS MAYLAR LP 5151 BELTLINE RD, SUITE 100 DALLAS, TEXAS 75039 CONTACT: CRAIG G. JOHNSON PHONE # 972-388-5248 E-MAIL: cjohnson@maylar.com	CIVIL ENGINEER KJE - US CROSS ROADS, TEXAS CONTACT: IAN NORFORK PHONE # 940-208-0177 EMAIL: inorfork@kje-us.com	LANDSCAPE ARCHITECT FELDMAN DESIGN STUDIOS P.O. BOX 832445 RICHARDSON, TX 75083 CONTACT: CAROL FELDMAN PHONE # (972) 523-4944 E-MAIL: carol@feldmandesign.com

L1.02
LANDSCAPE DETAILS



- LEGEND**
- ⊕ LOCATION OF PROPOSED TREES
 - RAINBIRD 1806-SAM HEAD
 - 14" R-VAN NOZZLE, P45, .32 Q, .63 H, 1.27 F GPM
 - 18" R-VAN NOZZLE, P45, .5 Q, 1.01 H, 1.85 F GPM
 - 5X15' STRIP R-VAN NOZZLE, LCS, RCS, .24 H GPM
 - 5X30' STRIP R-VAN NOZZLE, SST, .48 F GPM
 - NETAFIM TECHLINE CV DRIPPERLINE #TLV4-18, 18" SPACING FOR ABOVE GROUND DRIP, #TLV4-12, 12" SPACING FOR SUB-TERRAIN
 - CLASS 200 PVC SLEEVE PIPES, AS MARKED
 - CLASS 200 PVC MAINLINE PIPE, 1-1/4"
 - CLASS 200 PVC LATERAL PIPE, 1" UNLESS MARKED
 - PROPERTY LINE
 - FEBCO DOUBLE CHECK VALVE ASSEMBLY - 850 1" D.C.A., INSTALLED PER CITY CODE
 - INLINE WYE STRAINER
 - ISOLATION VALVE, 1" SLIP BALL VALVE
 - MASTER VALVE
 - PRESSURE REGULATOR, NETAFIM
 - 1" WATER METER
 - WEATHERMATIC AUTOMATIC CONTROLLER WITH MINI-WEATHER STATION (RAIN & FREEZE SENSOR)
 - RAINBIRD PEB SERIES ELECTRIC VALVE WITH FLOW CONTROL
 - CONTROL VALVE ZONE NUMBER
 - VALVE SIZE
 - FLOW IN GAL. PER MINUTE (GPM)

47.2 PSI DESIGN PRESSURE THIS DESIGN
DESIGN BASED ON 55 PSI STATIC PRESSURE AT METER
CONTRACTOR TO VERIFY BEFORE PROCEEDING - A PRESSURE
REDUCTION VALVE TO BE INSTALLED ON THE DOWN-SIDE OF THE
BACK FLOW DEVICE IF WATER PRESSURE EXCEEDS 65 PSI

IRRIGATION LAYOUT

Scale: 1"=20'

Jurisdiction of Project

REGULATORY AUTHORITIES:
CITY OF AUBREY DEVELOPMENT SERVICES
107 S MAIN STREET
AUBREY, TEXAS 76227
940-442-9343
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
P.O. BOX 13087, AUSTIN, TEXAS 78711-3087
WWW.TCEQ.STATE.TX.US

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM
PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO
TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE
ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A
FREEZE-RAIN SENSOR. IRRIGATION INSTALLATION MUST BE
INSPECTED BY THE CITY OF AUBREY.

FELDMAN DESIGN STUDIOS

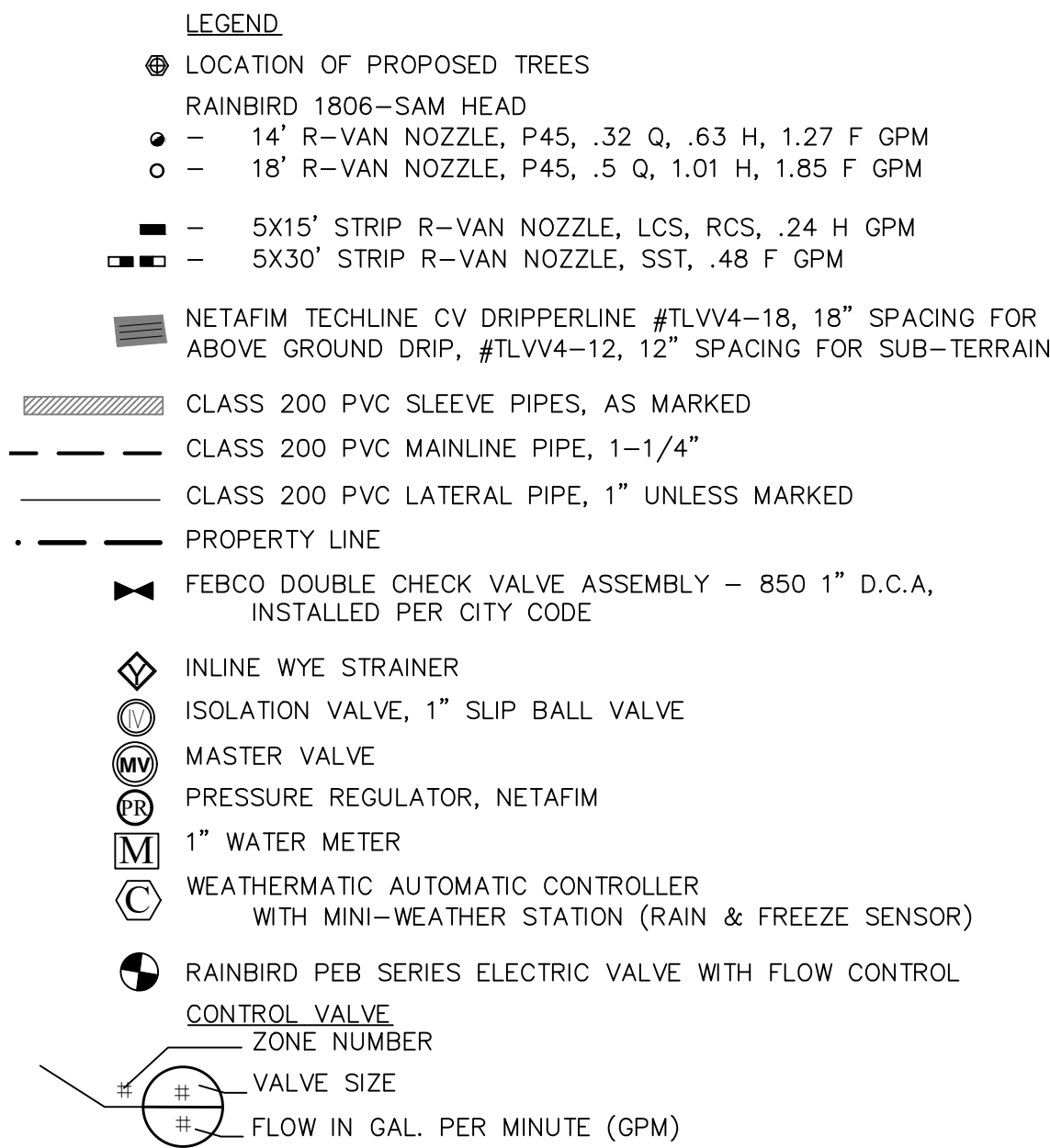
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Map data ©2024 Google 1000 ft

REVISIONS		CASE #18-16-SP (EXHIBIT D)	
#	DATE	REDFERN ADDITION 3.62 ACRE TRAC REDFERN RD & HIGH MEADOW DRIVE, TEXAS	
1.	11.18.24		
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3.	3.25.25		
DATE OF PREPARATION : 10/21/2024		L2.01 IRRIGATION PLAN	
OWNER DTC INVESTMENTS MAYLAR L.P. 5151 BELTLINE RD, SUITE 100 DALLAS, TEXAS 75039 CONTACT: IAN NORFORK PHONE # 940-208-0177 E-MAIL: gnorfork@kje-us.com			
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These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

1. IRRIGATION SYSTEM MUST BE INSTALLED BY LICENSED IRRIGATOR.
2. IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED.
3. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO OWNER.
4. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE.
5. DRIP IRRIGATION SYSTEM IN BEDS TO BE INSTALLED AT GRADE WITH 2" MULCH FULLY COVERING ALL LINES.
6. DRIP IRRIGATION SYSTEM IN TURF AREAS IS TO BE INSTALLED SUBSURFACE. FILL TURF AREAS TO A GRADE DEPTH OF MINUS 6" AND LAY LINES. COVER WITH PLANTING SOIL & SOD SO THAT DRIP REMAINS BURIED 6" BELOW GRADE.
7. L.I.C. SHALL SELECT MPR SERIES SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR MINIMUM OVERSPRAY ON WALLS, FENCES AND WALKS. NO OVERSPRAY INTO STREET IS PERMITTED.
8. IRRIGATOR MUST ABIDE BY THE CITY IRRIGATION CODES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - 8.1. RAIN AND FREEZE SENSOR INSTALLED
 - 8.2. PURPLE PRIMER MUST BE USED ON ALL PVC JOINTS.
 - 8.3. IRRIGATION SYSTEM MUST MEET STATE INSTALLATION CODES (TCEQ).
 - 8.4. IRRIGATOR MUST REQUEST AN INSPECTION FROM THE CITY WHEN COMPLETE, AND MUST PROVIDE A COPY OF MAINTENANCE CHECKLIST REQUIRED BY TCEQ CODES AND COPY OF TEST RESULTS OF THE BACKFLOW PREVENTION ASSEMBLY.
 - 8.5. PLANS MUST BE ON SITE DURING INSTALLATION AND INSPECTION.
 - 8.6. DRIP LINES AND HEADS TO BE LOCATED FOUR (4") INCHES FROM FOUNDATION, PARKING LOTS, DRIVEWAY, ETC.
 - 8.7. AN "AS-BUILT" DRAWING AND RUN SCHEDULE MUST BE PRODUCED AND A COPY GIVEN TO THE LANDOWNER.
 - 8.8. A PERMANENT STICKER WITH IRRIGATOR'S NAME, LICENSE NUMBER, COMPANY NAME, TELEPHONE NUMBER AND THE DATE OF WARRANTY PERIOD SHALL BE AFFIXED TO EACH AUTOMATIC CONTROLLER INSTALLED BY THE IRRIGATOR
9. CONTRACTOR TO PROVIDE THE FOLLOWING FOR CITY INSPECTION:
 - 9.1. ALL REQUIRED VALVE BOXES SHALL BE INSTALLED, THE LID OF THE VALVE BOX SHALL BE LEFT OPEN UNTIL APPROVED BY THE CODE OFFICIAL.
 - 9.2. PIPING AN VALVES INCLUDING ISOLATION VALVES, WYE STRAINERS, BACKFLOW PREVENTERS, AND MASTER VALVES SHALL BE LEFT UNCOVERED FROM THE POINT OF CONNECTION TO A POINT OF THREE (3) FEET DOWN STREAM OF THE MASTER VALVE AND PRESSURIZED.
 - 9.3. ALL WRING SPLICES SHALL BE LEFT UNCOVERED OR IF THERE ARE NO SPLICES WRING MAY BE COVERED TO A POINT WITHIN TWO (2) FEET OF ANY VALVES.
 - 9.4. ALL ZONE VALVES AND MASTER VALVES SHALL NOT BE CONCEALED FOR A SPACE OF TWO (2) FEET AND UP AND DOWN STREAM OF THE VALVE, INCLUDING THE PIPING CONNECTIONS TO THE VALVE. THE LAST EMISSION DEVICE WITH THE GREATEST DEVELOPED LENGTH FROM THE POTABLE WATER SOURCE SHALL BE LEFT EXPOSED FOR A DISTANCE OF TWO (2) FEET FOR INSPECTION AND TESTING.



UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR. IRRIGATION INSTALLATION MUST BE INSPECTED BY THE CITY OF AUBREY.

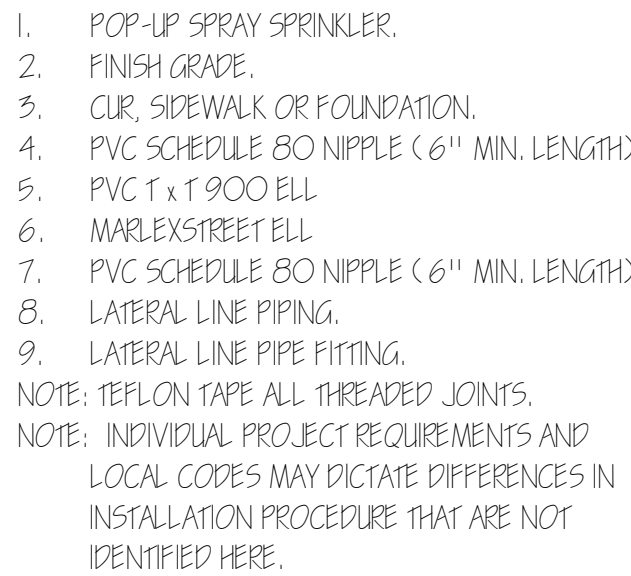


Diagram illustrating the Weathermatic SmartLine SL4800 irrigation controller system components and connections:

- WALL MOUNT or PEDISTAL MOUNT CONTROLLER SMARTLINE SL4800**: The central control unit.
- CONDUIT 115 A.C.**: Connects the controller to the power supply.
- POWER SUPPLY LINES**: Includes the **GROUNDWIRE**.
- CONDUIT 24V A.C.**: Connects the controller to the valve control system.
- RAIN / FREEZE SENSOR WIRES - ONE PER VALVE**: Wires for sensors at each valve.
- COMMON NEUTRAL WIRE**: A shared ground line for the valve solenoids.
- EXPANSION COIL**: Part of the valve assembly.
- WATER PROOF CONNECTOR**: Connects the expansion coil to the mainline.
- ELECTRIC VALVE**: Controls water flow to the drip lines.
- LOCATE IN VALVE BOX**: Indicates the valve's position.
- MAINLINE**: The primary water supply line.
- NEUTRAL WIRE**: The ground line for the valve solenoids.
- TO DRIP LINES OR HEADS**: The final distribution lines for the irrigation system.

Technical drawing showing a cross-section of a sleeve/boring detail. The drawing includes labels for PVC CAP (N.P.), IRRIGATION PIPING, SLEEVE, and PVC CAP (N.P.). Dimensions shown include 1/8" MIN. for the gap between the cap and the paving, and 1/8" MIN. for the gap between the paving and the sleeve. The drawing is labeled SLEEVE/BORING DETAIL.

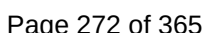
SLEEVE/BORING DETAIL

Scale: 1/4" = 1'

NOTES:

1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. EXTEND SLEEVE TO 18" ABOVE FINISH GRADE. (IF TWO SLEEVES, EXTEND SMALLER SLEEVE ONLY.)
4. TAMP DISTRIBUTED AREAS TO 95% PROCTOR.

Technical drawing showing a cross-section of a sleeve/boring detail. The drawing includes labels for STREET PAVING, 1/8" MIN., 15" TO 24" MAX., and SLEEVES. Dimensions shown include 1/8" MIN. for the gap between the paving and the sleeve, and 15" TO 24" MAX. for the depth of the sleeve. The drawing is labeled SLEEVES.



**CITY OF AUBREY
ORDINANCE NUMBER 815-23**

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 TO INCLUDE "GR"(GENERAL RETAIL) DISTRICT, "SC" (SHOPPING CENTER), "C" COMMERCIAL, AND "IND" (INDUSTRIAL) DISTRICT ("PD-815-23") AS THE ZONING CLASSIFICATION FOR AN APPROXIMATE 3.79 ACRE TRACT OF LAND LEGALLY DESCRIBED AS TRACT 136 (PREVIOUSLY TRACT 39C) OF THE F. TREVINO SURVEY, ABSTRACT 1243A, DENTON COUNTY, TEXAS, IDENTIFIED AS DENTON CAD ID 51650, AND BEING GENERALLY LOCATED ON THE NORTH SIDE OF REDFEARN ROAD AND EAST OF HIGHMEADOW DRIVE, CITY OF AUBREY, DENTON, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR PENALTIES; 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 owners of a 3.79-acre tract of land, generally located on the north side of Redfearn Road, east of Highmeadow Drive, and situated in the F. Trevino Survey, Abstract No. 1243A, Tract 136 (previously Tract 39C), legally described and depicted in Exhibit A, attached hereto and incorporated herein (the "Property") made application to change the zoning of the Property from unzoned to Planned Development District to include "GR"(General Retail) District, "SC" (Shopping Center), "C" Commercial, and "IND" (Industrial) District ("PD-815-23"); and

WHEREAS, the Property was recently annexed into the City boundaries and is currently unzoned; and

WHEREAS, the Development Standards and Concept Plan, as set forth in Exhibit B and Exhibit C attached hereto and incorporated herein, define the land uses and regulations 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 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 to include "GR"(General Retail) District, "SC" (Shopping Center), "C" Commercial, and "IND" (Industrial) District ("PD-815-23") as the zoning classification, subject to the following regulations, which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing the Property except as may be modified by this Ordinance:

Exhibit B: Development Standards
Exhibit C: Concept Plan

SECTION 3. ZONING MAP. The official zoning map of the City shall be amended to reflect the change in zoning described herein.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used 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 24TH DAY OF OCTOBER, 2023.**

APPROVED:


Chris Rich, Mayor

ATTEST:


Jenny Hicks, City Secretary

APPROVED AS TO FORM:


Patricia A. Adams, City Attorney



**EXHIBIT A
PROPERTY LEGAL DESCRIPTION**

Francisco Trevino Survey, Abstract Number 1243 and also being all of that called Tract 3 of land described in deed to Betty Marie Wilson, recorded in Document Number [2018-141479](#), Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said Tract 3, same being the Southeast corner of a tract of land described in deed to The Bridge Enrichment and Learning Center, LLC. recorded in Document Number 2017-79828, Property Records, Denton County, Texas;

THENCE South 00 degrees 01 minute 15 seconds West, a distance of 241.72 feet to a capped iron rod set stamped "KAZ";

THENCE South 89 degrees 40 minutes 10 seconds West, a distance of 682.15 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of a tract of land described in deed to Michael D. Arnold, recorded in Instrument Number 2019-75240, Real Property, Records, Denton County, Texas;

THENCE North 00 degrees 19 minutes 50 seconds West, along the common line of said Tract 3, and said Arnold Tract, a distance of 241.72 feet to a 1/2 inch capped iron rod found in the South line of said Bridge Enrichment and Learning Center, LLC. tract, at the Northeast corner of said Arnold tract;

THENCE North 89 degrees 40 minutes 10 seconds East, along said South line, a distance of 683.63 feet to the POINT OF BEGINNING and containing 3.79 acres of land, more or less.

EXHIBIT A CONTINUED
PROPERTY LEGAL DEPICTION



EXHIBIT B DEVELOPMENT STANDARDS

I. Conceptual Plan – The conceptual plan includes the general layout of the development as shown on Exhibit C. If there is a conflict with the conceptual plan and the requirements contained within these Development Standards, then the Development Standards shall govern. The conceptual plan may be amended from time to time without triggering the requirement for rezoning provided it is consistent with the Development Standards contained herein.

II. Definitions – The definitions in Exhibit 14A, the “Zoning Ordinance” shall be applicable to this Planned Development District.

III. Authorized Land Uses

- A. Uses shall be permitted in the same manner as uses within the “GR”(General Retail) District, “SC” (Shopping Center), “C” Commercial, & “IND” (Industrial) District in the City’s Zoning Ordinance, as may be amended, unless otherwise prohibited as set forth herein.
- B. Conditional Uses and Specific Use Permits, as outlined within the “GR”(General Retail) District, “SC” (Shopping Center), “C” Commercial, & “IND” (Industrial) District in the City’s Zoning Ordinance, and as may be amended, may be permitted pursuant to and in accordance with Section 6 of the Zoning Ordinance, unless otherwise prohibited as set forth herein.
- C. The following uses shall be prohibited:
 - 1. Amusement establishments, livestock exhibition halls, including fairgrounds, permanent carnivals, kiddie parks, and other similar outdoor amusement facilities;
 - 2. Asphalt and concrete batching or ready-mix plants;
 - 3. Automobile parking lots and structures
 - 4. Concrete products casting;
 - 5. Day Care
 - 6. Gasoline and oil storage, wholesale;
 - 7. Hotels, apartment hotels and motels
 - 8. Hospitals and sanitariums
 - 9. Milk and ice cream processing;
 - 10. Motor freight terminals;
 - 11. Mortuaries
 - 12. Pumping stations
 - 13. Public utility and public service uses such as: bus stations, bus terminals, bus turnaround (off-street), bus garages, and bus lots; electric substations; gas regulator stations, mixing stations, and gate stations; radio and television towers; railroad passenger stations; and

telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards;

14. Radar installations and towers;
15. Radio and television studios and stations;
16. Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses;
17. Restaurants
18. Shell egg business, candling, cartoning, and distributing;
19. Stadiums, auditoriums, and arenas, open or enclosed;
20. Storage yards not ancillary to main uses;
21. Theaters, indoor or outdoor
22. Trailer sales and rental, for use with private passenger motor vehicles; and
23. Weighing stations.

IV. Development Requirements – The regulations contained within the City's Zoning Ordinance for the "IND" (Industrial) District, as may be amended, shall be applicable to the development of the property with the following exceptions:

A. Landscape and Screening

1. A total of sixteen (16) canopy trees shall be required along Redfearn Road to meet the landscape buffer requirement along a right-of-way. No ornamental trees shall be required. Shrubs measuring three and a half (3 ½) feet tall shall be installed where parking fronts Redfearn Road as required by ordinance.
2. The Public Works Director may reduce the required landscaping along the perimeter and within the basin of a detention pond as long as the proposed landscaping meets the spirit and intent of the ordinance.
3. All other items shall meet minimum standards for landscaping and screening.

B. Building Design Standards – Owner will incorporate brick or stone on at least 25 percent of the front façade on buildings within 50 feet of Redfearn Road. Buildings not within 50 feet of Redfearn Road may be constructed with metal façade, with heights of 16' to 18' (feet), which will have two tone colors to be determined.

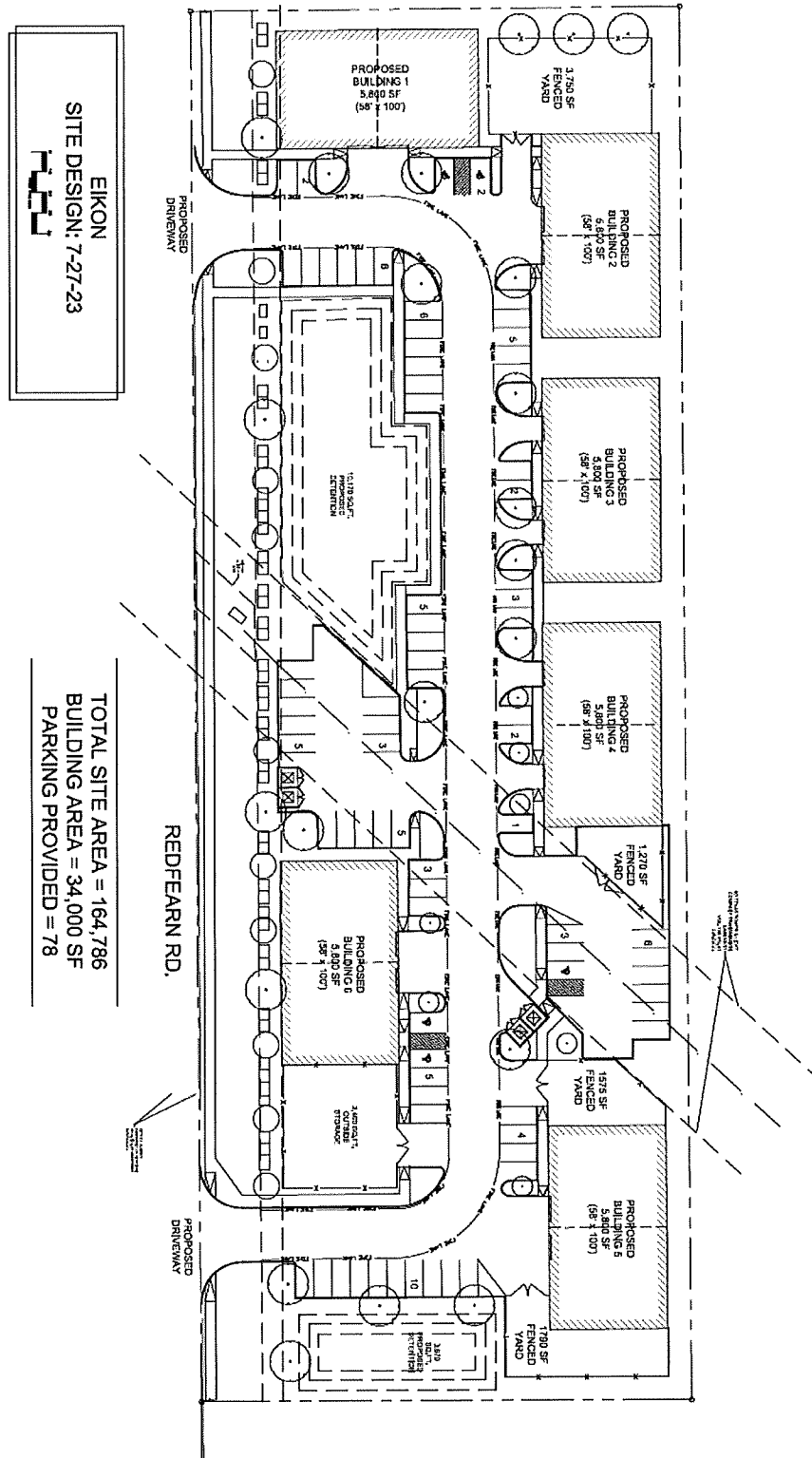
C. Parking – Parking shall be provided at a ratio of 1 per 500 square feet of floor area.

D. Signs – Two monument signs may be allowed within the Development. Each sign shall have a maximum area of 70 square feet and maximum height of 6 feet. The two monument signs shall be spaced a minimum of 250 feet apart.

E. Lighting – Each building will be lighted with down lights that provide illumination for security, but development will not have any pole lights. Each monument sign will have uplights.

V. Other Applicable Development Standards – Regulations contained within other chapters of the City of Aubrey's Code of Ordinances pertaining to the development of property including, but not limited to Building Regulations, Fire Prevention and Protection, Subdivision Regulations, and Utilities, shall be applicable to the Property except as otherwise provided in the Agreement.

EXHIBIT C CONCEPT PLAN



THE POST-SIGNAL.
AFFIDAVIT OF PUBLICATION

Pilot Point Post-Signal
PO Box 249
(940) 686-2169

The attached notice was published 1 time(s) in the on the following date(s):

PUBLICATION DATES:

Nov. 3, 2023

Notice ID: RgV11onSg9aOYkxyYzK2

Notice Name: A ORDINANCE NO 815-23

PUBLICATION FEE: \$60.06


For the Pilot Point Post-Signal

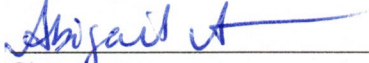
VERIFICATION

STATE OF TEXAS

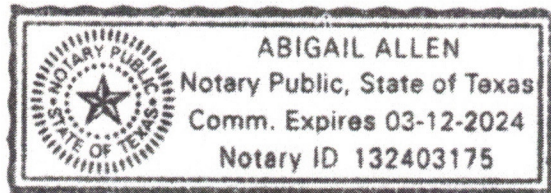
COUNTY OF DENTON

Subscribed and sworn to me by

Joe Fragano this day of November 30, 2023.


Signature

Notary In and For the State of Texas



CITY OF AUBREY
ORDINANCE NUMBER 815-23
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 TO INCLUDE
"GR"(GENERAL RETAIL)
DISTRICT, "SC" (SHOPPING
CENTER), "C" COMMERCIAL,
AND "IND" (INDUSTRIAL)
DISTRICT ("PD-815-23") AS THE
ZONING CLASSIFICATION FOR
AN APPROXIMATE 3.79 ACRE
TRACT OF LAND LEGALLY
DESCRIBED AS TRACT 136
(PREVIOUSLY TRACT 39C)
OF THE F. TREVINO SURVEY,
ABSTRACT 1243A, DENTON
COUNTY, TEXAS, IDENTIFIED
AS DENTON CAD ID 51650,
AND BEING GENERALLY
LOCATED ON THE NORTH
SIDE OF REDFEARN ROAD
AND EAST OF HIGHMEADOW
DRIVE, CITY OF AUBREY,
DENTON, TEXAS, MORE
PARTICULARLY DESCRIBED
AND DEPICTED IN EXHIBIT "A";
PROVIDING DEVELOPMENT
STANDARDS, ATTACHED
HERETO AS EXHIBIT "B";
PROVIDING CONCEPT
PLAN, ATTACHED HERETO
AS EXHIBIT "C"; PROVIDING
FOR INCORPORATION OF
PREMISES; PROVIDING FOR
AMENDMENT; PROVIDING
FOR AMENDING OFFICIAL
ZONING MAP; PROVIDING
FOR PENALTIES; PROVIDING
A CUMULATIVE REPEALER/
SAVINGS CLAUSE; PROVIDING
A SEVERABILITY CLAUSE;
PROVIDING AN EFFECTIVE
DATE; AND PROVIDING FOR
THE PUBLICATION OF THE
CAPTION HEREOF.

PASSED AND APPROVED BY
THE CITY COUNCIL OF THE
CITY OF AUBREY, TEXAS ON

THIS 24TH
DAY OF
OCTOBER,
2023.

APPROVED:
CHRIS RICH
MAYOR

ATTEST:
JENNY HICKS
CITY SECRETARY
N3-1tc



**City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025**

Agenda Item

Consider and act on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The Aubrey City Council approved an Extraterritorial Jurisdiction Development Agreement on September 28, 2023 and in accordance with the agreement, the property was annexed and zoned (PD-GR, SC, C, and IND uses) on October 24, 2023. The Site Plan is on the agenda along with this Preliminary Plat.

The Redfearn Addition Preliminary Plat consists of one (1) lot of 3.783 acres, Lot 1, Block A and the civil engineering plan set accompanies the Preliminary Plat. The Preliminary Plat identifies easements necessary for the development.

Engineer Review:

The City Engineer has reviewed the Preliminary Plat and approved it along with the civil engineering plans.

Planner Review:

The City Planner has reviewed the Preliminary Plat and recommends approval.

STAFF RECOMMENDATION:

The Preliminary Plat for Redfearn Addition is recommended for approval as presented.

P&Z COMMISSION RECOMMENDATION:

The Planning & Zoning Commission unanimously (6-0) recommended the Preliminary Plat to City Council for approval subject to two (2) conditions. The P&Z Commission conditions have been satisfied.

ACTION OPTIONS:

The City Council may:

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with condition(s); or
3. Deny of the Site Plan.

Attachments:

1. Location Map
-

2. Preliminary Plat and full civil/site plan set.

Financial Summary

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to approve the Redfearn Addition Preliminary Plat as presented.



REDFEARN
ADDITION

AUBREY CREEK
ESTATES

LOT 1

REDFEARN RD.

US HWY 377

MARCH 2025

CITY PROJECT #:

KJE #: 230304



VICINITY MAP

SCALE: 1" = 400'

SHEET INDEX	
ON - SITE CONSTRUCTION	
0.0	COVER PAGE
0.1	GENERAL NOTES
0.2	EXISTING CONDITIONS
0.3	PLAT
1.0	SITE PLAN
2.0	PAVING PLAN
3.0	GRADING PLAN
3.1	SWALE CROSS SECTIONS
4.0	EXISTING DRAINAGE AREA MAP
4.1	PROPOSED DRAINAGE AREA MAP
4.2	DETENTION CALCULATION
4.3	DETENTION POND DESIGN
5.0	UTILITY PLAN
5.1	STORM LINE A
5.2	STORM LINE B
5.3	STORM LINE POND OUTFALL
6.0	EROSION CONTROL
7.0	DETAILS
7.1	DETAILS
7.2	DETAILS
7.3	DETAILS
7.4	DETAILS

PRELIMINARY
 "THIS DOCUMENT IS RELEASED
 FOR THE PURPOSE OF INTERIM
 REVIEW UNDER THE
 AUTHORITY OF KEVIN WARE,
 P.E. 93550 ON 03/31/2025. IT IS
 NOT TO BE USED FOR
 CONSTRUCTION, BIDDING, OR
 PERMIT PURPOSES."

REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record		
#	Description	Date

COVER

C0.0

GENERAL NOTES

1. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK, 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL TEXAS 811.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM; ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER. ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
7. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
8. ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
9. ALL PLANS SHALL COMPLY WITH LOCAL AND/OR NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), OR BEST PRACTICES.
10. FIELD VERIFICATION AND ADJUSTMENTS ARE PERMISSIBLE WITH THE ENGINEER'S WRITTEN APPROVAL.
11. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
12. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
13. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A TEXAS LICENSED LAND SURVEYOR.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
15. THE CONTRACTOR SHALL:
 - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - D. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
16. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE PLANS.
18. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE UTILITY OWNER. NOTIFY THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
19. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM, RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
20. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
21. ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
23. TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48 HOURS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
24. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
25. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
26. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. SITE BOUNDARY AND TOPOGRAPHY WERE TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03, 2024.
6. CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
7. CONCRETE AND FLEXBASE SECTION DESIGNS WILL SUPPORT TYPICAL FIRE APPARATUS LOADS.

CONSTRUCTION NOTES

1. BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS SHALL BE 0.010 FT/FT.
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SEPTIC TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SOIL PREPARATION AND GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH THE ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND/OR ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE SOIL BENEATH THE PAVEMENT SHALL BE TREATED AS FOLLOWS:
 - A. REMOVE ALL VEGETATION, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIALS.
 - B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROCEED TO ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH ROLL EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.
 - C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR), AND TO AT LEAST 4 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT.
 - D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
 - E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY EIKON CONSULTING GROUP.
3. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
4. REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
5. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
6. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
7. THE ELEVATIONS GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE EXISTING AS INDICATED ON THE TOPOGRAPHIC SURVEY BY GROWLEY SURVEYING, DATED 03, 2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
8. ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
9. REFER TO THE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION ON SOIL CHARACTERISTICS AND ANY OTHER RECOMMENDATIONS NOT CONTAINED HEREIN.

PAVING NOTES

- REFER TO SOIL PREPARATION & GRADING" NOTES ON THE GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI, A MINIMUM OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% MAX CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 4" MAX SLUMP.
3. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURES SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. IN ADDITION TO MEMBRANE CURING COMPOUND, THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
- A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS
 - B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
 - C. THE USE OF MISTING AS A CURING METHOD
 - D. THE USE OF WET BLANKETS AS A CURING METHOD
 - E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)
- CONCRETE SHALL NOT BE PLACED WHEN AIR TEMPERATURE IS LESS THAN 40°F AND FALLING, BUT MAY BE PLACED WHEN THE AIR TEMPERATURE IS 35°F AND RISING.
4. FOUR CONCRETE CYLINDERS SHALL BE MADE FOR EVERY 7.5 CUBIC YARDS, ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE TO HOLD. THE CONCRETE SLUMP, TEMPERATURE, AND AIR CONTENT SHALL BE MEASURED EVERY TIME A SET OF FOUR CYLINDERS IS MADE.
5. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
6. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
7. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE THE FOLLOWING DAYTON PRODUCT/ PRODUCTS (800-745-3703) OR EQUAL:
- A. AT CONCRETE PAVEMENT: (1/2 OF CONCRETE THICKNESS) HIGH TYPE R21, OR TYPE BBP
9. MASTER BUILDERS CONFLIM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USE THIS PRODUCT.
10. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE SURFACE. ALL SAWING OPERATIONS SHALL BE CONDUCTED AND COMPLETED WITHIN FIVE (5) TO EIGHT (8) HOURS AFTER CONCRETE PLACEMENT. ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
11. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
12. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
13. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. SAWCUTS IN CONCRETE PAVING SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY. ALL JOINTS SHALL BE SEALED WITH SEALANT.
15. ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS MUST BE SEALED WITH A JOINT SEALANT.
16. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM CITY, COUNTY OR STATE BEFORE CONSTRUCTION IN THE RIGHT-OF-WAY.
17. ALL DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
18. MANHOLES AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVED ELEVATION.

DEMOLITION NOTES

1. ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY..
2. CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
3. UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
4. UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
5. ALL CURBS, SIDEWALKS, PARKING LOT PAVING, AND STRIPING NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.

SITE UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS AND/OR NCTCOG STANDARDS.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE COMMUNITY WATER CO. FOR THE CONNECTIONS TO THE EXISTING WATER MAIN.
6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8. ALL FIRE PROTECTIONS MATERIAL SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
9. THE LOCATION (HORIZONTAL & VERTICAL) OF ALL UTILITY LEAD-INS TO THE BUILDING SHALL BE VERIFIED WITH THE BUILDING MECHANICAL PLANS.
10. MATCH ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
11. UNDERGROUND TELEPHONE LINE SHALL BE WITHIN 3' OF CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
12. CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO POLE AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
13. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
14. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
15. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
16. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
17. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
18. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3000 P.S.I.
19. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE ON ALL WATERLINES.
20. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
21. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
22. ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
23. ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
24. ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
25. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOIST AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
26. CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
27. OWNER/CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHALL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THEREO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN.) THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TYPES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
4. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVEN AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.
6. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
8. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE SWPPP.
9. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED WITHIN THE SWPPP. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCHTIME AS THE PERMANENT PLANTING CAN BE MADE.
10. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
11. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN BEFORE IT IS 50% FULL, IF IMPLEMENTED BY THE SWPPP.
13. FREQUENT INSPECTIONS OF THE SILT FENCE SHALL BE MADE. ALL REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY.
14. THE CONTRACTOR SHALL INSPECT HIS STABILIZATION AND EROSION CONTROL MEASURES AT MINIMUM OF ONCE EVERY 14 DAYS, AND WITHIN 24 HOURS OF ANY STORM EVENT GREATER THAN 0.5 INCHES. THE CONTRACTOR SHALL REPAIR INADEQUACIES REVEALED BY THE INSPECTION BEFORE THE NEXT STORM EVENT AND SHALL MODIFY HIS SWPP3 WITHIN 7 DAYS OF THE INSPECTION. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES A DEPTH OF SIX (6) INCHES.
15. CONTRACTOR SHOULD ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.
16. CONTRACTOR IS RESPONSIBLE FOR PREPARING, FILING, & MAINTAINING THE SWPPP & THE NOI.
17. WHERE SILT FENCE CAN NOT BE USED, THE CONTRACTOR MAY SUBSTITUTE WITH THE FOLLOWING:
 - TRIANGULAR SEDIMENT FILTER DIKE PER NCDOTCG SPEC 1050A
 - TEXAS POWER MULCH® MULCH FILLED FILTER SOCK
18. THE CONTRACTOR SHALL REFER TO EROSION CONTROL NARRATIVE AND SWPPP COORDINATION/INVESTIGATION DOCUMENTATION PROVIDED BY OTHERS FOR APPROPRIATE EROSION CONTROL MEASURES AND PROCEDURES FOR THIS PROJECT.

LEGAL DESCRIPTION OF LAND

STATE OF TEXAS §
COUNTY OF DENTON §

All that certain tract or parcel of land in the Francisco Trevino Survey, Abstract No. 1243, in Denton County, Texas and being all of a called 3.79 acre tract of land described in a General Warranty Deed to DTC Ventures, Inc., recorded in Document Number 2020-14873 of the Official Public Records of said county, said 3.79 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the northeast corner of said 3.79 acre tract of land, the southeast corner of Lot 2, Block A of The Bridge Enrichment Center Addition, an addition to the City of Aubrey, recorded in Document Number 2021-5 of the Plat Records of said county and in the west line of a called 53,549 acre tract of land described in a Warranty Deed to Weldon Wilson, recorded in Document Number 2009-248 of said Official Public Records, for the northeast corner herein described;

THENCE South 00°00'38" East, with the east line of said 3.79 acre tract and said west line of said 53,549 acre tract, a distance of 241.69 feet to a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said 3.79 acre tract and the northeast corner of the terminus right-of-way line of Redfearn Road, a 60-foot-wide public right-of-way, for the southeast corner herein described;

THENCE South 89°40'19" West, with the south line of said 3.79 acre tract and with the north right-of-way line of Redfearn Road, a distance of 682.04 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the southwest corner of said 3.79 acre tract and the southeast corner of Lot 2, Block A of The Arnold Addition, an addition to the City of Aubrey, recorded in Document Number 2020-426 of said Plat Records, for the southwest corner herein described;

THENCE North 00°21'53" West, with the west line of said 3.79 acre tract and the east line of said Lot 2 of the Arnold Addition, a distance of 241.00 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the northwest corner of said 3.79 acre tract, the northwest corner of said Lot 2 of The Arnold Addition and in the south line of said Lot 2 of said The Bridge Enrichment Center Addition, for the northwest corner herein described;

THENCE North 89°36'52" East, with the north line of said 3.79 acre tract and with said south line of said Lot 2 of The Bridge Enrichment Center Addition, a distance of 683.53 feet to the POINT OF BEGINNING and containing 3.783 acres (164,786 square feet) of land.

EASEMENTS

ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

DRAINAGE

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED NY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON§

I, the undersigned, a ANTHONY RAY CROWLEY, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

ANTHONY RAY CROWLEY, RPLS 6484 DATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

NOTARY PUBLIC

_____, County, Texas

UTILITIES

ELECTRIC
COSERV
7701 S. STEMMONS FRWY
CORINTH, TX 76210
940-321-7800

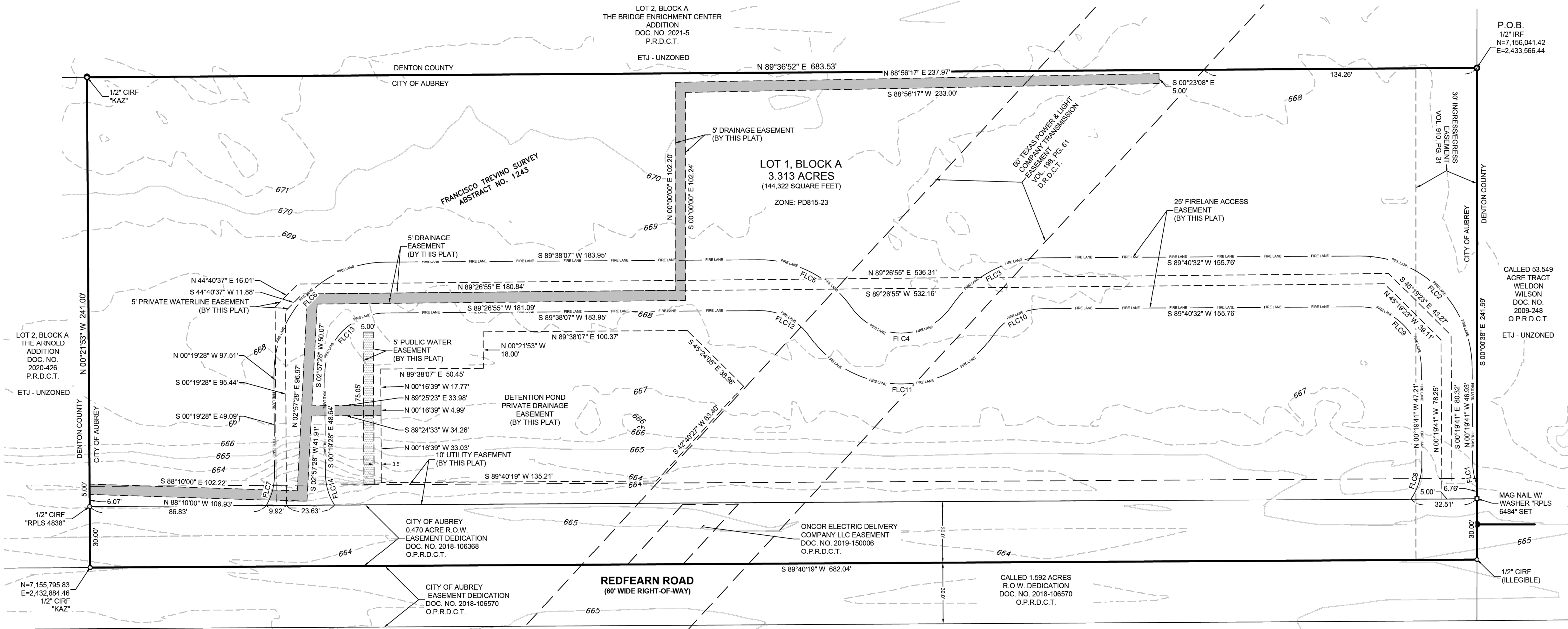
GAS

ATMOS
P.O. BOX 650205
DALLAS, TX 75285
1-888-286-6700

WATER

CITY OF AUBREY
107 S MAIN STREET
AUBREY, TX 76227
940-440-9343

SANITARY SEWER
107 S MAIN STREET
AUBREY, TX 76227
940-440-9343



AUBREY CREEK ESTATES
PHASE 2
DOC. NO. 2022-21
P.R.D.C.T.
ZONE: PD 630-17

FIRE LANE CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	11.11'	30.00'	21°13'10"	N10°56'15"W	11.05'
FLC2	86.39'	55.00'	89°59'48"	N45°19'35"W	77.78'
FLC3	53.02'	55.00'	55°14'07"	S62°03'28"W	50.99'
FLC4	57.78'	30.00'	110°20'52"	S89°36'50"W	49.25'
FLC5	52.94'	55.00'	55°09'09"	N62°47'18"W	50.92'
FLC6	86.36'	55.00'	89°57'35"	S44°39'20"W	77.75'
FLC7	15.95'	30.00'	30°28'04"	S14°54'34"W	15.77'
FLC8	18.48'	30.00'	35°17'38"	N17°19'09"E	18.19'
FLC9	47.12'	30.00'	89°59'48"	N45°19'35"W	42.43'
FLC10	28.92'	30.00'	55°14'07"	S62°03'28"W	27.81'
FLC11	105.93'	55.00'	110°20'52"	S89°36'50"W	90.30'
FLC12	28.88'	30.00'	55°09'09"	N62°47'18"W	27.78'
FLC13	47.10'	30.00'	89°57'35"	S44°39'20"W	42.41'
FLC14	16.47'	30.00'	31°27'13"	S16°03'04"E	16.26'

PRIVATE STREETS

THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

ENGINEERING

WHEN ENGINEERING PLANS ARE PROVIDED, THE ENGINEER SHALL EXECUTE ON THE FACE OF THE PLAT THE FOLLOWING STATEMENT:

"I, _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS THE CITY OF AUBREY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME."

MAINTENANCE

THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOW ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY.

FLOODPLAIN

NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY, SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO-FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

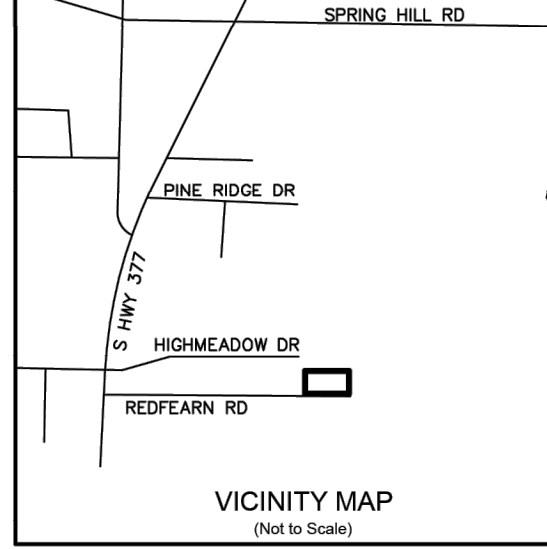
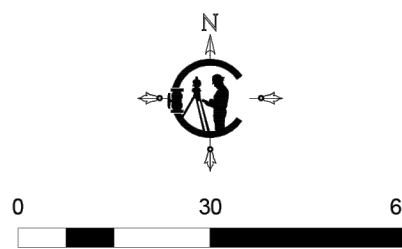
THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

THIS PRELIMINARY PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF AUBREY, TEXAS THE ____ DAY OF _____, 20__

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

LEGEND
○ = FOUND (AS NOTED)
= IRON REBAR SET (AS NOTED)
= PROPERTY LINE
= EASEMENT LINE
= FIRE LANE
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS



PRELIMINARY PLAT
LOT 1, BLOCK A
REDFEARN ADDITION
TOTAL OF 3.783 ACRES

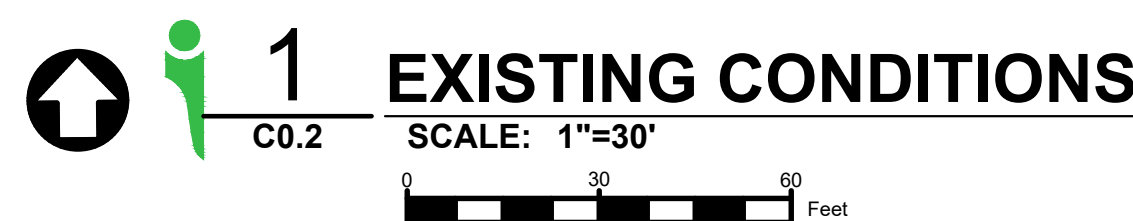
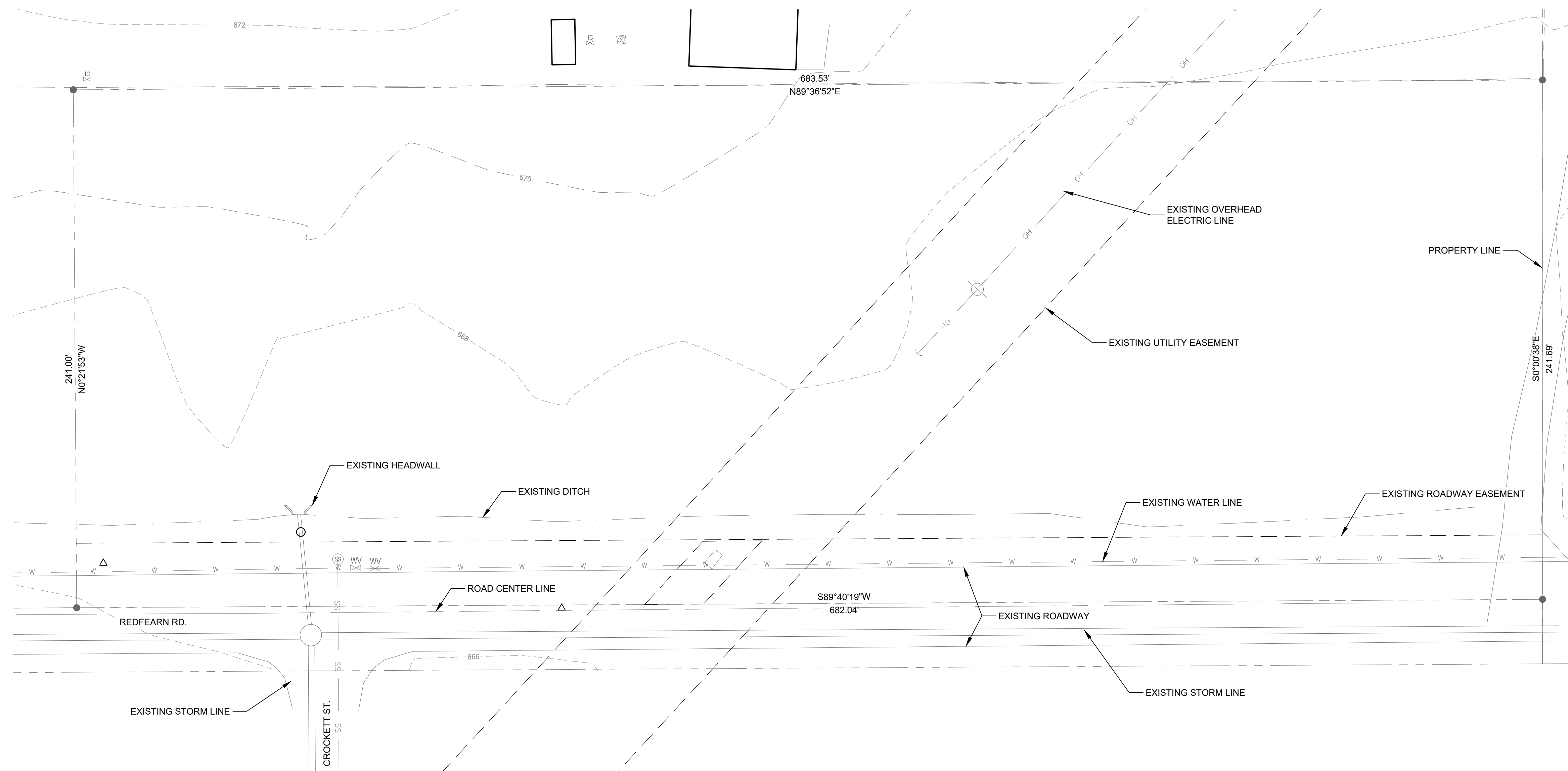
(0.470 ACRES R.O.W. DEDICATION)
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243,
CITY OF AUBREY, DENTON COUNTY, TEXAS

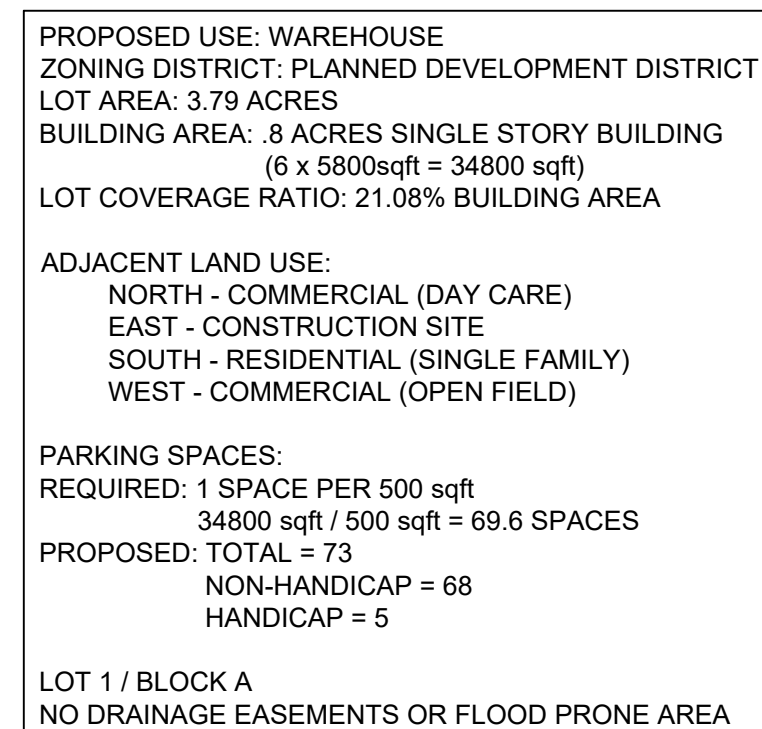
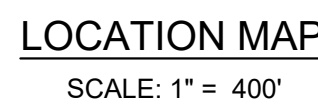
Date: APRIL 2025	Drawn: L.J.G	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1
Owner: DTC VENTURES, INC. 5720 LBJ FREEWAY SUITE 490 DALLAS, TEXAS 75240	Developer: EIKON 1405 W CHAPMAN DRIVE SANGER, TEXAS 76266 (940) 387-0805	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:1004650 117 WEST ARCHER STREET JACKSBORO, TEXAS 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



_____	PROPERTY LINE
_____	ADJACENT PROPERTY LINE
_____	BUILDING SETBACK
_____	EASEMENT
_____ EX W _____	EXISTING WATER LINE
_____ EX SS _____	EXISTING SANITARY SEWER LINE
_____	EXISTING STORM SEWER LINE
_____ EX G _____	EXISTING GAS LINE
_____ EX OHE _____	EXISTING OVERHEAD ELECTRIC LINE
_____ EX UGE _____	EXISTING UNDERGROUND ELECTRIC LINE
_____ EX UGT _____	EXISTING UNDERGROUND TELEPHONE LINE
_____ EX UGC _____	EXISTING UNDERGROUND CABLE LINE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING TREE TO REMAIN
	EXISTING TO BE REMOVED
_____	EXISTING TO BE REMOVED
	EXISTING TREE TO BE REMOVED

1. DEMOLITION AREAS SHALL BE ADEQUATELY BARRICADED OR FENCED.
2. ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY.
3. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03/24. EXISTING UTILITY LINES WERE TAKEN FROM SITE VISIT SURVEYED INFORMATION.
4. CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
5. UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
6. UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
7. ALL CURBS, SIDEWALKS, PAVING, STRIPING, UTILITIES, ECT., NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.





 1
C1.0

SITE PLAN
SCALE: 1"=30'

0 30 60 Feet

- 
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Cross Roads, TX 76277
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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

Drawn By: KS

Drawn By: KS

Drawn By: KS

Checked By: RH

Designed By: KS

Issue Record

#	Description	Date
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#	Description	Date
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SITE PLAN

040

100

100

01.0

100

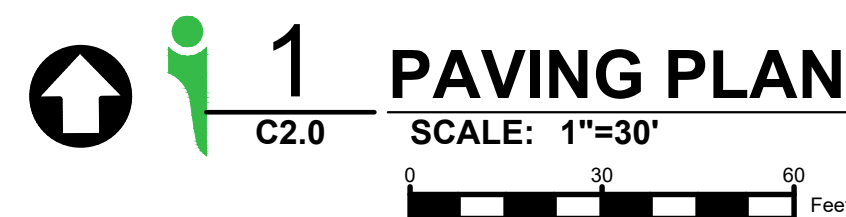
Page 202 of 202

Page 292 of 3

PAVING NOTES

- | | |
|--------------|-----------------------|
| Issued Date: | 3/31/2025 |
| Project No: | 230304 |
| Drawn By: | KS |
| Checked By: | RH |
| Designed By: | KS |
| Issue Record | |
| # | Description Date |

	HEAVY DUTY CONCRETE PAVING - 8" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 16" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 8" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
	MID DUTY PAVING - 6" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
	LIGHT DUTY PAVING - 5" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
	SIDEWALK PAVING - 4" OF 3,000 PSI CONCRETE REINFORCED WITH #3 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARIFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITUS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.

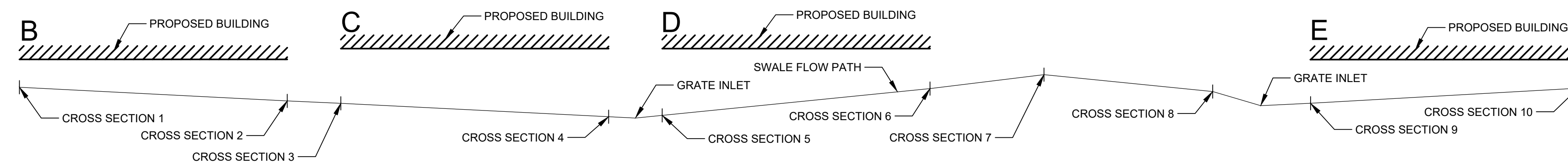




1. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING.
2. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
3. ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
4. GREASE TRAPS, MANHOLES, AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.
5. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
6. THE GRADES AND CONTOURS SHOWN ON THIS PLAN REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY CROWLEY SURVEYING DATED 03/2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE TO TOP OF PAVEMENT OR GROUND, UNLESS OTHERWISE NOTED.

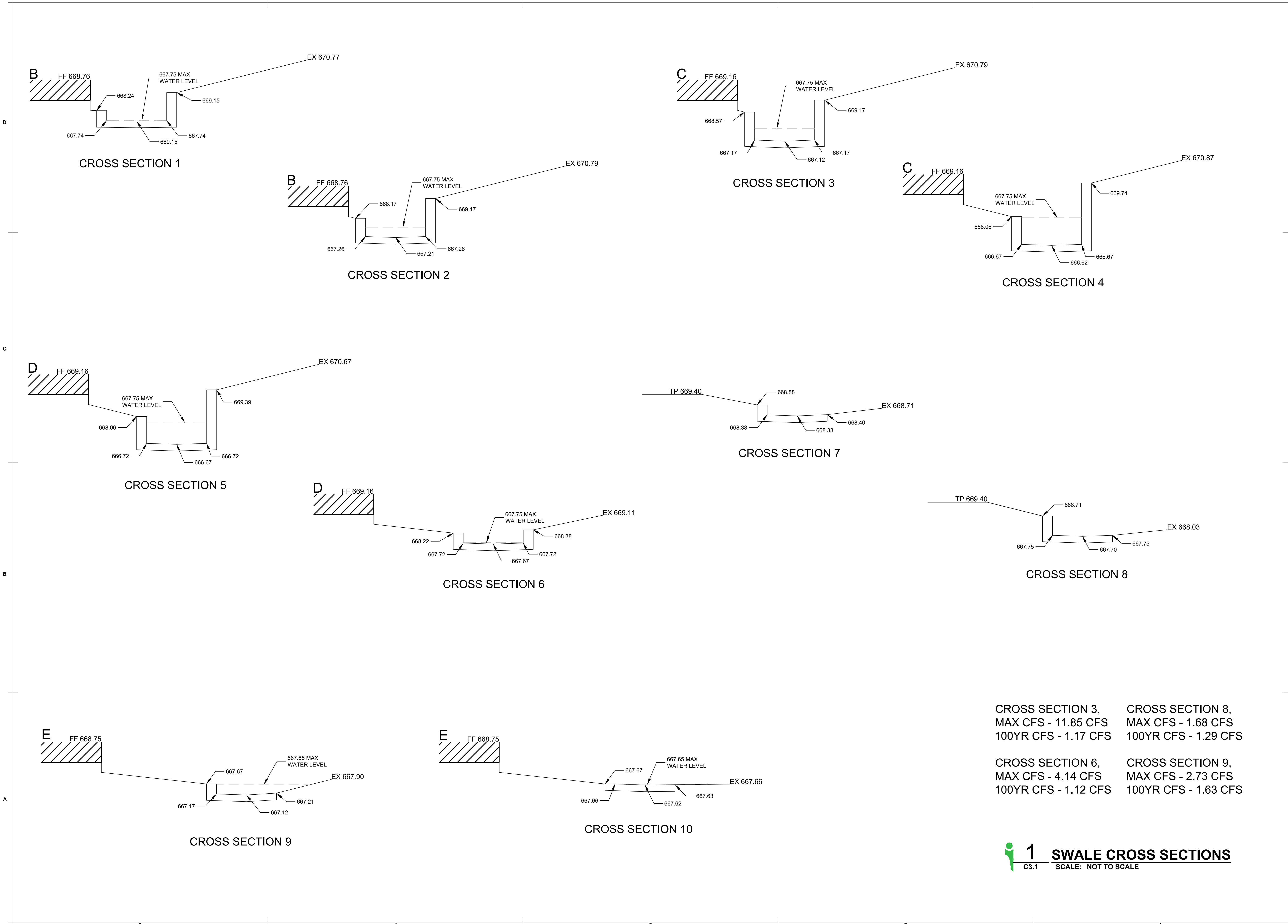
SOIL PREPARATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING, THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCE OF THE SURFACE OF THE FIELD. THE OWNER AND EACH SUCH PARTY WILL BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION OF THE EXISTING UTILITIES AND DAMAGE THEREOF RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE SOIL BENEATH ALL PAVING SHALL BE TREATED AS FOLLOWS:
- A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
 - B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK, ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.
 - C. PERFORM ALL FILL OPERATIONS TO THE FIELD. THE FILL SHALL BE INSTALLED IN MAXIMUM 8-INCH LOOSE LIFTS AND COMPACTED TO BETWEEN 95% AND 100% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT AT OR ABOVE OPTIMUM.
 - D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
 - E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY THE GEOTECHNICAL ENGINEER.
 - F. DENSITY AND MOISTURE CONTROL TESTS SHALL BE RUN PER EACH 5,000 SQUARE FEET.



2 CONCRETE SWALE CROSS SECTION

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CROSS SECTION 3,
MAX CFS - 11.85 CFS
100YR CFS - 1.17 CFS

CROSS SECTION 6,
MAX CFS - 4.14 CFS
100YR CFS - 1.12 CFS

CROSS SECTION 8,
MAX CFS - 1.68 CFS
100YR CFS - 1.29 CFS

CROSS SECTION 9,
MAX CFS - 2.73 CFS
100YR CFS - 1.63 CFS

1 **SWALE CROSS SECTIONS**
C3.1 SCALE: NOT TO SCALE

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

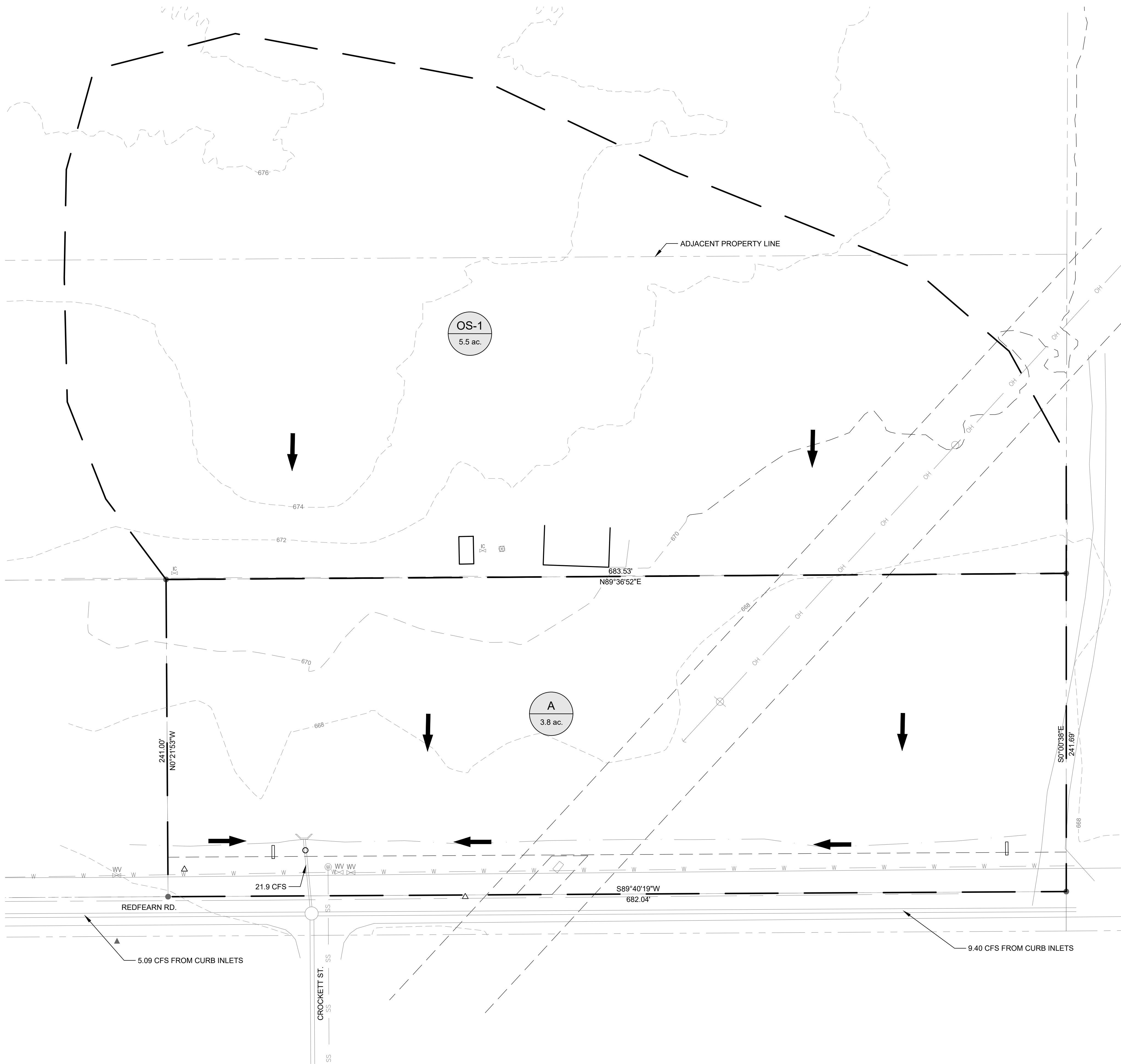
Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

SWALE CROSS
SECTIONS

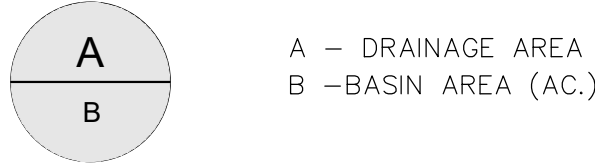
C3.1

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LEGEND - EXISTING DRAINAGE
AREA MAP

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EX W EXISTING WATER LINE
- EX SS EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G EXISTING GAS LINE
- EX OHE EXISTING OVERHEAD ELECTRIC LINE
- EX UGE EXISTING UNDERGROUND ELECTRIC LINE
- EX UOT EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE FLOW PATH
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW ARROW





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DENTON COUNTY, TEXAS

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Issue Record		
#	Description	Date

EXISTING DRAINAGE
AREA MAP

C4.0

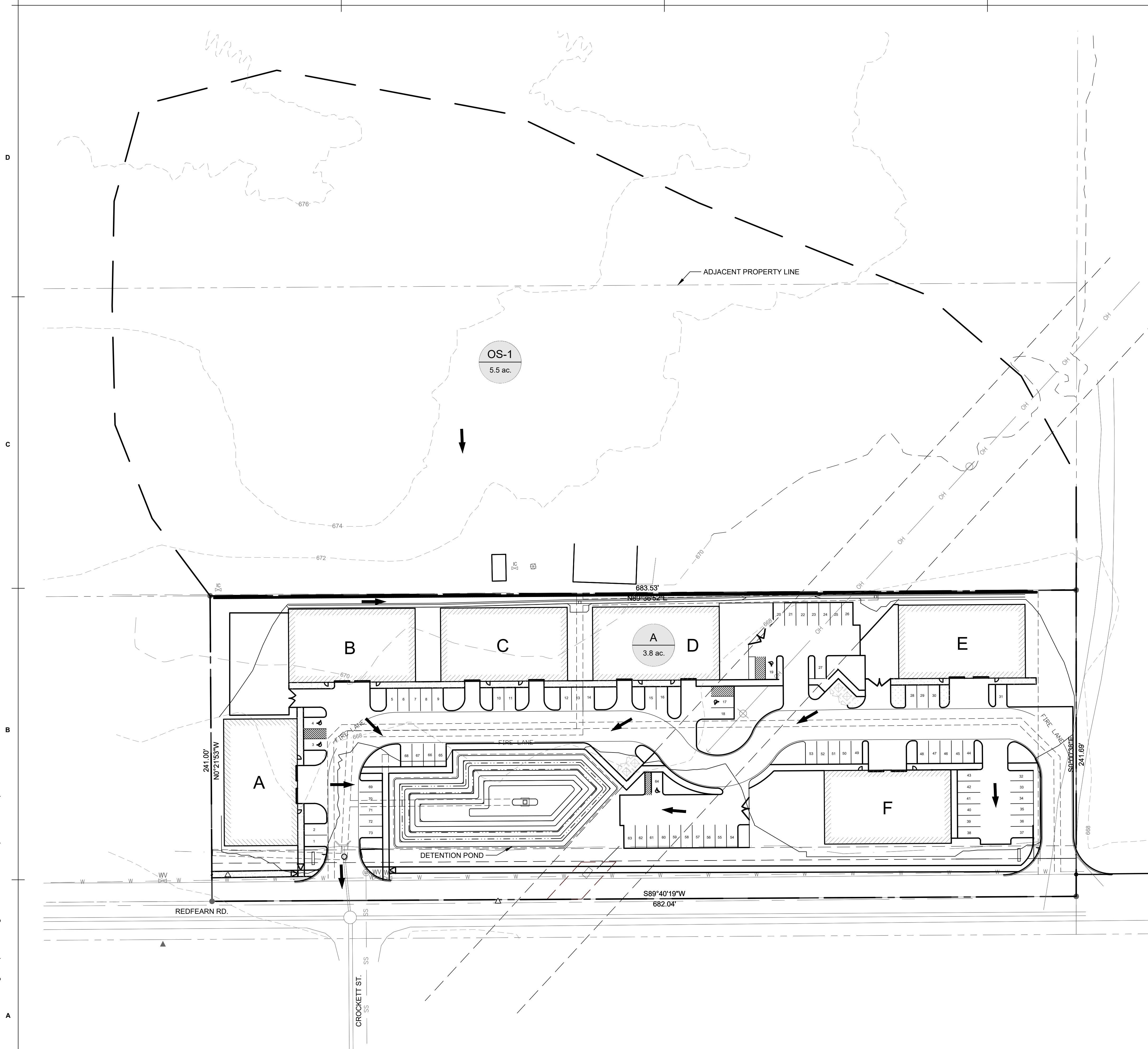


1
C4.0 EXISTING DRAINAGE AREA MAP
SCALE: 1"=30'

Red Fearn Road Addition Runoff Calculations														
Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	b	Runoff Q ₂ (cfs)	Runoff Q ₁₀ (cfs)	Runoff Q ₂₅ (cfs)	Runoff Q ₁₀₀ (cfs)	C _f	Runoff Q ₂₅ (cfs)	Runoff Q ₁₀₀ (cfs)	C _f	Runoff Q ₂₅ (cfs)	Runoff Q ₁₀₀ (cfs)
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT
	9.3									18.8			21.9	

OS-1 WILL HAVE TO DETAIN IN THE FUTURE AND PROVIDE ADEQUATE OUTFALL.

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LEGEND – PROPOSED DRAINAGE AREA MAP

- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK
 - EASEMENT
 - EXISTING STORM SEWER LINE
 - EXISTING CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED DRAINAGE AREA BOUNDARY
 - PROPOSED DRAINAGE FLOW PATH
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED GROUND COUNTOUR
 - DRAINAGE BOUNDARY LINE
 - DRAINAGE FLOW ARROW
- A – DRAINAGE AREA
B – BASIN AREA (AC.)

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DENTON COUNTY, TEXAS

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#	Description	Date

PROPOSED DRAINAGE AREA MAP

C4.1

1 PROPOSED DRAINAGE AREA MAP
C4.1
SCALE: 1"=30'
0 30 60 Feet

Red Fearn Road Addition Runoff Calculations														
Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_r	Runoff Q_{25} (cfs)	I_{100}	C_r	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9	A
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2	Tx DOT
	9.3									37.2			49.2	

Red Fearn Road Addition Runoff Calculations														
Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT
9.3										18.8			21.9	

Red Fearn Road Addition Runoff Calculations														
Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9	A
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2	Tx DOT
9.3										37.2			49.2	

DETENTION STAGE/STORAGE CALCULATIONS												
DESIGN POINT												
Elevation	Depth	Area			Orifice - $Q=0.6(A)(2gh)^{0.5}$			Times Number of Openings		Compare Flow	Storm Event	
			Storage	Storage	Pipe Size (in) = 12.6				Existing			
					FL = 660.50							
(ft)	(ft)	(ft ²)	Provided	Required	Pipe Dia.	Head	Outflow Q	(cfs)	(cfs)	(cfs)	(yr)	
660.50	0.00	40	0		1.05	0.00	0.0	1				
661.00	0.00	1,700	435		1.05	0.00	0.0	1				
662.00	1.50	2,900	2,735		1.05	0.98	0.0	1				
663.00	2.50	4,200	6,285		1.05	1.98	0.0	1				
663.25	2.75	4,550	7,379	7,337	1.05	2.23	6.2	1	6.4	-0.2	2-yr	
664.00	3.50	5,600	11,185		1.05	2.98	7.2	1				
664.53	4.03	6,395	14,364	14,358	1.05	3.50	7.8	1	7.7	0.1	25-yr	
665.00	4.50	7,100	17,535		1.05	3.98	8.3	1				
665.51	5.01	7,967	21,377	21,364	1.05	4.48	8.8	1	8.9	-0.1	100-yr	
666.00	5.50	8,800	25,485		1.05	4.98	9.3	1				
667.00	6.50	10,600	35,185		1.05	5.98	10.2	1				

THE TAILWATER USED WAS 660.20 SHOWN ON THE CONSTRUCTION PLANS FOR AUBREY CREEK ESTATES PHASE 2

Modified Rational Method
2-year Storm Event - Detention Calculations

Allowable Discharge						
Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)	
15.0	3.89	0.30	1.00	3.80	4.4	

Proposed Conditions						
Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)	
10.0	4.69	0.80	1.00	3.80	14.3	

Check Various Storms						
Time (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)	
10	4.69	0.80	1.00	3.8	14.3	
20	3.47	0.80	1.00	3.8	10.5	
30	2.71	0.80	1.00	3.8	8.2	
40	2.40	0.80	1.00	3.8	7.3	
50	2.09	0.80	1.00	3.8	6.4	

Inflow = Storm Duration x Respective Peak Q x 60 sec/min		
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min		
Storm (min)		Volume (ft ³)
10	Inflow = 10 x 14.3 x 60 sec/min = 8,555	
	Outflow = 0.50 x 20 x 4.4 x 60 sec/min = 2,961	
	Storage	5,894
20	Inflow = 20 x 10.5 x 60 sec/min = 12,659	
	Outflow = 0.50 x 30 x 4.4 x 60 sec/min = 5,322	
	Storage	7,337
30	Inflow = 30 x 8.2 x 60 sec/min = 14,829	
	Outflow = 0.50 x 40 x 4.4 x 60 sec/min = 7,982	
	Storage	6,847
40	Inflow = 40 x 7.3 x 60 sec/min = 17,510	
	Outflow = 0.50 x 50 x 4.4 x 60 sec/min = 10,643	
	Storage	6,867
50	Inflow = 50 x 6.4 x 60 sec/min = 19,061	
	Outflow = 0.50 x 60 x 4.4 x 60 sec/min = 13,304	
	Storage	5,757
Maximum Volume Required		Cu-ft= 7,337
		Acre-ft = 0.17

Modified Rational Method
25-year Storm Event - Detention Calculations

Allowable Discharge						
Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)	
15.0	6.43	0.30	1.00	3.80	7.3	

Proposed Conditions						
Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)	
10.0	7.79	0.80	1.10	3.80	26.0	

Check Various Storms						
Time (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)	
10	7.79	0.80	1.10	3.8	26.0	
20	5.77	0.80	1.10	3.8	19.3	
30	4.45	0.80	1.10	3.8	14.9	
40	3.94	0.80	1.10	3.8	13.2	
50	3.44	0.80	1.10	3.8	11.5	

Inflow = Storm Duration x Respective Peak Q x 60 sec/min		
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min		
Storm (min)		Volume (ft ³)
10	Inflow = 10 x 26 x 60 sec/min = 15,630	
	Outflow = 0.50 x 20 x 7.3 x 60 sec/min = 4,398	
	Storage	11,232
20	Inflow = 20 x 19.3 x 60 sec/min = 23,154	
	Outflow = 0.50 x 30 x 7.3 x 60 sec/min = 8,796	
	Storage	14,358
30	Inflow = 30 x 14.9 x 60 sec/min = 26,785	
	Outflow = 0.50 x 40 x 7.3 x 60 sec/min = 13,194	
	Storage	13,591
40	Inflow = 40 x 13.2 x 60 sec/min = 31,621	
	Outflow = 0.50 x 50 x 7.3 x 60 sec/min = 17,592	
	Storage	14,028
50	Inflow = 50 x 11.5 x 60 sec/min = 34,510	
	Outflow = 0.50 x 60 x 7.3 x 60 sec/min = 21,991	
	Storage	12,519
Maximum Volume Required		Cu-ft= 14,358
		Acre-ft = 0.33

Modified Rational Method
100-year Storm Event - Detention Calculations

Allowable Discharge						
Tc (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)	
15.0	7.85	0.30	1.00	3.80	8.9	

Proposed Conditions						
Tc (min)	I_{100} (in/hr)	C		A (ac.)	Q_{100} (cfs)	
10.0	9.53	0.80	1.25	3.80	36.2	

Check Various Storms						
Time (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)	
10	9.53	0.80	1.25	3.80	36.2	
20	7.04	0.80	1.25	3.80	26.8	
30	5.41	0.80	1.25	3.80	20.6	
40	4.80	0.80	1.25	3.80	18.2	
50	4.19	0.80	1.25	3.80	15.9	

Inflow = Storm Duration x Respective Peak Q x 60 sec/min		
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min		
Storm (min)		Volume (ft ³)
10	Inflow = 10 x 36.2 x 60 sec/min = 21,728	
	Outflow = 0.50 x 20 x 8.9 x 60 sec/min = 5,369	
	Storage	16,359
20	Inflow = 20 x 26.8 x 60 sec/min = 32,102	
	Outflow = 0.50 x 30 x 8.9 x 60 sec/min = 10,739	
	Storage	21,364
30	Inflow = 30 x 20.6 x 60 sec/min = 37,004	
	Outflow = 0.50 x 40 x 8.9 x 60 sec/min = 16,108	
	Storage	20,896
40	Inflow = 40 x 18.2 x 60 sec/min = 43,776	
	Outflow = 0.50 x 50 x 8.9 x 60 sec/min = 21,478	
	Storage	22,298
50	Inflow = 50 x 15.9 x 60 sec/min = 47,766	
	Outflow = 0.50 x 60 x 8.9 x 60 sec/min = 26,847	
	Storage	20,919
Maximum Volume Required		Cu-ft= 21,364
		Acre-ft = 0.49

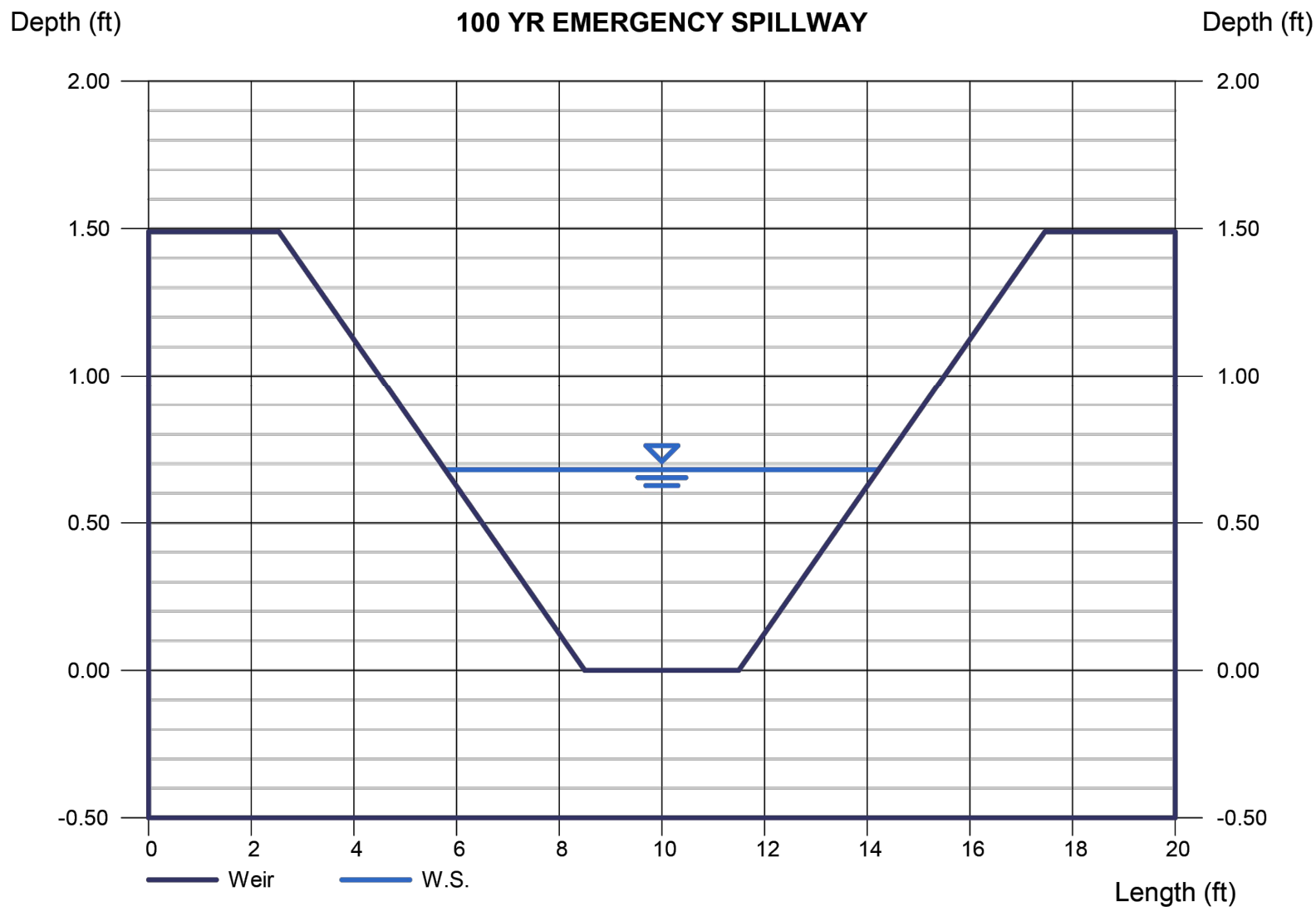
Weir Report

Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

100 YR EMERGENCY SPILLWAY

Trapezoidal Weir			
Crest	= Sharp	Highlighted	= 0.68
Bottom Length (ft)	= 3.00	Depth (ft)	= 8.900
Total Depth (ft)	= 1.49	Q (cfs)	= 3.89
Side Slope (z:1)	= 4.00	Area (sqft)	= 2.29
		Velocity (ft/s)	= 8.44
		Top Width (ft)	

Calculations	
Weir Coeff. Cw	= 3.10
Compute by:	Known Q
Known Q (cfs)	= 8.90



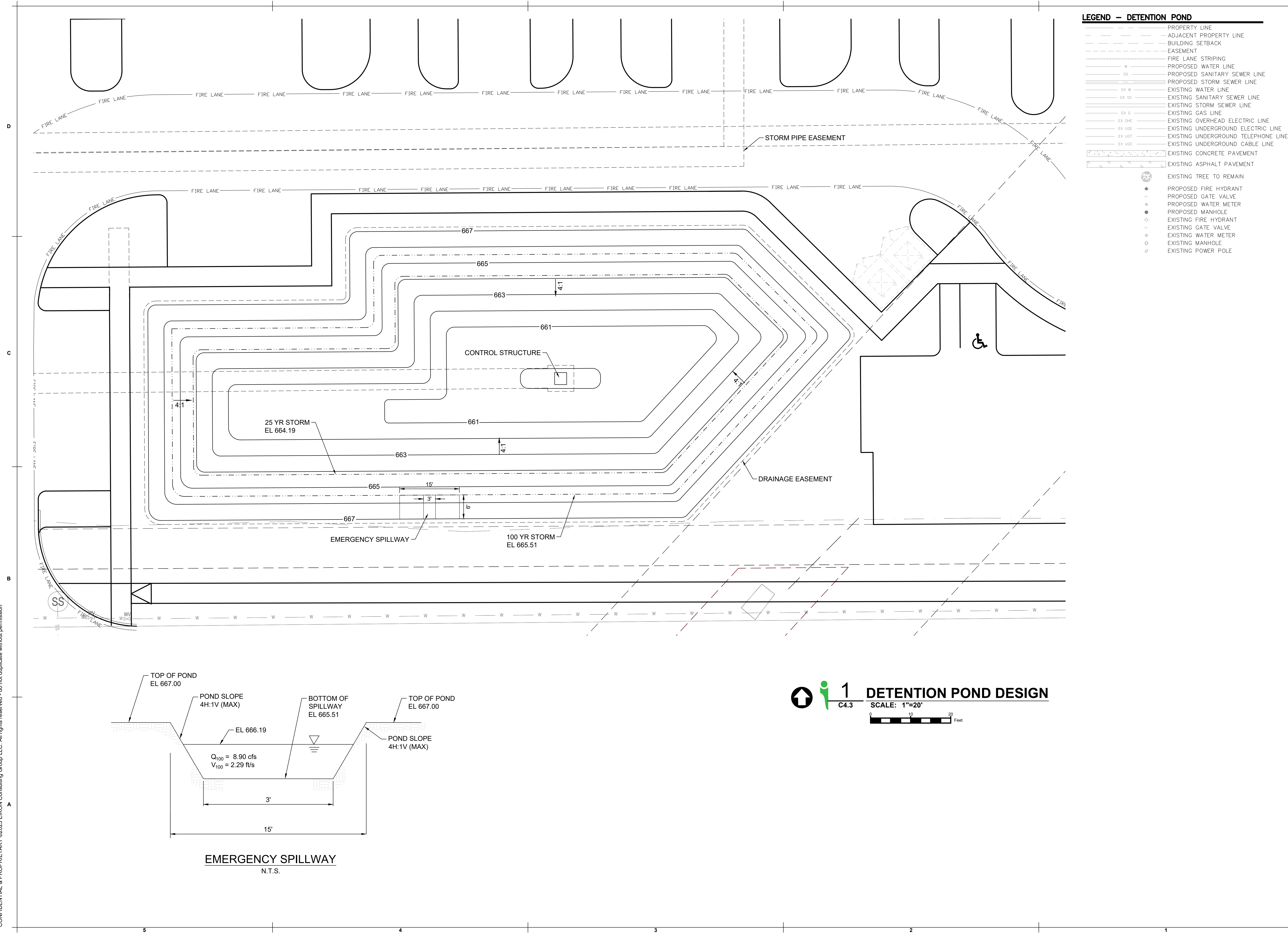
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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/31/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS
Issue Record	
#	Description
	Date

CALCULATIONS

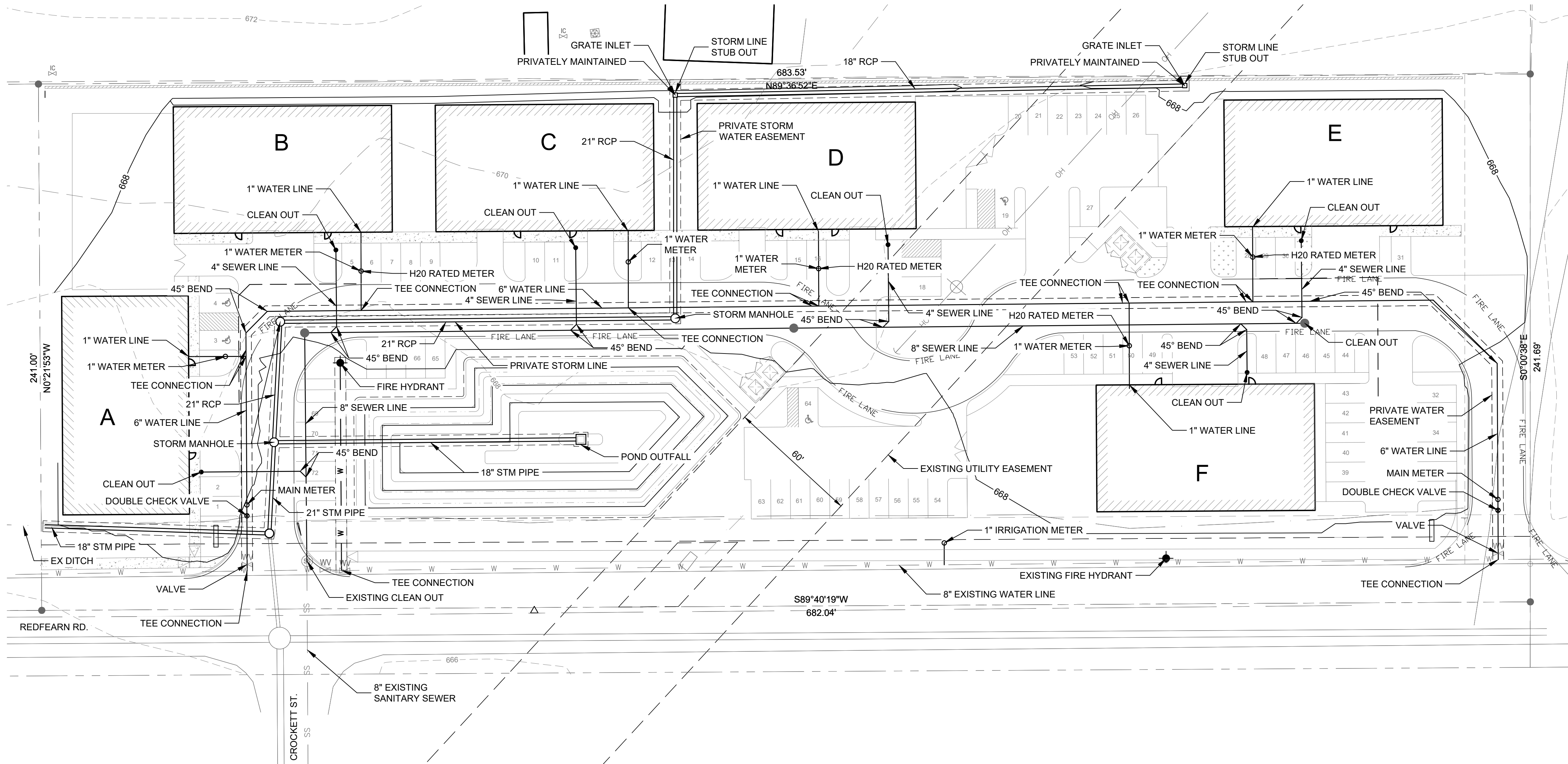
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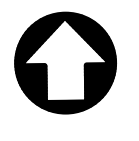


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D
C
B
A

NO GREASE AND SAND TRAPS
NO SAMPLING PITS
NO PRETREATMENT





1

C5.0

UTILITY PLAN

SCALE: 1"=30'



LEGEND -- UTILITY PLAN	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	FIRE LANE STRIPING
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND CABLE LINE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING TREE TO REMAIN
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING MANHOLE
	EXISTING POWER POLE

- SITE UTILITY NOTES
1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES. FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2.

ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS.
3.

THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5.

THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF AUBREY FOR THE CONNECTIONS TO THE EXISTING WATER AND WASTEWATER MAINS.
6.

THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7.

THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8.

ALL FIRE PROTECTION MATERIALS SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND TO NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
9.

MATCH TOPS OF ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
10.

UNDERGROUND TELEPHONE LINE SHALL BE IN 3" CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
11.

CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO TRANSFORMER AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
12.

ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
13.

WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR, WHEN CROSSING PROVIDE 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
14.

UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
15.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND ARE TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
16.

ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH OF 3000 P.S.I.
17.

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE TO TOP OF ALL WATERLINES.
18.

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
19.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20.

ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
21.

ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
22.

ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
23.

IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
24.

CONTRACTOR SHALL COORDINATE ALL UTILITY POLE RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
25.

CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHAL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

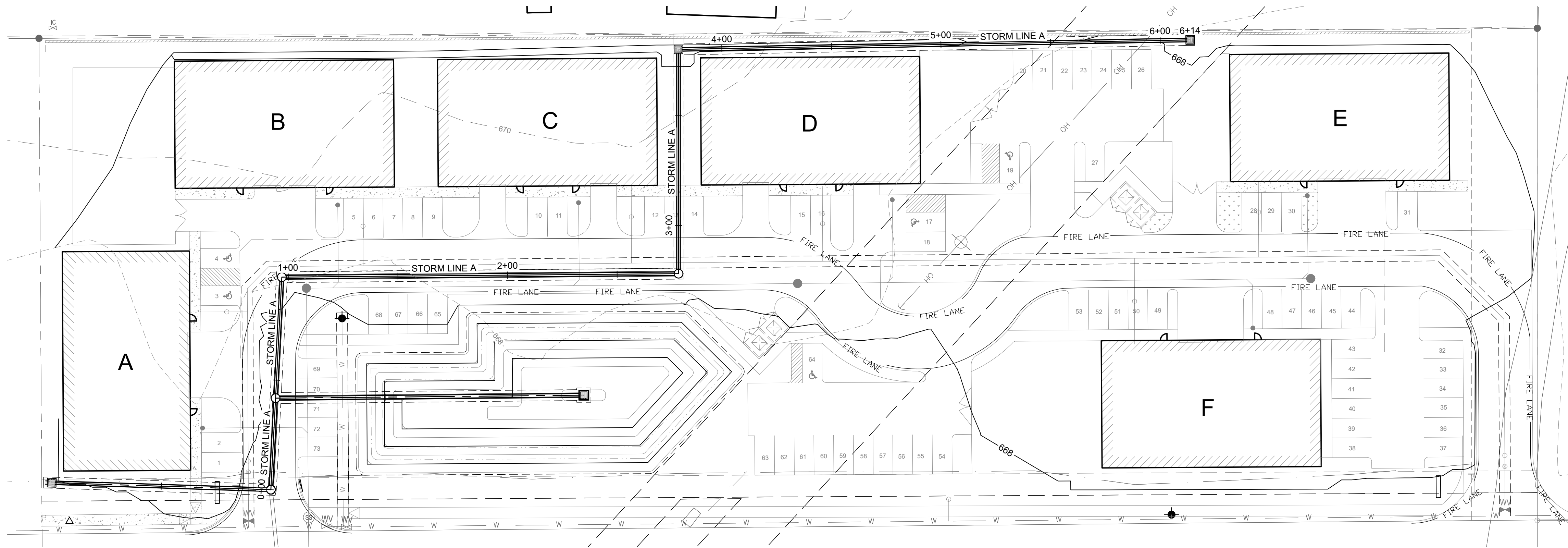
Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

UTILITY PLAN

C5.0

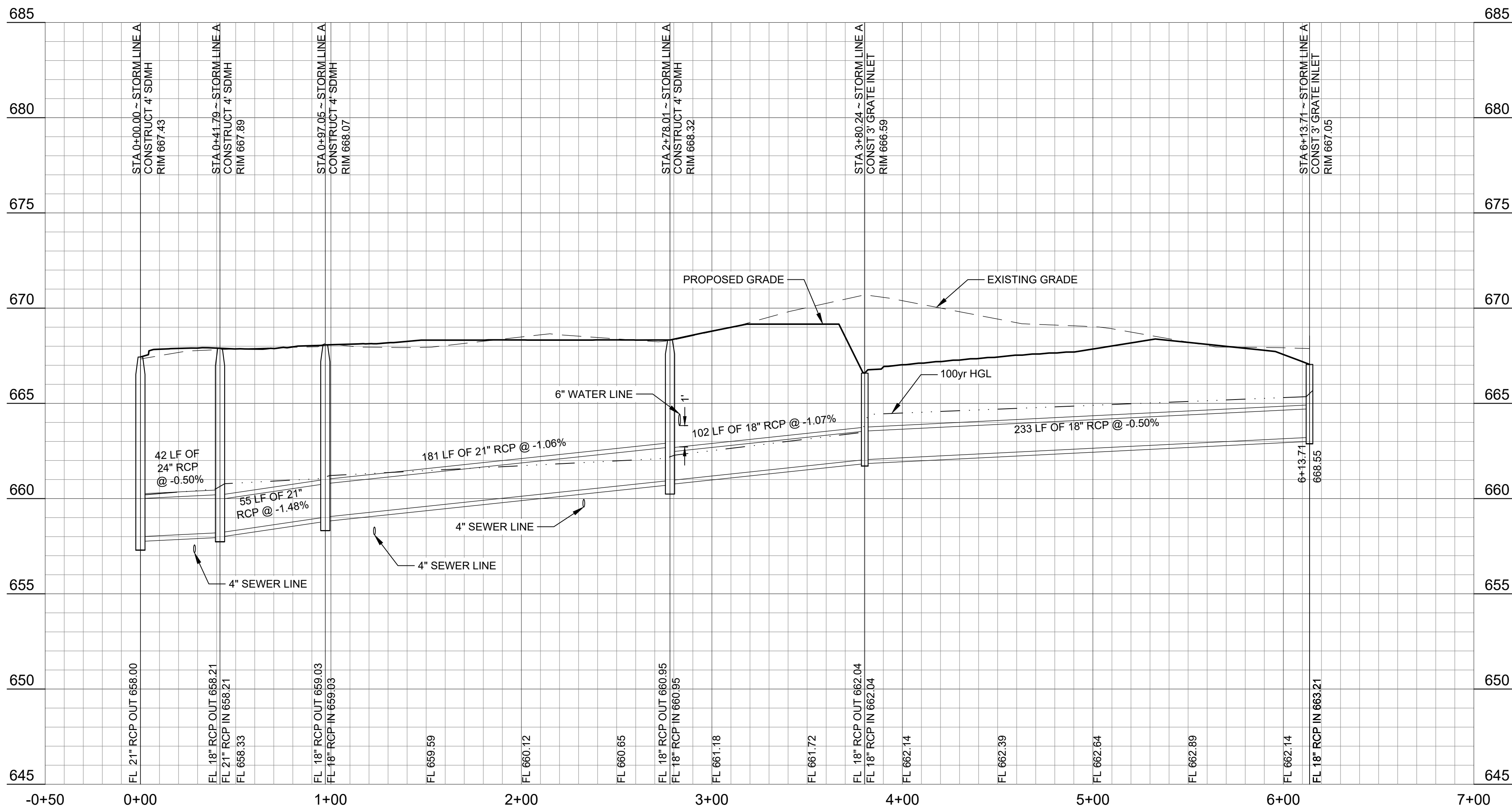
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LEGEND — UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

SCALE: 1"=30'



RUNOFF COLLECTION POINT (Inlet or Manhole)								REDFEARN																								
LINE/LAT	AREA	JUNCTIONS		AREA	UPSTREA M STATION	DOWNSTR EAM STATION	DISTANCE BETWEEN COLLECTION POINTS	INCREMENTAL DRAINAGE			INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S)	ACCUMUL ATED "CA"	TIME AT UPSTREA M STATION (minutes)	DESIGN STORM FREQUEN CY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULI C GRADIENT "S"	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB	RISE ONLY FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTI ON POINTS "v"	STANDAR D DS JUNCTION LOSS "K"	MINOR LOSS COEFF. "Kf"	VELOCITY HEAD (V ² /2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (mins)	HYDRAULIC GRADE					INLET TOP ELEVATION	
								DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C"CI	INCREMEN TAL "CA"																DS HYD. GRADE	FRICITION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES		HYD. GRADE AFTER HYD. JUMP
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LINE	SL A																															
		INLET		SL A 1	613.00	380.00	233.00	2.32	0.30	0.70		0.70	10.00	100.00	9.53	6.63	0.00	1.00	18.00		3.75		1.50	0.22	1.03	664.42	0.93	665.35	0.00	0.33	665.68	667.03
		INLET		SL A 2	380.00	278.00	102.00	1.79	0.30	0.54		1.23	11.03	100.00	9.18	11.32	0.01	1.00	18.00		6.41		1.50	0.64	0.27	662.28	1.18	663.47	0.00	0.96	664.42	666.62
		MH 90°			278.00	97.00	181.00					1.23	11.30	100.00	9.09	11.21	0.01	1.00	21.00		4.66		0.50	0.34	0.65	661.21	0.91	662.11	0.00	0.17	662.28	
		MH 90°			97.00	42.00	55.00					1.23	11.95	100.00	8.88	10.94	0.00	1.00	21.00		4.55		0.50	0.32	0.20	660.78	0.26	661.05	0.00	0.16	661.21	
		MH 0°		OUTFALL	42.00		42.00	3.80	0.25	0.93		2.16	12.15	100.00	8.81	19.07	0.01	1.00	24.00		6.07		0.50	0.57	0.12	660.20	0.30	660.50	0.00	0.29	660.78	

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CITY OF AUBREY
DENTON COUNTY, TEXAS

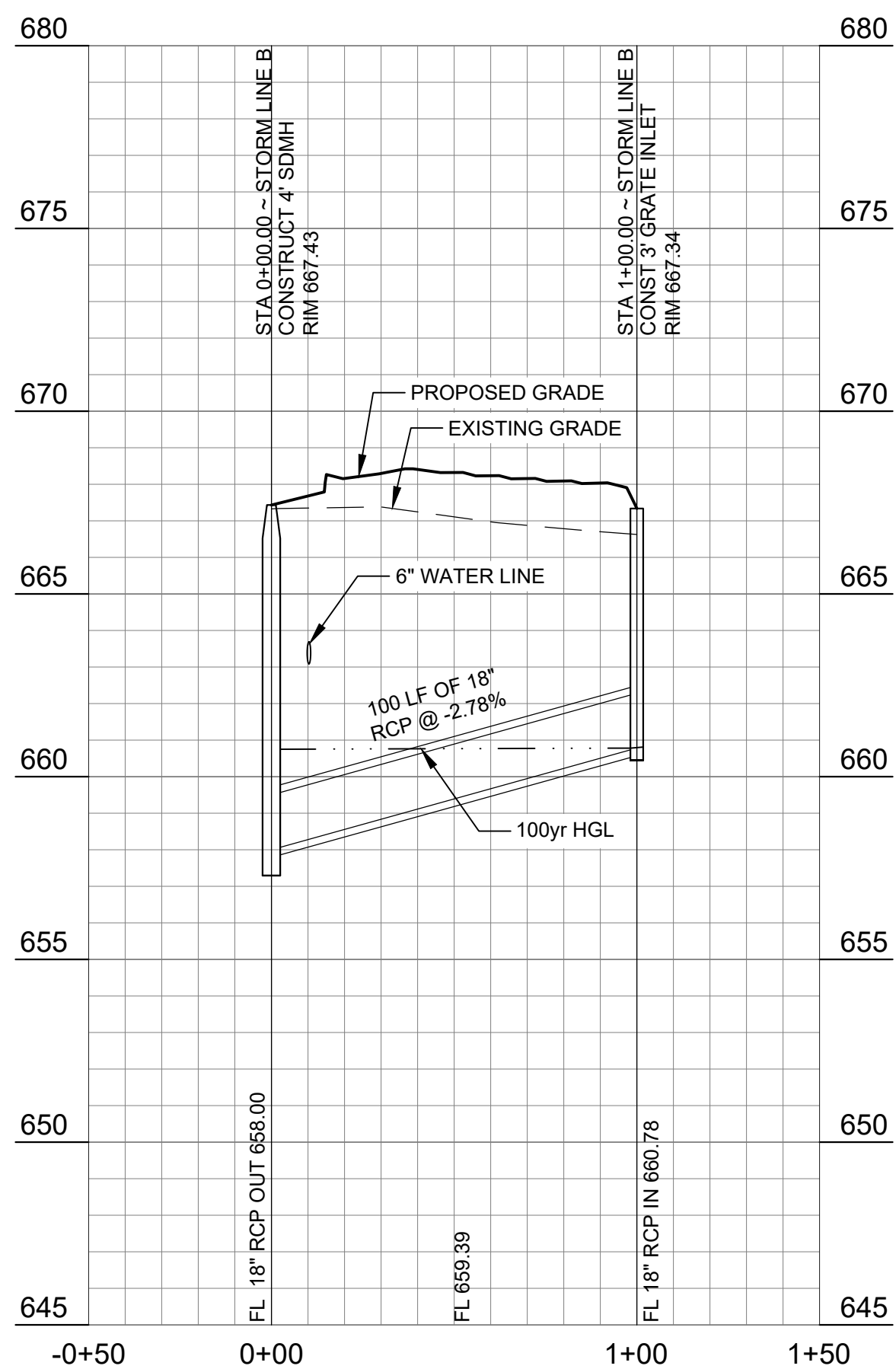
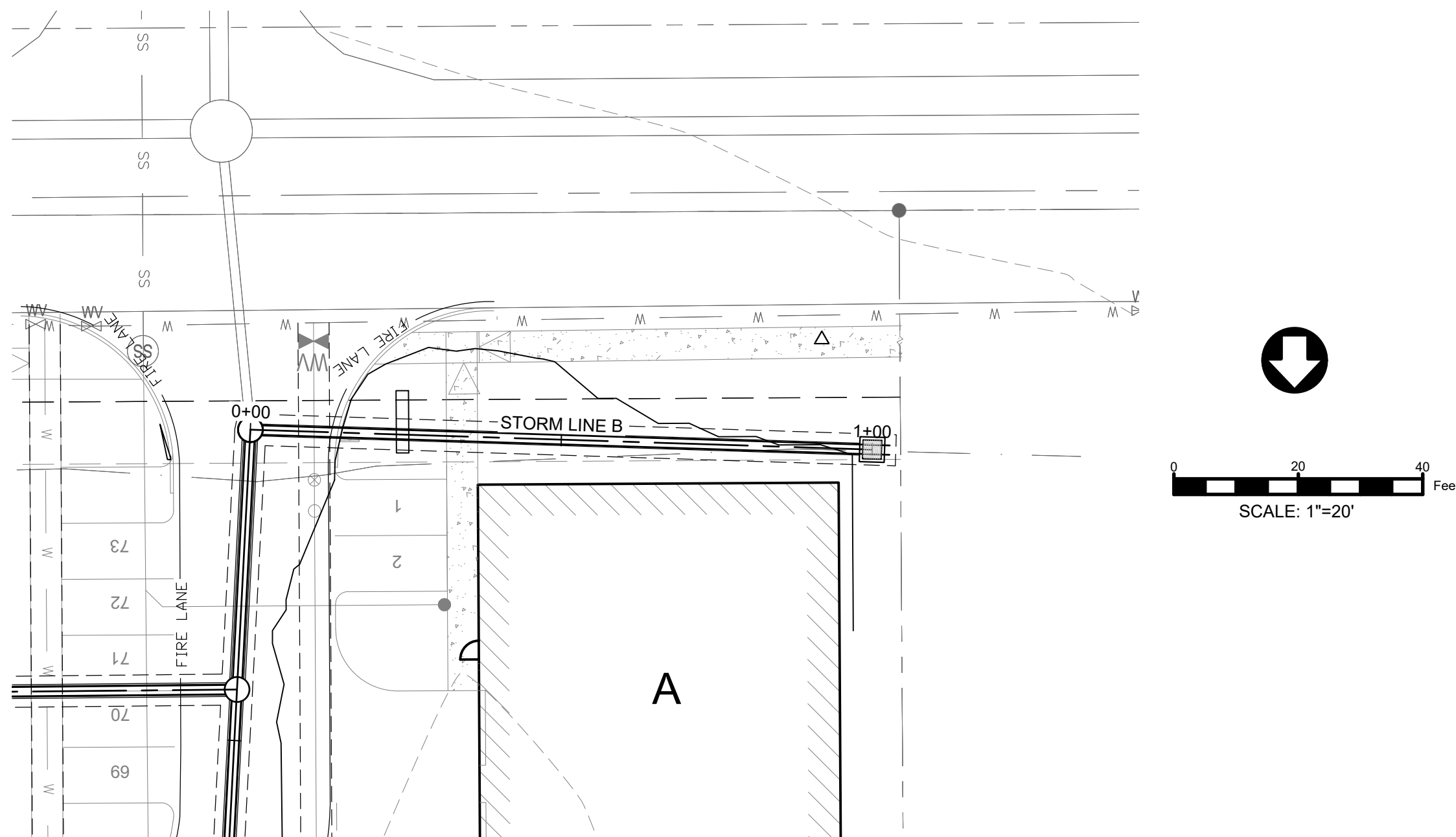
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Drawn By: KS
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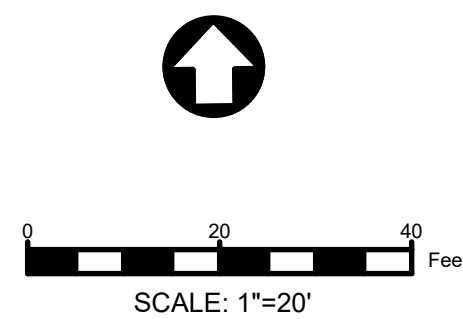
Issue Record
Description Date

STORM LINE A

C5.1

[illegible]

THE PIPE IS IN PARTIAL FLOW ON THE UPSTREAM END OF THE SYSTEM.




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Texas Firm F-12214

ENGINEERS & ENVIRONMENTAL

KJE
500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830

CITY OF AUBREY
DENTON COUNTY, TEXAS

STORM LINE POND
OUTFALL



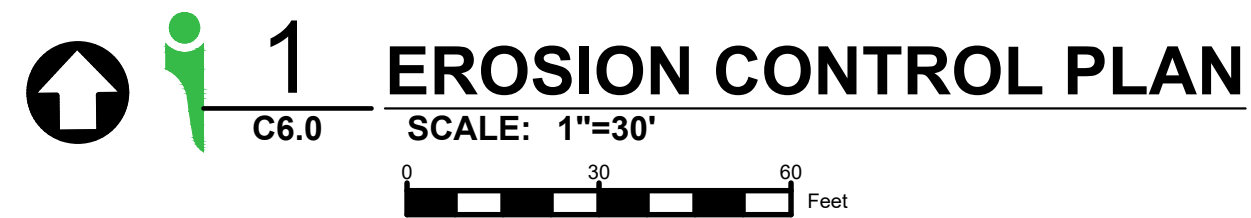
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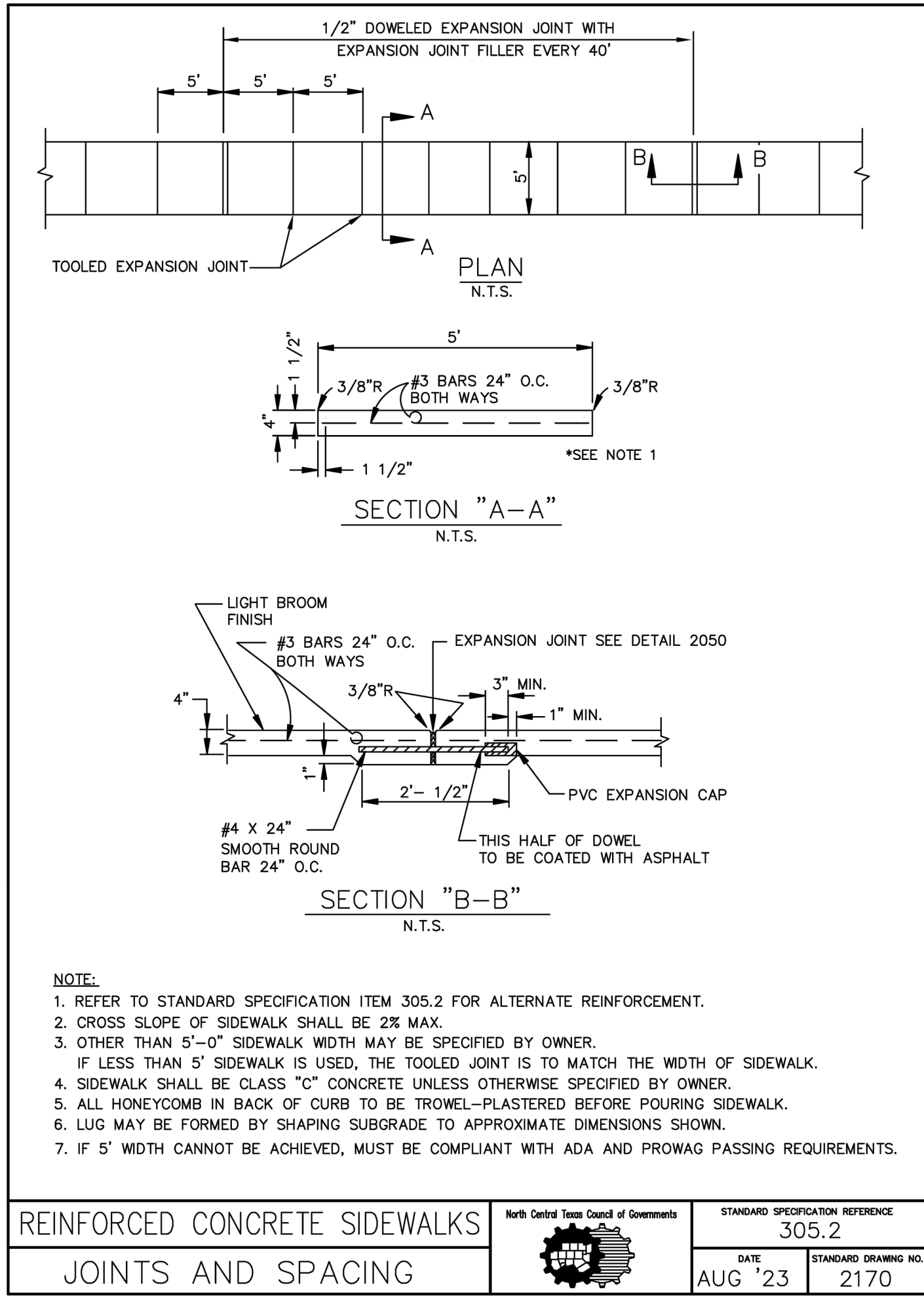
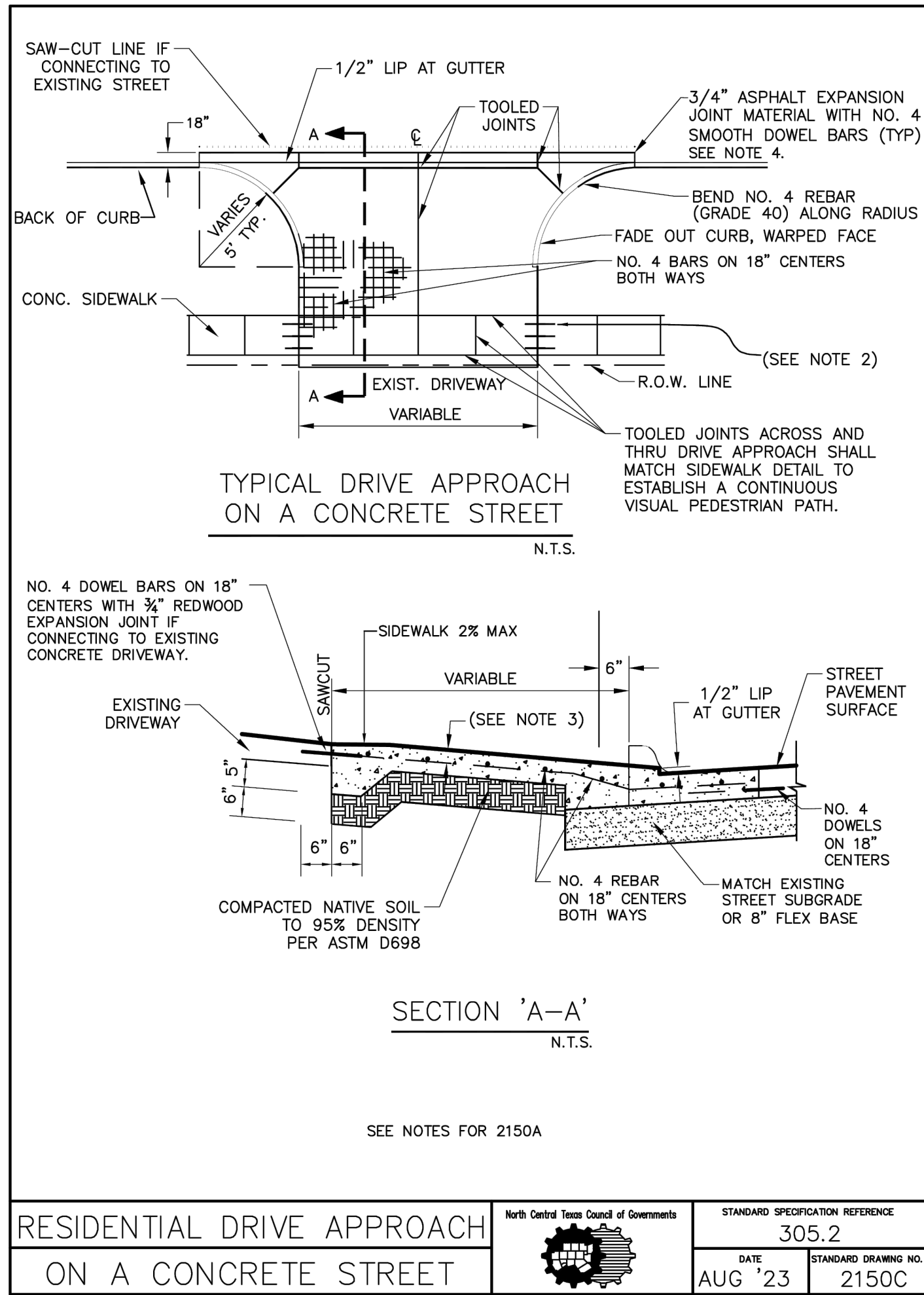
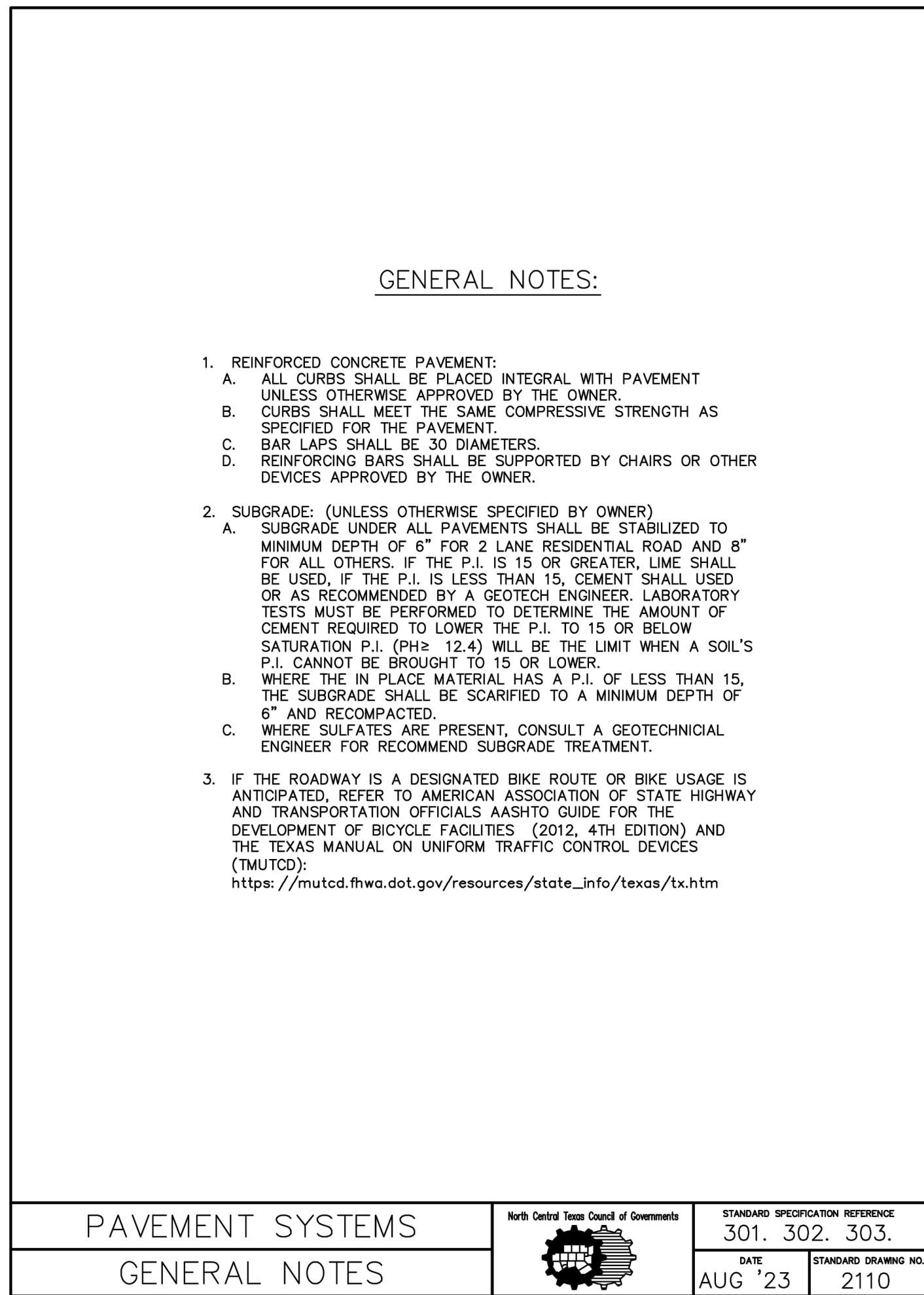
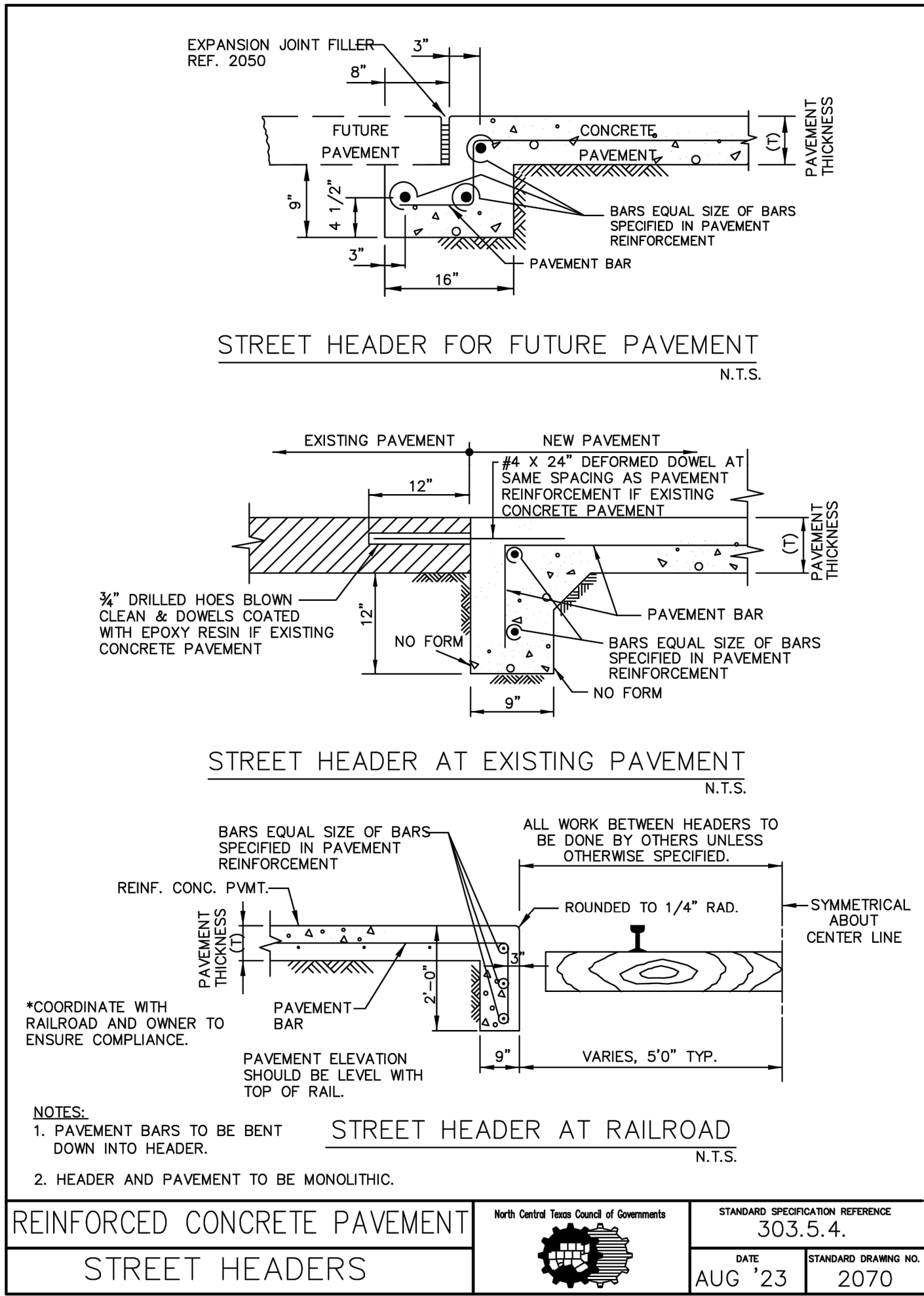
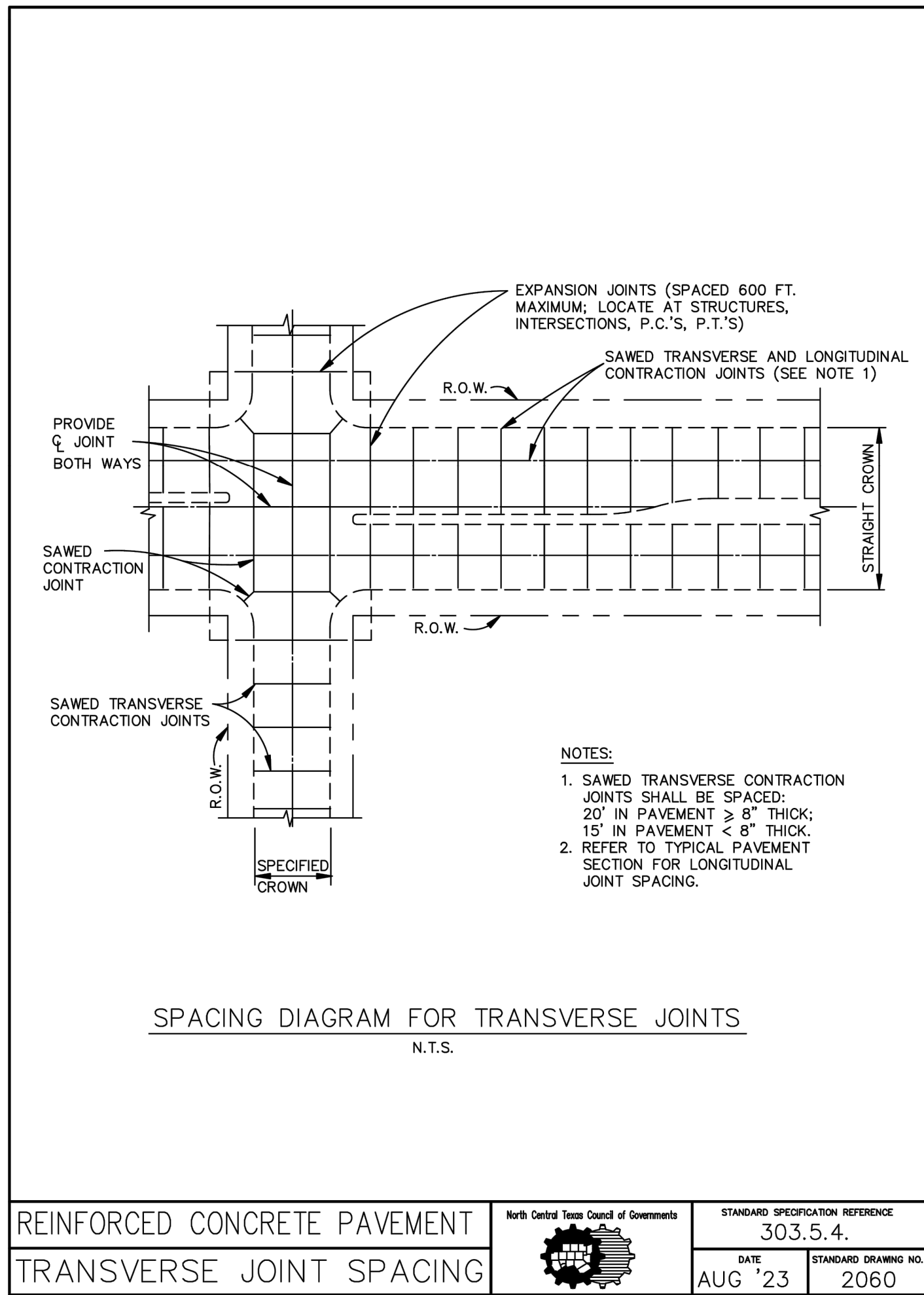
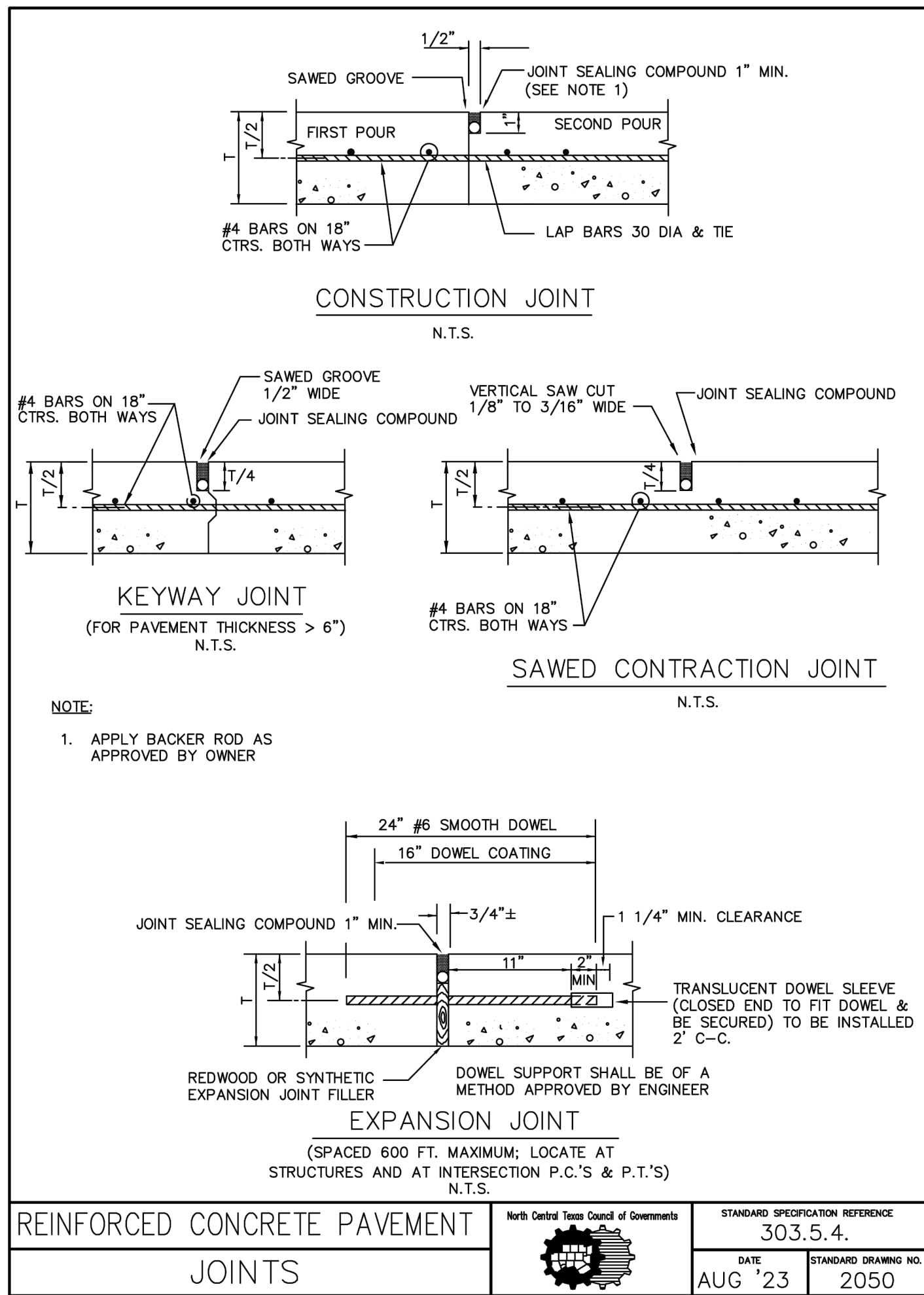
----	PROPERTY LINE
-----	ADJACENT PROPERTY LINE
-----	BUILDING SETBACK
-----	EASEMENT
----- W	PROPOSED WATER LINE
----- SS	PROPOSED SANITARY SEWER LINE
-----	PROPOSED STORM SEWER LINE
----- EX W	EXISTING WATER LINE
----- EX SS	EXISTING SANITARY SEWER LINE
-----	EXISTING STORM SEWER LINE
----- EX G	EXISTING GAS LINE
----- EX OHE	EXISTING OVERHEAD ELECTRIC LINE
----- EX UGE	EXISTING UNDERGROUND ELECTRIC LINE
----- EX UGT	EXISTING UNDERGROUND TELEPHONE LINE
----- EX UGC	EXISTING UNDERGROUND CABLE LINE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING TREE TO REMAIN
●	PROPOSED FIRE HYDRANT
●	PROPOSED GATE VALVE
●	PROPOSED WATER METER
●	PROPOSED MANHOLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING GATE VALVE
⊙	EXISTING WATER METER
⊙	EXISTING MANHOLE
⊙	EXISTING POWER POLE
— SC — SC — SC — SC —	SEDIMENT CONTROL BARRIER
	STABILIZED CONSTRUCTION ENTRANCE
-----	ROCK CHECK DAM
-----	INLET PROTECTION

1. CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING AND IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE OF INTENT (NOI).
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE)
4. ALL EXPOSED AREAS SHALL BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
5. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS OR MORE FREQUENTLY IF REQUIRED. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
6. SEDIMENT SHALL BE REMOVED FROM THE TEMPORARY SEDIMENT BASIN/TRAPS BEFORE IT IS 33% FULL AND FROM SILT FENCE BEFORE IT IS 33% FULL.
7. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE, AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
8. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR BERMUDA SOD IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
9. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN COMPLETED.
10. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. CONTRACTOR MUST ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issue Record		
#	Description	Date





PRELIMINARY
 "THIS DOCUMENT IS RELEASED
 FOR THE PURPOSE OF INTERIM
 REVIEW UNDER THE
 AUTHORITY OF KEVIN WARE,
 P.E. 93550 ON 03/31/2025. IT IS
 NOT TO BE USED FOR
 CONSTRUCTION, BIDDING, OR
 PERMIT PURPOSES."

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

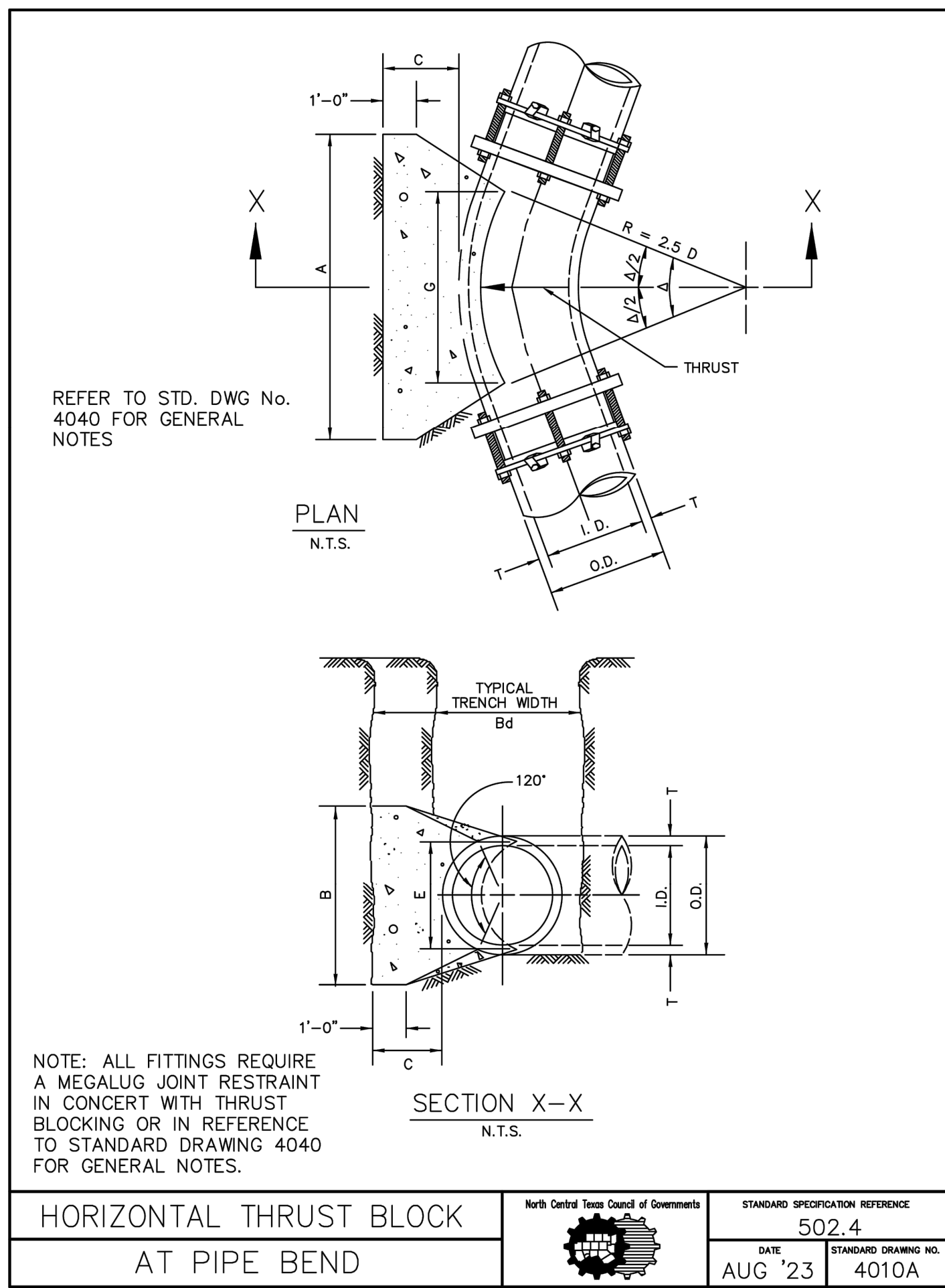
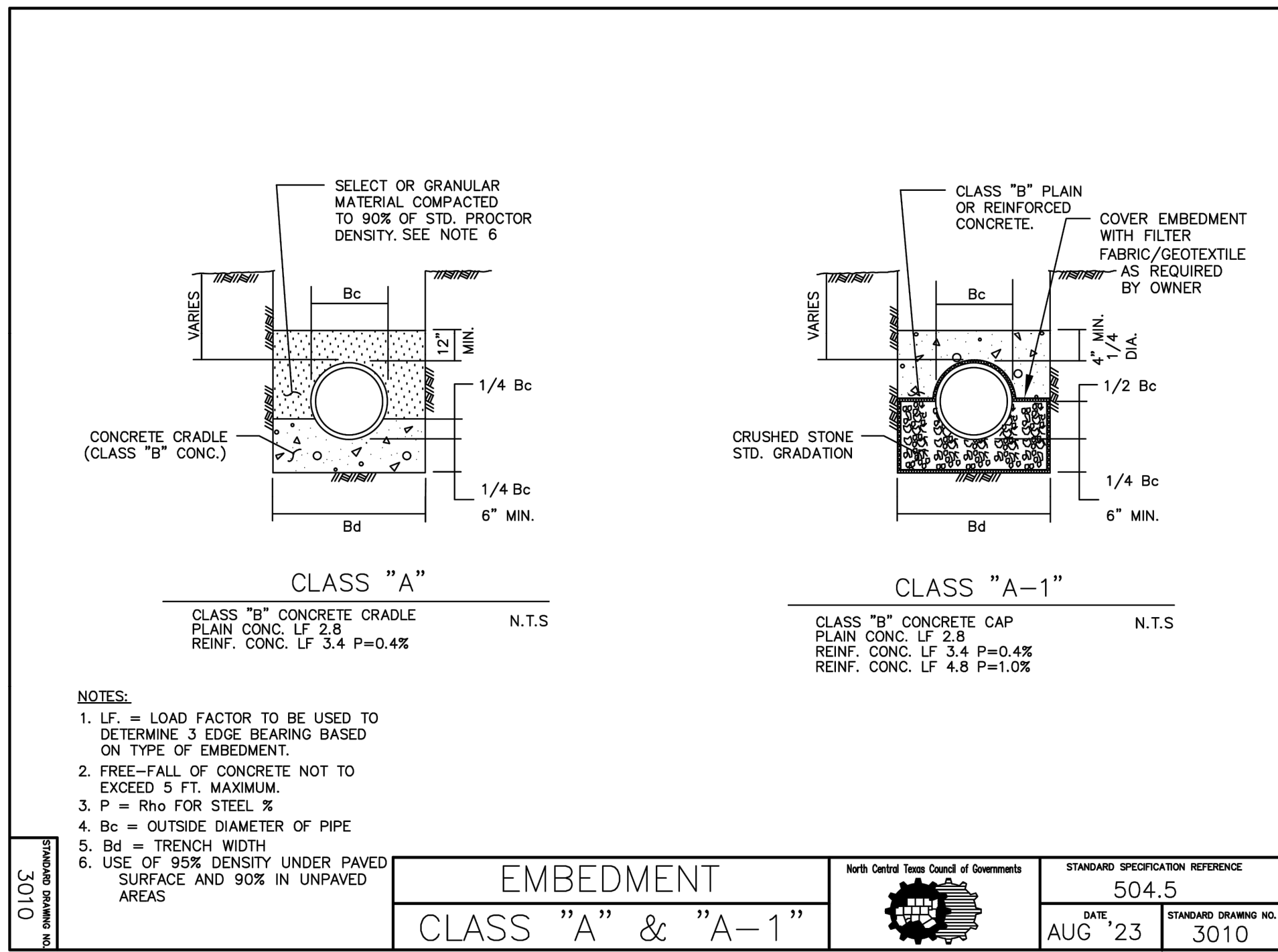
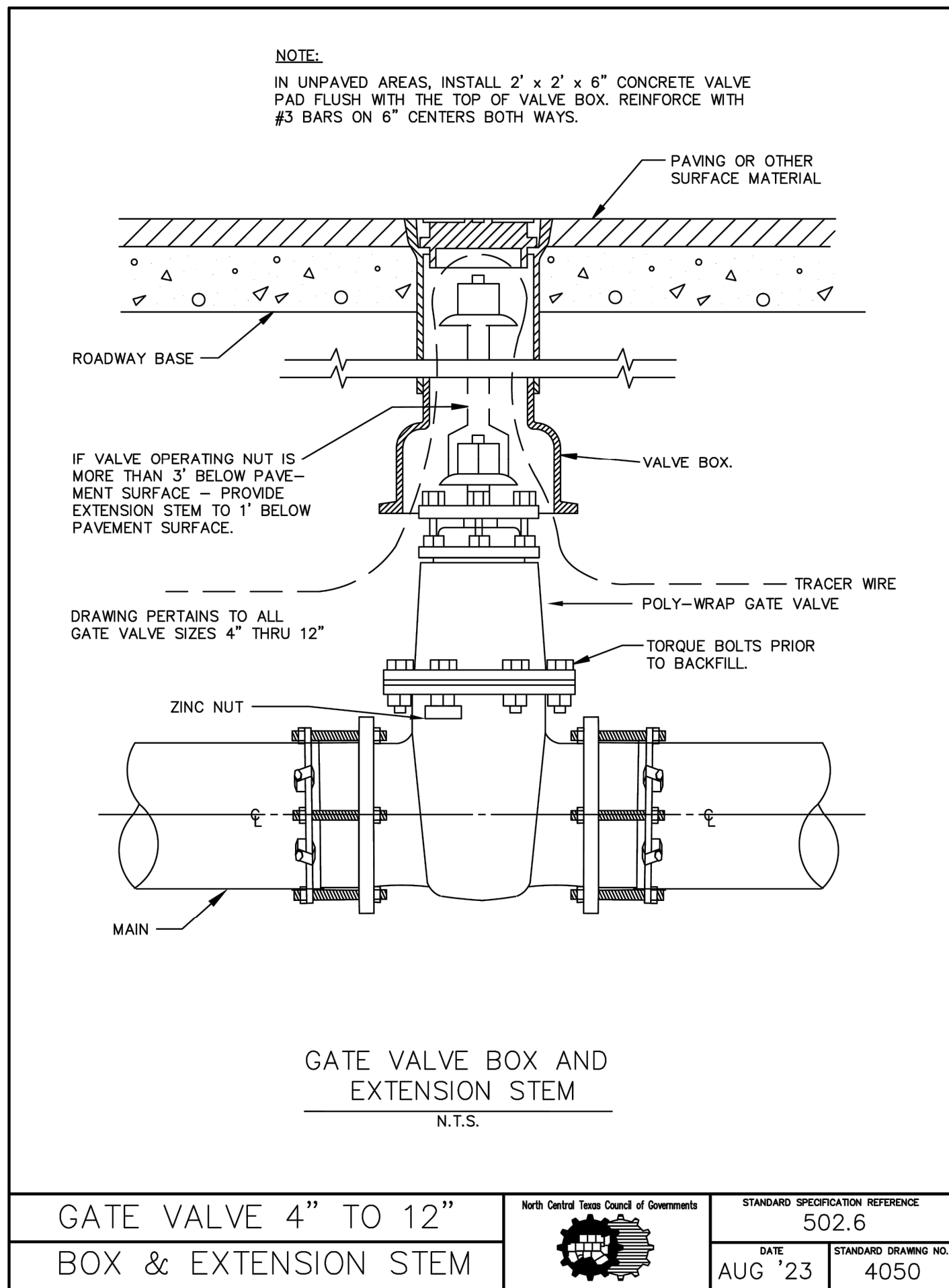
DETAILS

C7.1

0.7

CONCLUSION

Page 306 of 306



I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ > 22.50° C (FT.)	E (FT.)
4,6.8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

Δ = 11.25°									Δ = 22.50°																	
			EARTH									EARTH														
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)			
4,6.8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6.8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1	4,6.8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE

502.4

AT PIPE BEND

DATE

AUG '23

DRAWING NO.

4010B

Δ = 30°									Δ = 45°								
		EARTH				ROCK					EARTH				ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4.6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4.6,8	1.5	3.9	2.0	0.2	1.5	1.5	0.1	0.1
10.12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10.12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16.18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16.18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.1	5.5	5.0	5.0	2.2	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.5	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	9.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

Δ = 67.50°									Δ = 90°								
		EARTH				ROCK					EARTH				ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4.6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4.6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10.12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10.12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16.18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16.18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.0	10.0	4.5	3.1	4.5	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	298.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

TABLE OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK

AT PIPE BEND

North Central Trestle Council of Governments

STANDARD SPECIFICATION DRAWING NO.

502.4

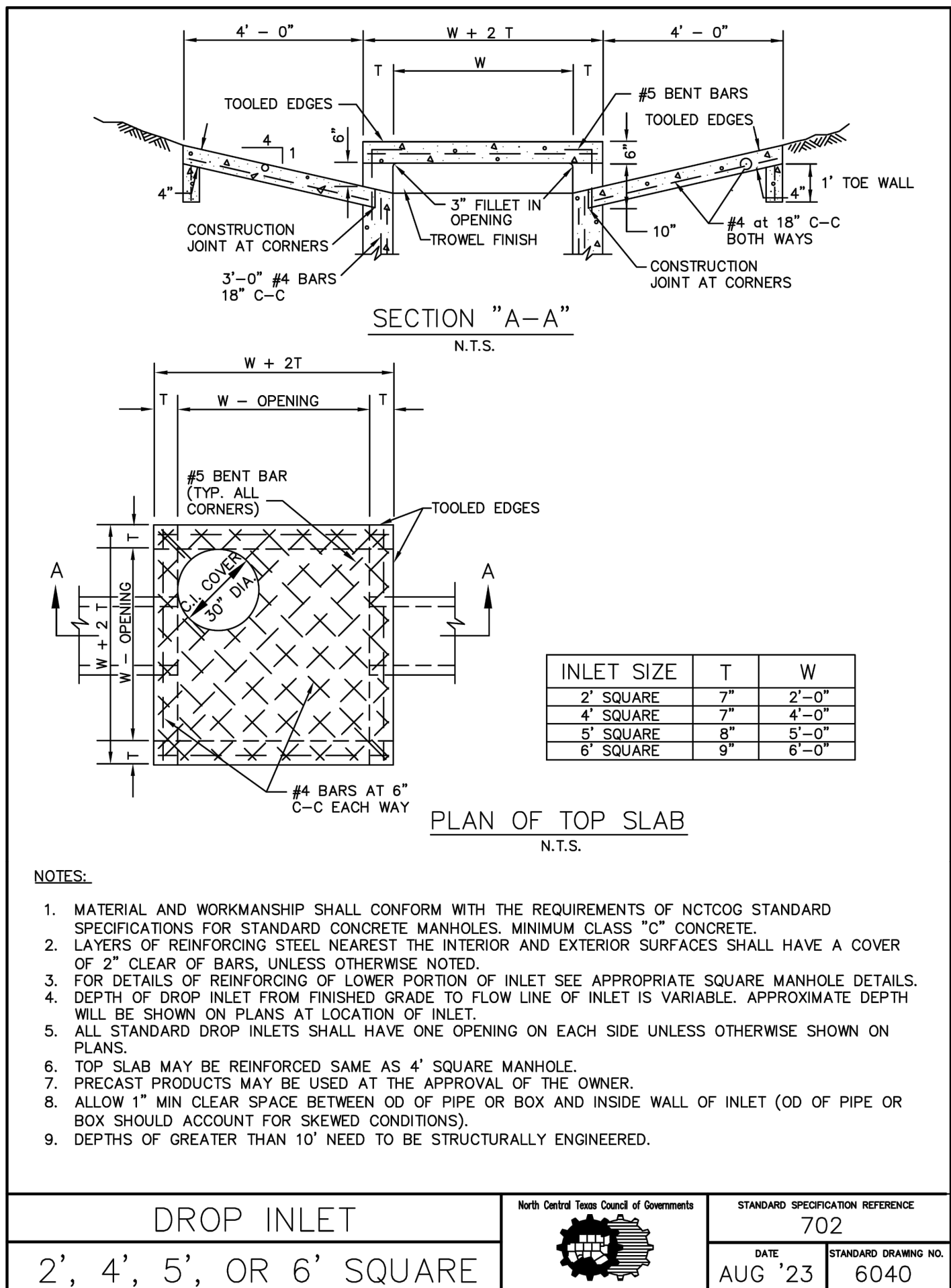
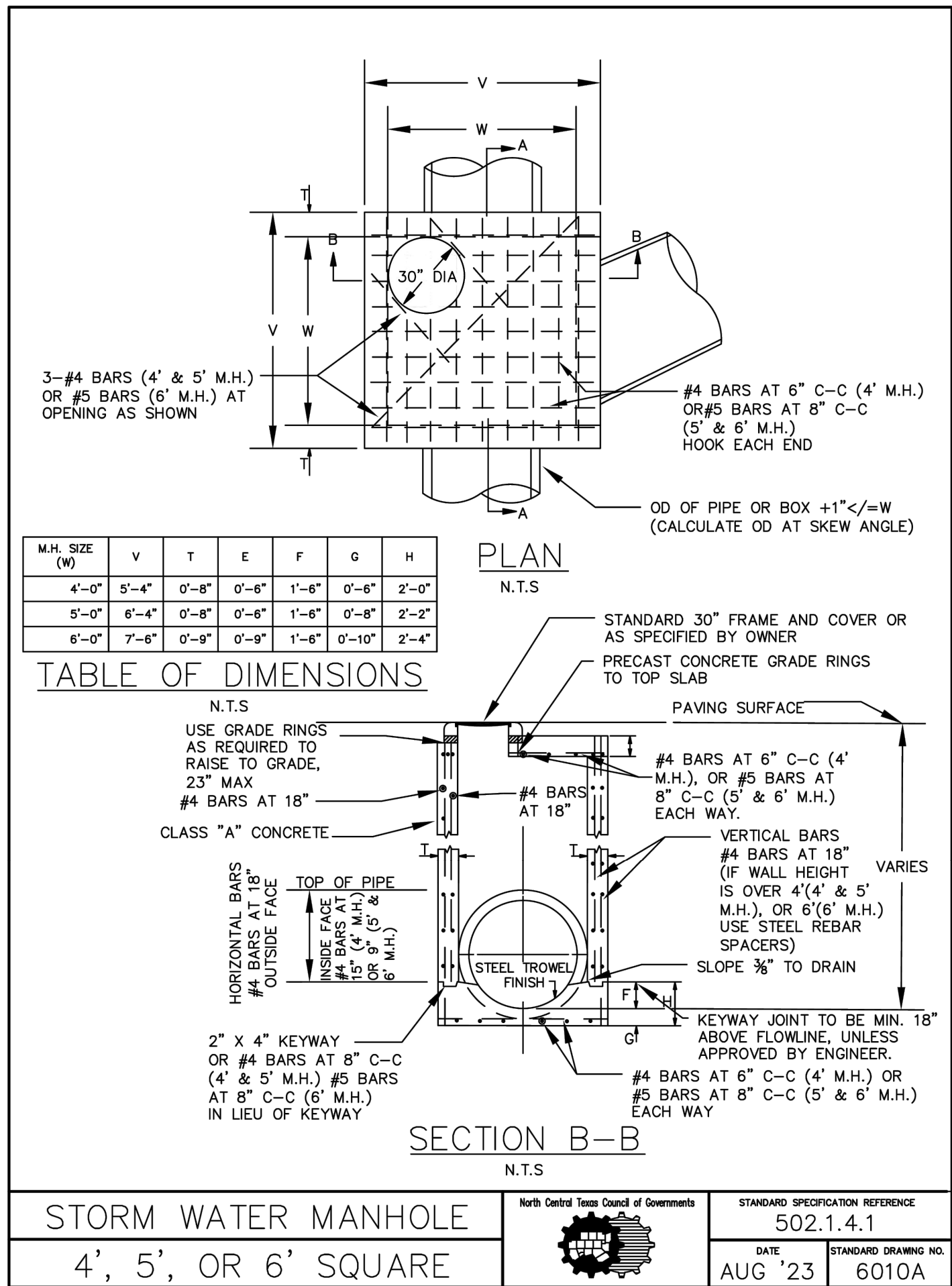
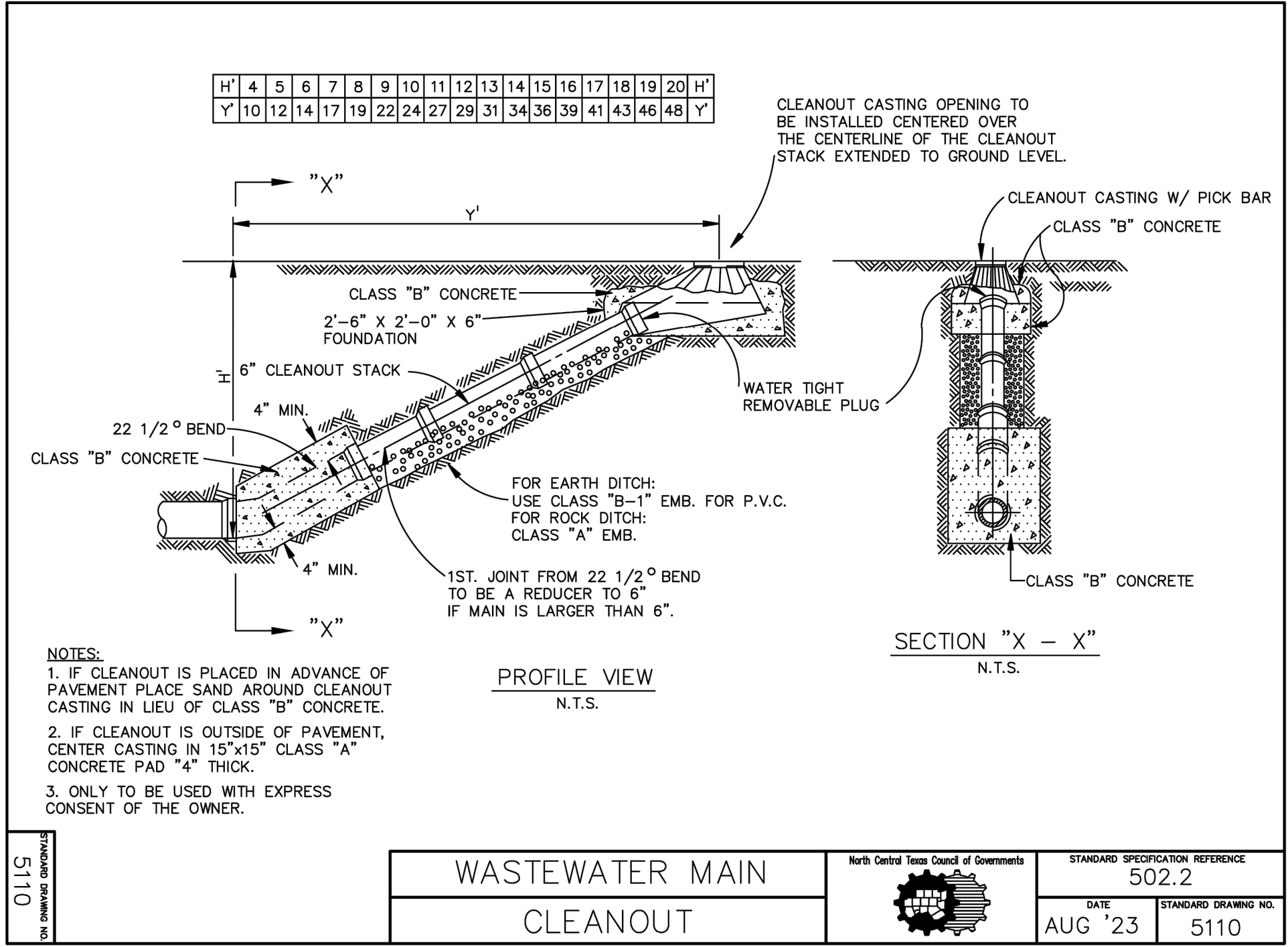
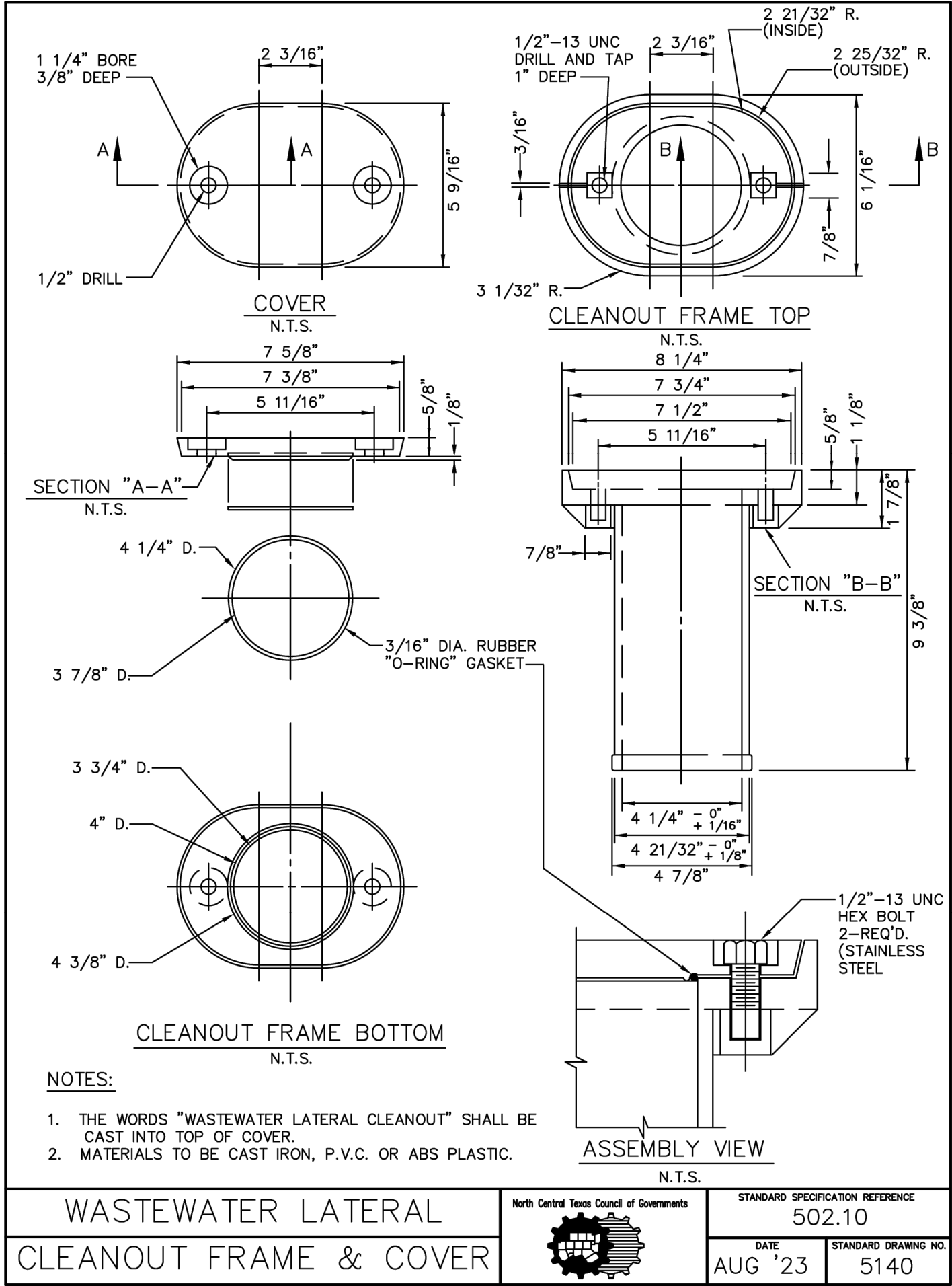
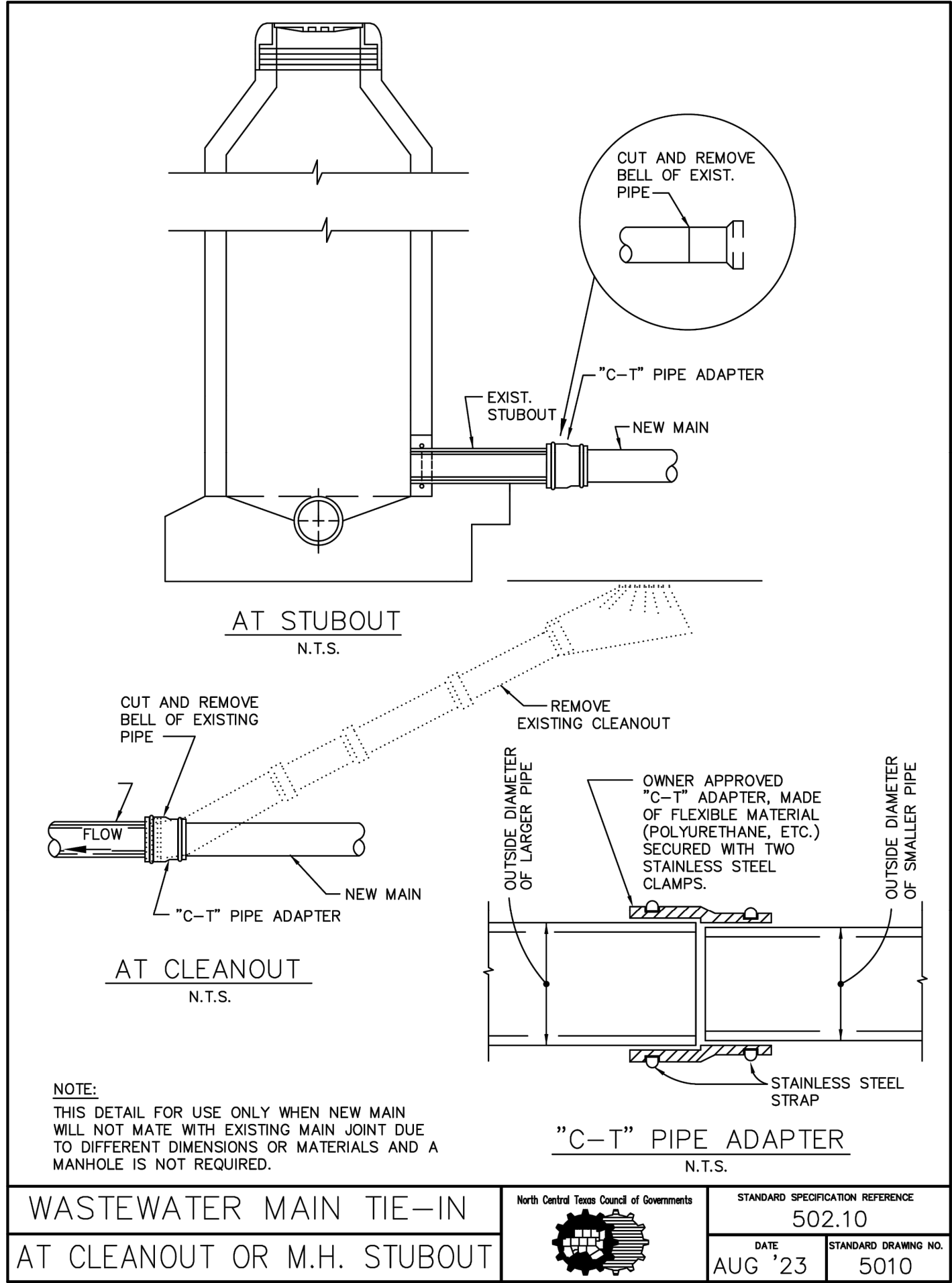
DATE

23

STANDARD DRAWING NO.

40100

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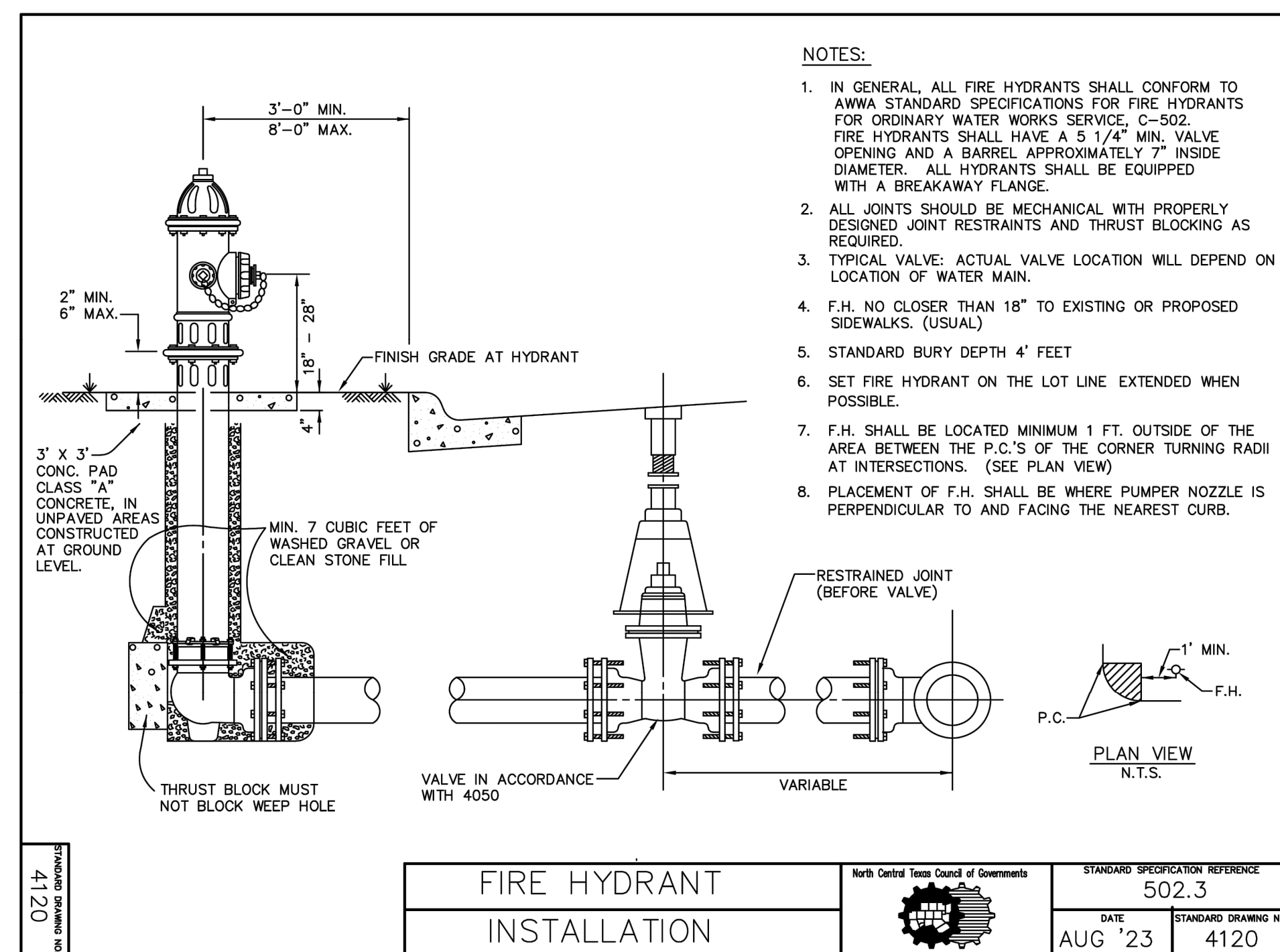
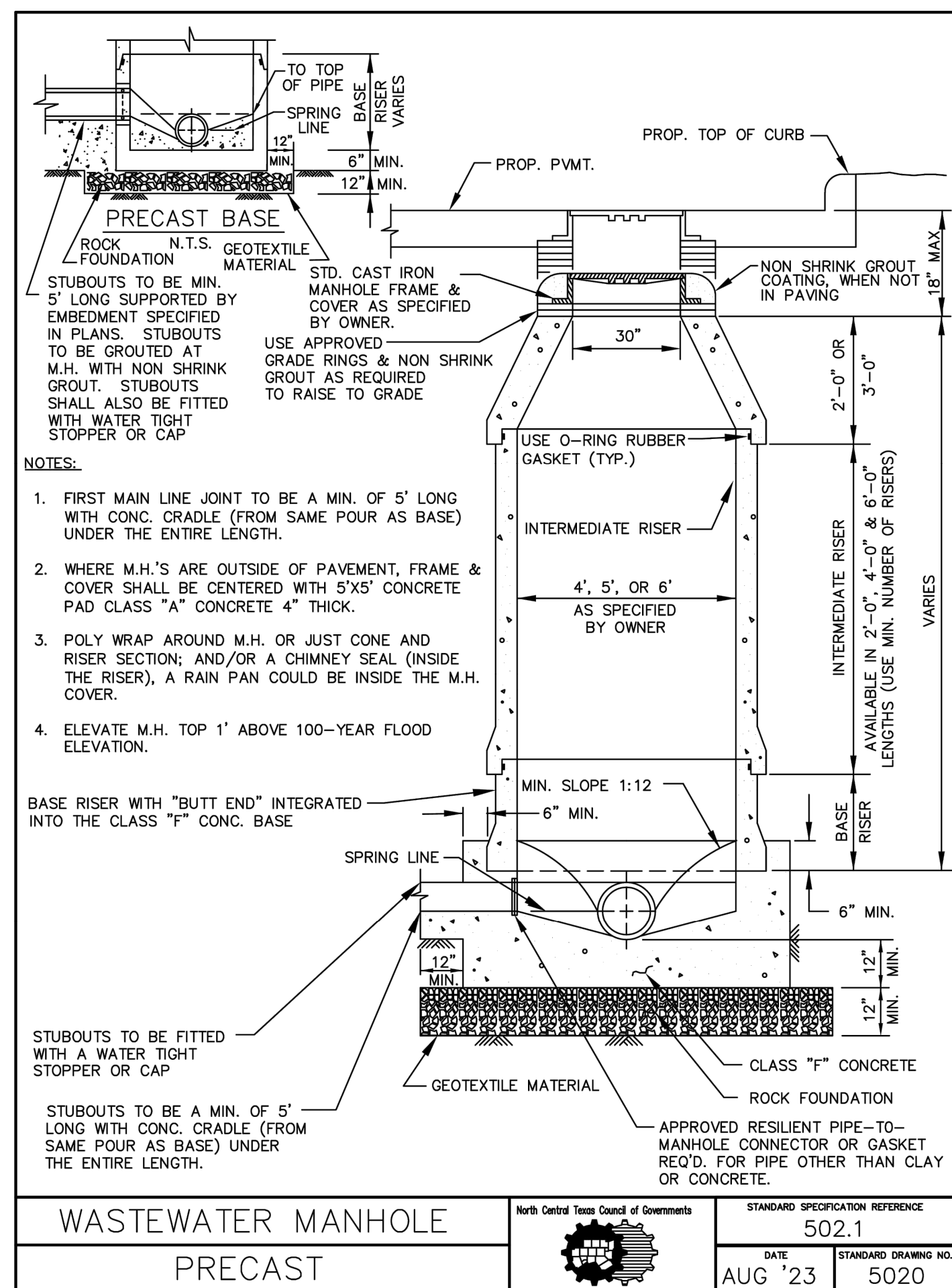
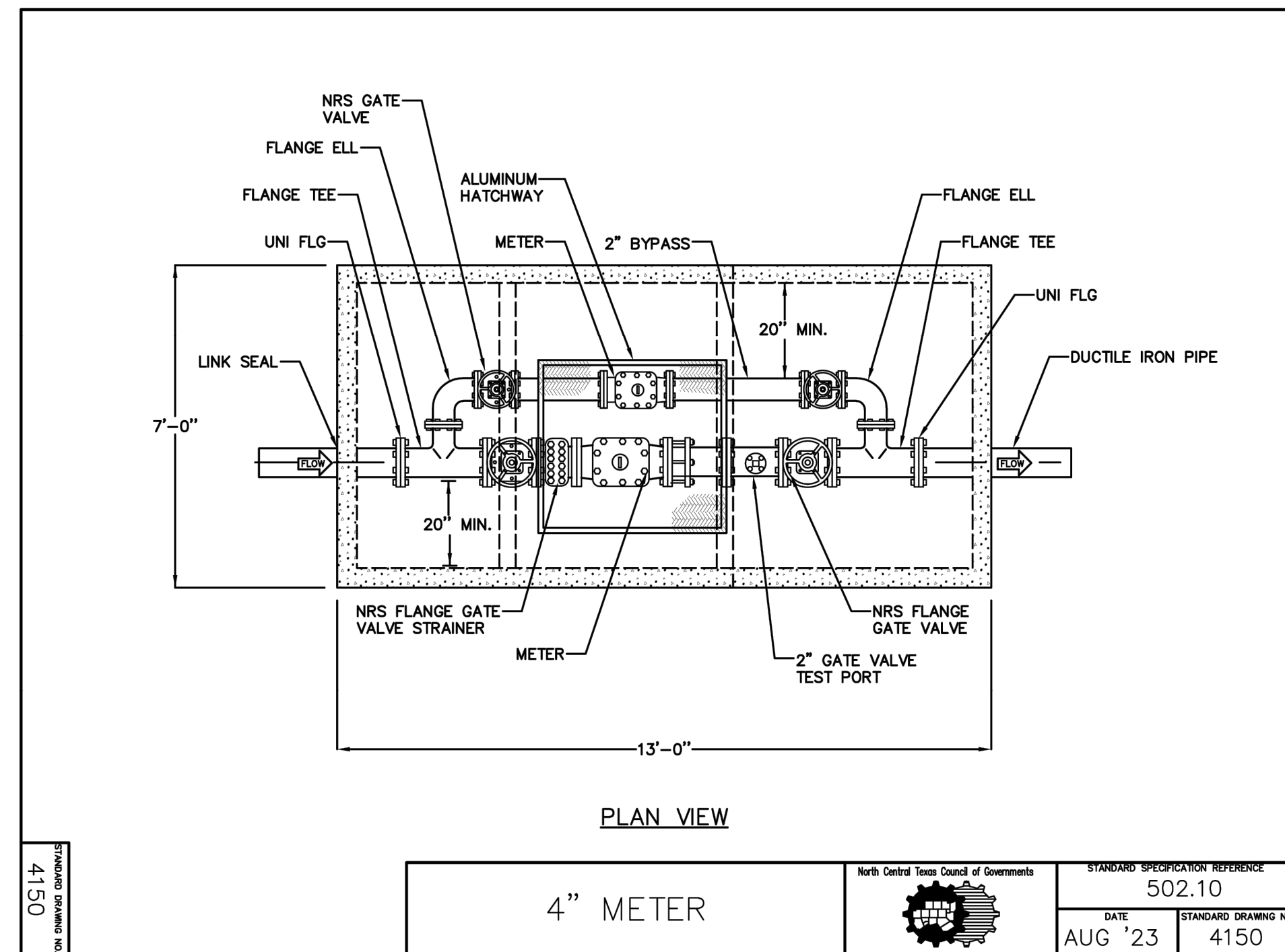
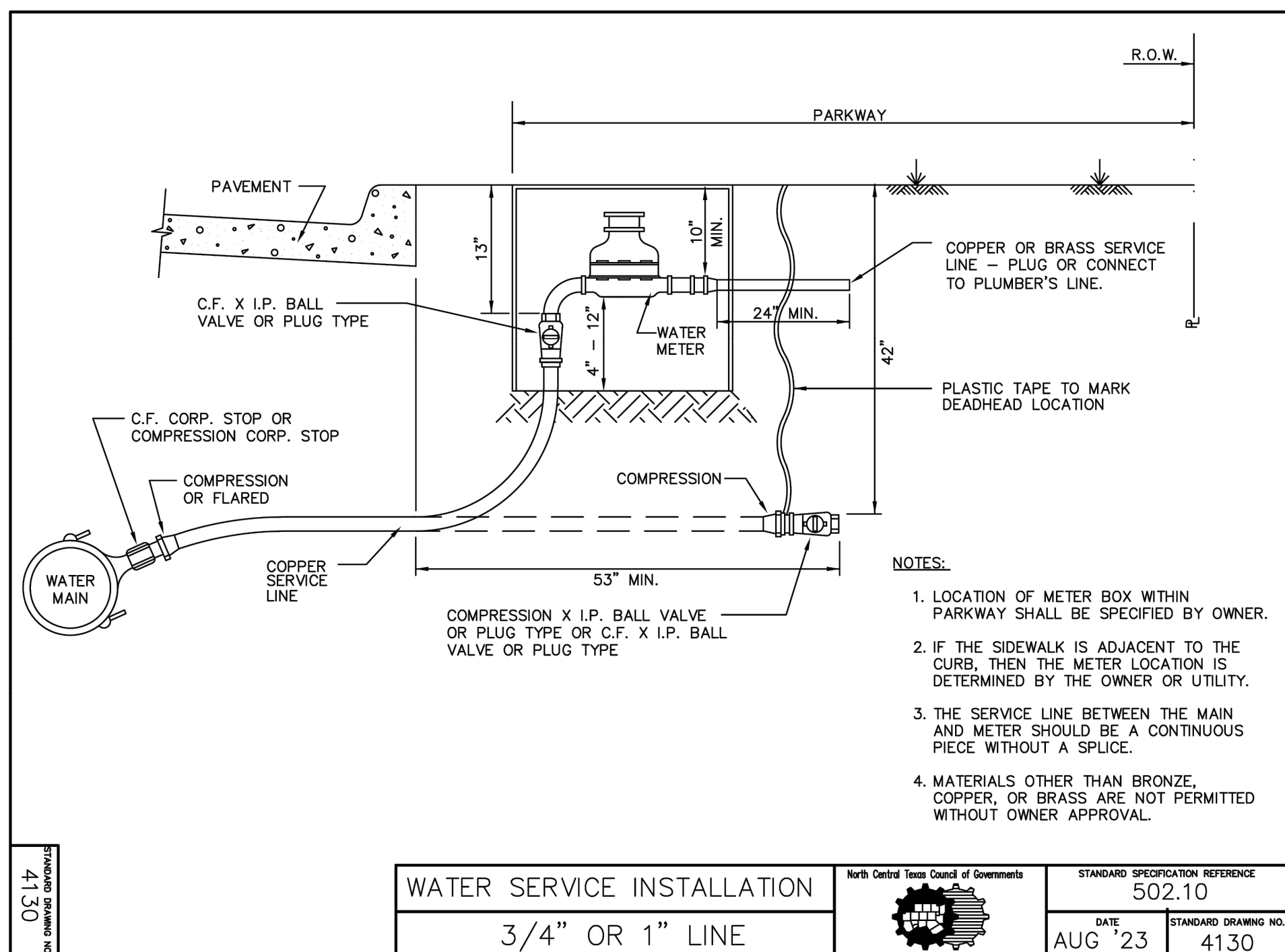
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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304
Drawn By: KS
Checked By: RH
Designed By: KS
Issue Record
Description Date

DETAILS

C7.2



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CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/31/2025
Project No: 230304

Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record		
#	Description	Date

[illegible]

DETAILS

C7.3

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

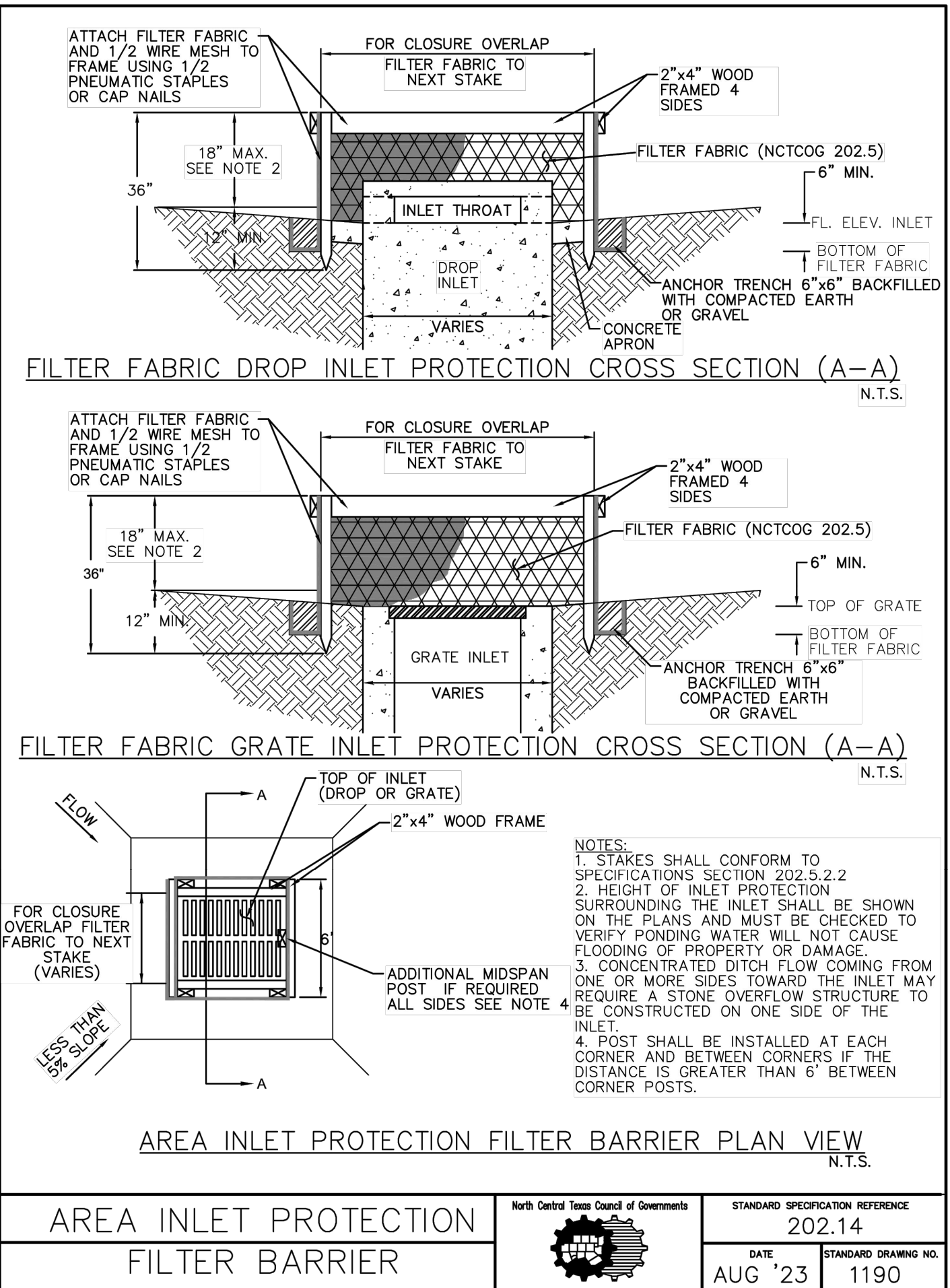
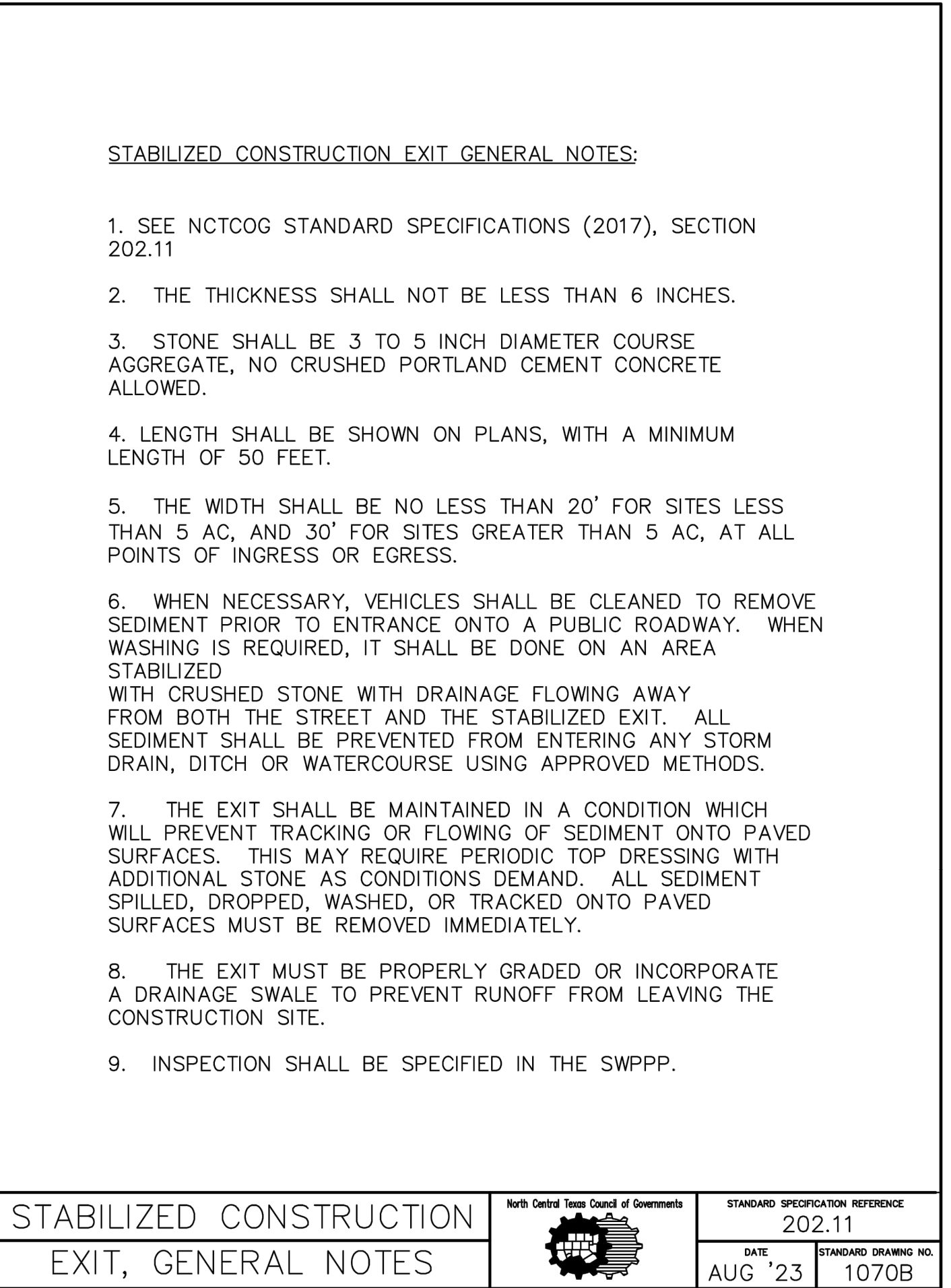
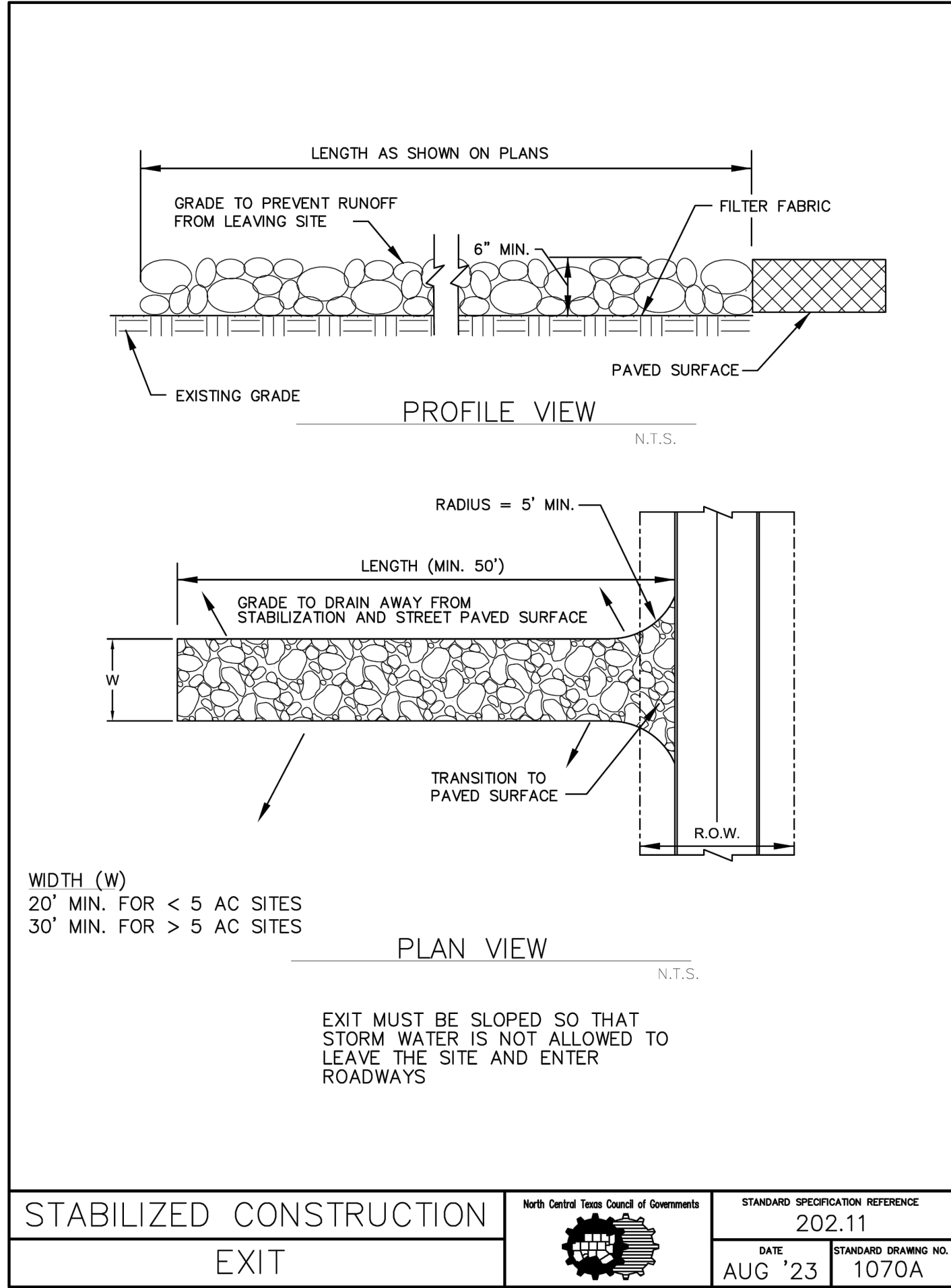
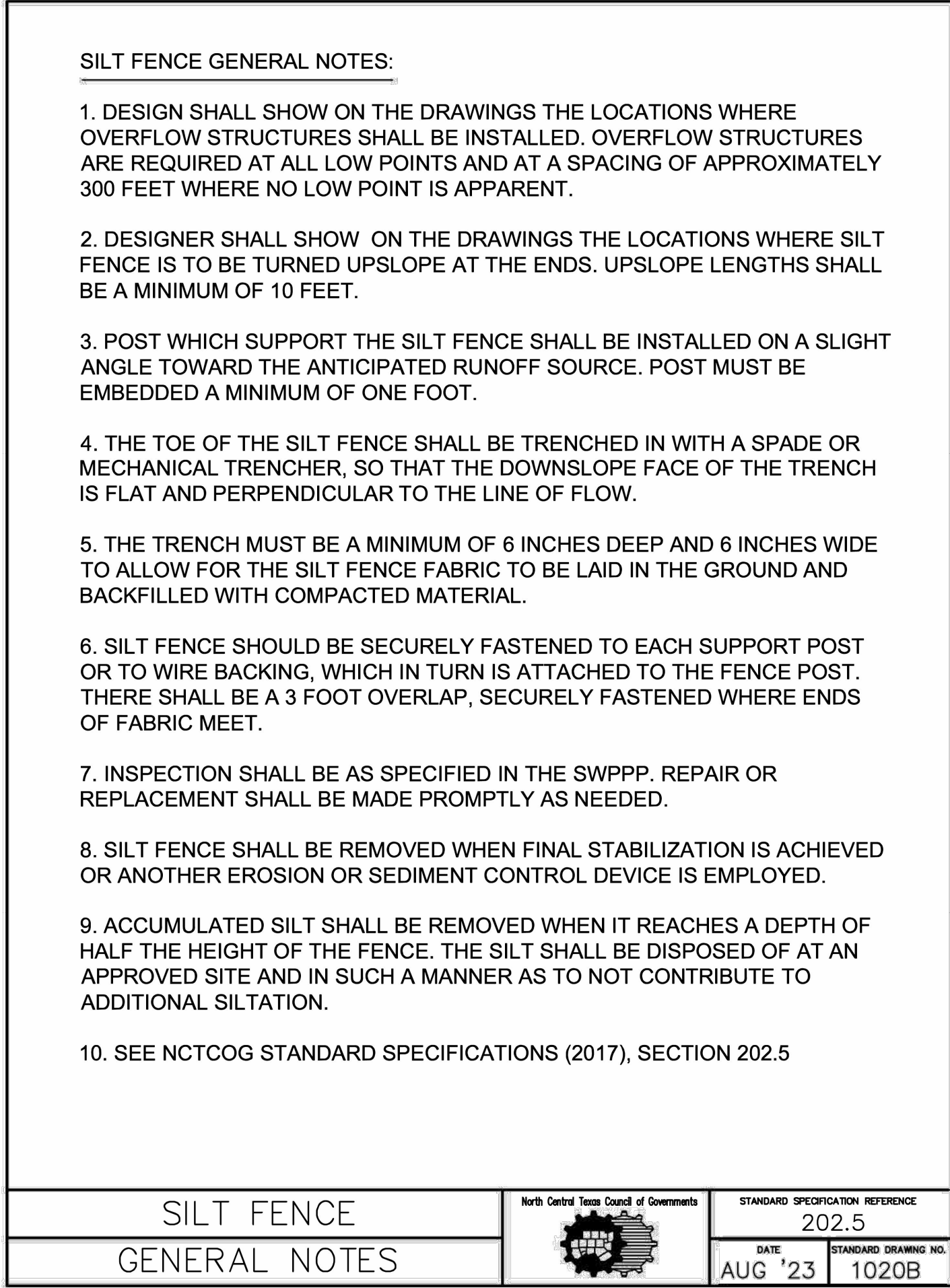
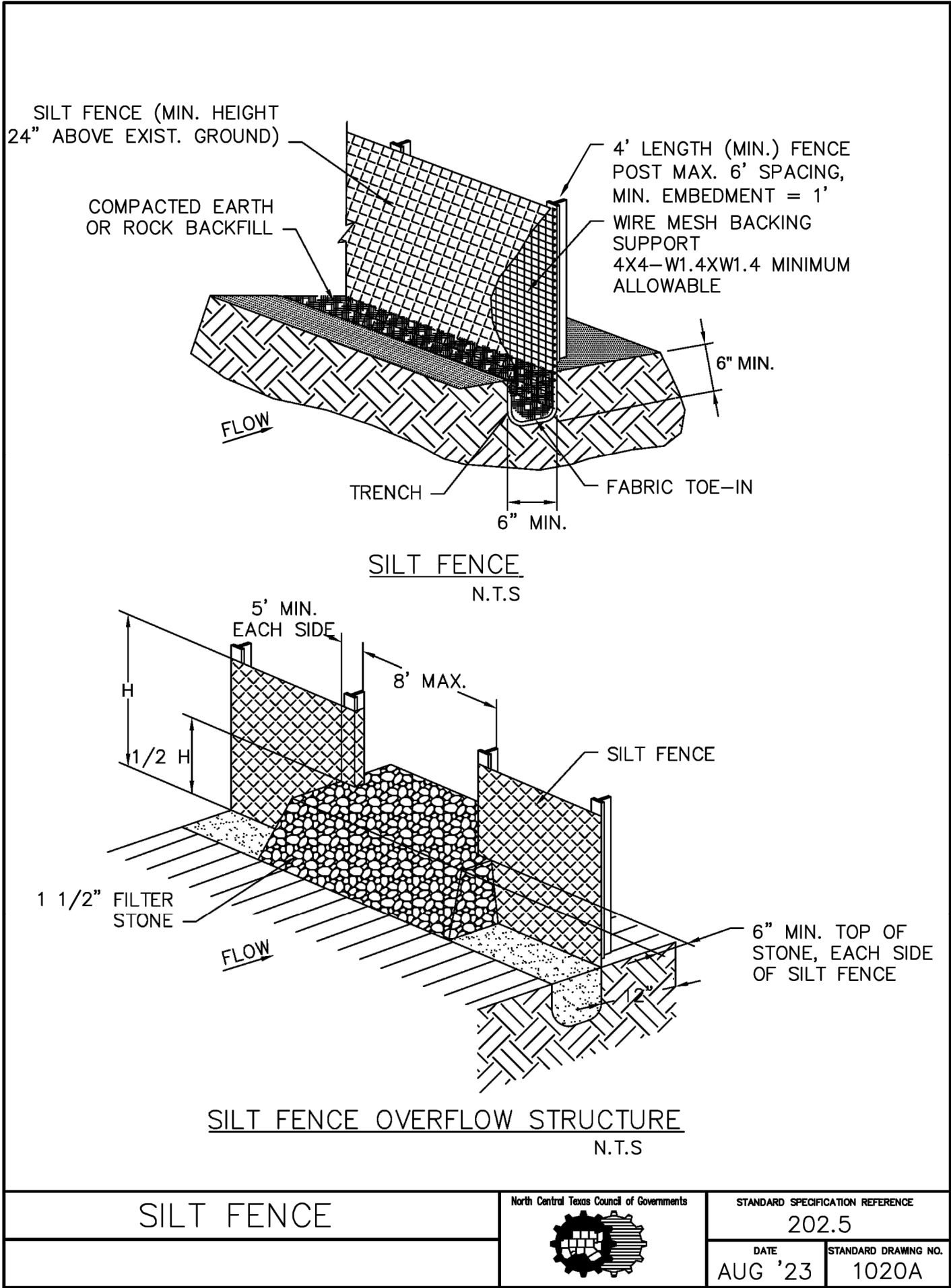
Issued Date: 3/31/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

DETAILS

C7.4





**City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025**

Agenda Item

Consideration and action on a petition from Property Owner Wynn McGregor dated March 26, 2025 requesting removal of an approximate 21.822 acres of land from the extraterritorial jurisdiction of the City of Aubrey (identified by Owner as Denton County Parcel numbers 329842 and 498440).

Staff Contact

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

Summary

The attached petition for disannexation was received via email on March 19th.

Financial Summary

Staff Recommended Action

Staff Recommended Motion

From: [Wynn McGregor](#)
To: [City Secretary](#)
Subject: Property Release from Aubrey, TX Extraterritorial Jurisdiction (ETJ)
Date: Wednesday, March 19, 2025 10:21:09 AM

Please consider this email as my petition for the city of Aubrey, TX to release the following Denton County property from its ETJ: (1) parcel 329842 (10.515 acres) and (2) parcel 498440 (11.307 acres). I own this property and wish for it to be removed from the ETJ.

If in the process of this release you have questions or need additional information, please either call me at 817-471-8110 or email me at this email address.

Thank you,
Wynn McGregor
7301 Rhoads Road
Aubrey, TX 76227



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Consideration and action on Ordinance #898-25, amending Article 6.04 Garbage, Trash and Rubbish of the Code of Ordinances by adopting definitions and amending regulations for open storage; providing a Penalty; and Providing an Effective Date.

Staff Contact

Daniel Salazar

Summary

- Open storage impacts community safety, public health, property values, and city aesthetics.
 - This Ordinance aims to set clear and fair standards for a cleaner and safer environment.
 - Open Storage often leads to trash and debris entering waterways.
 - Fire hazards from flammable materials stored outdoors.
 - Attracts pests like rodents, snakes, and insects.
 - Potential for hazardous material runoff into soil and water.
 - The ordinance would prevent illegal dumping on open lots.
 - It would help preserve green and public spaces.
-

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve Ordinance #898-25 amending Article 6.04 Garbage, Trash and Rubbish of the City of Aubrey Code of Ordinances.

**CITY OF AUBREY, TEXAS
ORDINANCE NO. 898-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS AMENDING ARTICLE 6.04, "GARBAGE, TRASH AND RUBBISH", CHAPTER 6 "HEALTH AND SANITATION" OF THE CODE OF ORDINANCES OF THE CITY BY REPEALING SECTION 6.04.001, "STORING OR KEEPING" OF ARTICLE 6.04 AND ADOPTING A NEW SECTION 6.04.001, ENTITLED "DEFINITIONS; OPEN STORAGE PROHIBITED" OF ARTICLE 6.04; 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 improve the City's ability to protect citizens of Aubrey by adopting additional regulations related to public health and sanitation; and

WHEREAS, the City Council is authorized to regulate open storage in a residential district 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 previously adopted Article 6.04, Garbage, Trash and Rubbish as part of Chapter 6, "Health and Sanitation" of the Code of Ordinances of the City; and

WHEREAS, City Staff has recommended that Article 6.04 be amended to include definitions to assist with public understanding of the obligations for property maintenance and additional regulations applicable to open storage in areas zoned for residential use; and

WHEREAS, the City Council finds that adopting the proposed definitions and additional regulations related to open storage will promote the public health, safety, and general welfare of the residents of the City, and therefore the City Council finds that the proposed amendment to Article 6.04 should be adopted; 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. Article 6.04, “Garbage, Trash and Rubbish” of Chapter 6, “Health and Sanitation”, of the Code of Ordinances of the City of Aubrey, Texas is hereby amended to repeal Section 6.04.001, “Storing or Keeping” and to adopt a new Section 6.04.001, entitled “Definitions; Open Storage Prohibited” which shall be and read in its entirety as follows, and all other sections, subsections, and paragraphs of Article 6.04 of Chapter 6, Health and Sanitation not expressly amended hereby shall remain in full force and effect without amendment:

Article 6.04. Garbage, Trash and Rubbish.

“6.04.001. Definitions; Open Storage Prohibited.”

A. The following words, terms and phrases as used in this Article, shall have the meaning set forth in this section:

A. Open Storage. —The outside storage, display, or keeping —of goods, materials, merchandise, or equipment on a lot or tract, including the placement or use of storage containers or other methods or vehicles for storage of such items or the placement of empty storage containers, outside of a structure enclosed on all sides. Open storage ~~does~~ shall not include the storage of furniture, cooking equipment, outdoor heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if displayed or stored in a manner which does not create a hazard for adjacent properties, does not provide a breeding ground for or attract insects, rodents, or other vermin, or otherwise cause or result in the creation of a risk to the public —health and safety ~~of the public~~ or constitute a public nuisance.

Parkway. —The ~~portion of the public area lying between the street~~ right-of-way line between the curb or edge of street pavement and/or alley and the property boundary of the adjacent private property of any public street and/or alley, and the curb line, the paved portion of the street and/or alley.

Refuse. —~~Any~~ object, matter, or material that is worn out, used up, broken, discarded, decaying, rotting, or of little value or use, including, but not limited to, clothing, plastic, rubber, paper, wood, cardboard, iron, metal, glass, stone, cord, rope, building materials, fragments of building materials, furniture, food, vegetation, and other decayable or non-decayable objects or waste.

B. Open Storage Prohibited. ~~It is shall be unlawful an offense~~ for a property owner, including an agent, contractor, or other representative of the owner, a tenant, lessee, occupant or other, owner’s representative, occupant, or person with having care, custody, or control of property located within a district zoned for residential use, to cause or allow open ~~Open~~ Storage upon such property in a residential district, upon or within the Parkway, or upon or within adjacent public right-of-way.

~~adopt a new Section 6.04.001, entitled “Definitions” and amending sections 6.04.002 through 6.04.006 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 24th day of April. 2025.

CHRIS RICH, MAYOR

ATTEST:

JENNY HCKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit "A"
CHAPTER 6, HEALTH AND SANITATION
ARTICLE 6.04 GARBAGE, TRASH AND RUBBISH

Chapter 6. Health and Sanitation

ARTICLE 6.04. GARBAGE, TRASH AND RUBBISH

§ 6.04.001 DEFINITIONS.

Open Storage- he outside storage of goods, materials, merchandise, or equipment on a lot or tract including the placement or storage containers or other vehicles for storage. Open storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if stored in a manner which does not create a risk to the health and safety of the public or constitute a public nuisance.

Refuse- an object, matter, or material that is worn out, used up, broken, discarded, decaying, rotting, or of little value or use, including, but not limited to, clothing, plastic, rubber, paper, wood, cardboard, iron, metal, glass, stone, cord, rope, fragments of building materials, furniture, food, vegetation, and other waste.

Parkway – The area lying between the street right-of-way line of any public street and/or alley, and the curb line, the paved portion of the street and/or alley.

§ 6.04.002. Open Storage.

It is an offense for an owner, owner's representative, occupant, or person with care, custody, or control of property to allow open storage in a residential district.

§ 6.04.003. Dumping.

The dumping, unauthorized placing or depositing of any trash, rubbish, garbage, tin cans, refuse, grass, weeds, scrap materials, offal, dead animals or junk in or upon any street, alley, sidewalk, branch, creek, ditch or gutter or along or upon the sides thereof in the city is hereby declared to be a public nuisance and in violation of this article.

§ 6.04.004. Removal and disposal of heavy accumulations of debris.

Heavy accumulations such as brick, broken concrete, rocks, stones, ashes, lumber, clinkers, cinders, dirt, plaster, sand, gravel, automobile frames, dead trees and other bulky, heavy material shall be disposed of as required by the city at the expense of the owner or person controlling same or upon payment of the actual cost of such removal plus ten percent of such cost to the city.

§ 6.04.005. Duty to keep sidewalk, parkway and alleyway clean.

- (a) It shall be unlawful for any owner, tenant, or lessee of premises to allow grass, weeds, or other vegetation over 12 inches in height, trash, rubbish, filth, or debris to be upon the abutting or adjacent sidewalk, parkway, or alleyway.
- (b) Any such materials shall be removed by the owner, tenant, or lessee of the premises and placed in trash receptacles or disposed of in a manner as required by this article.

- (c) It is a defense to prosecution hereunder that:
 - (1) The premises are unfenced and are maintained in a manner consistent with the provisions of this section at all points on the premises within 100 feet of the edge of any open street.
 - (2) The premises are fenced and are maintained in a manner consistent with the provisions of this section at all points from the street to the fence or 100 feet from the edge of any open street, whichever is the less distance.
 - (3) The vegetation that is over 12 inches in height is wildflowers, but only until such time as seeds have matured following the final blooming of the majority of the plants.
- (d) Failure to comply with the requirements of this section shall be and hereby is declared to constitute a nuisance subject to citation or abatement as provided in this article.

§ 6.04.006. Notice of violation; abatement by city; collection of city's costs.

- (a) Notice of violation. If the owner or occupant of property fails or refuses to comply with this article, the city shall give written notice to the property owner or occupant. The notice shall be delivered to the owner or occupant or mailed to the owner's or occupant's post office address. If delivery in person is not possible or if the owner's or occupant's post office address is unknown, notice shall be given by publication in the city's official newspaper at least twice within 14 consecutive days.
- (b) City may correct violation. If, at the expiration of 14 days after delivery, mailing or publication of the notice, the owner or occupant fails to correct the violation, the city may enter upon the property and do the work, or pay for the work to be done, as necessary to correct the violation.
- (c) Assessment of city's costs. A statement of the costs, based on the fee schedule provided in appendix A to this code, incurred by the city in correcting a violation(s) shall be mailed, by certified mail with a five day return requested, to the property owner. The costs shall include an administrative fee in the amount established in appendix A to this code. The statement shall be due within 15 days of the date of mailing.
- (d) Lien to secure city's costs. If the statement is not timely paid, the city may file a statement with the county clerk of the costs incurred, including administrative costs. Upon filing the statement, the city shall have a privileged lien on the land upon which the costs were incurred, second only to tax liens and liens for street improvements. The amount of the lien shall include ten percent on the delinquent amount from the date payment was made by the city. The statement of expenses or a certified copy of the statement is prima facie proof of the expenses incurred by the city. To collect the costs, suit may be instituted and recovery and foreclosure had in the name of the city.
- (e) Appeal of costs imposed. Within 15 days of the date the statement of costs is mailed to the owner of the premises, the owner may appeal the reasonableness of the charges billed for abating the condition to the city council by filing a written statement with the mayor or his designee, stating why the charges are unreasonable. The appeal shall be submitted to the city council for its review within a reasonable time after filing. If the council finds the charges are unreasonable, it shall assess the costs

as it deems reasonable. The administrative charge shall not be appealable.

§ 6.04.007 Penalty.

Any person who violates a provision of this article or fails to comply therewith or with any of the requirements thereof, or of a permit, license or certificate issued thereunder, shall be guilty of a misdemeanor punishable by a fine in accordance with the general penalty provided in section **1.01.009** of this code. Each such person shall be deemed guilty of a separate offense each and every day or portion thereof during which any violation of any of the provisions of this article is committed or continued, and upon conviction of any violation such person shall be punished within the limits provided above.

**CITY OF AUBREY, TEXAS
ORDINANCE NO. 898-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS AMENDING ARTICLE 6.04, "GARBAGE, TRASH AND RUBBISH", CHAPTER 6 "HEALTH AND SANITATION" OF THE CODE OF ORDINANCES OF THE CITY BY REPEALING SECTION 6.04.001, "STORING OR KEEPING" OF ARTICLE 6.04 AND ADOPTING A NEW SECTION 6.04.001, ENTITLED "DEFINITIONS; OPEN STORAGE PROHIBITED" OF ARTICLE 6.04; 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 improve the City's ability to protect citizens of Aubrey by adopting additional regulations related to public health and sanitation; and

WHEREAS, the City Council is authorized to regulate open storage in a residential district 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 previously adopted Article 6.04, Garbage, Trash and Rubbish as part of Chapter 6, "Health and Sanitation" of the Code of Ordinances of the City; and

WHEREAS, City Staff has recommended that Article 6.04 be amended to include definitions to assist with public understanding of the obligations for property maintenance and additional regulations applicable to open storage in areas zoned for residential use; and

WHEREAS, the City Council finds that adopting the proposed definitions and additional regulations related to open storage will promote the public health, safety, and general welfare of the residents of the City, and therefore the City Council finds that the proposed amendment to Article 6.04 should be adopted;

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

Section 1. Findings Incorporated. The recitals set forth above constitute the findings of the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Amendment. Article 6.04, "Garbage, Trash and Rubbish" of Chapter 6, "Health and Sanitation", of the Code of Ordinances of the City of Aubrey, Texas is hereby amended to repeal Section 6.04.001, "Storing or Keeping" and to adopt a new Section 6.04.001, entitled "Definitions; Open Storage Prohibited" which shall be and read in its entirety as follows, and all other sections, subsections, and paragraphs of Article 6.04 of Chapter 6, Health and Sanitation not expressly amended hereby shall remain in full force and effect without amendment:

Article 6.04. Garbage, Trash and Rubbish.

"6.04.001. Definitions; Open Storage Prohibited.

A. Definitions. The following words, terms and phrases as used in this Article, shall have the meaning set forth in this section:

Open Storage. The outside storage, display, or keeping of goods, materials, merchandise, or equipment on a lot or tract, including the placement or use of storage containers or other methods or vehicles for storage of such items or the placement of empty storage containers, outside of a structure enclosed on all sides. Open storage shall not include the storage of furniture, cooking equipment, outdoor heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if displayed or stored in a manner which does not create a hazard for adjacent properties, does not provide a breeding ground for or attract insects, rodents, or other vermin, or otherwise cause or result in the creation of a public health and safety or constitute a public nuisance.

Parkway. The portion of the public right-of-way between the curb or edge of street pavement and/or alley and the property boundary of the adjacent private property.

Refuse. Any object, matter, or material that is worn out, used up, broken, discarded, decaying, rotting, or of little value or use, including, but not limited to, clothing, plastic, rubber, paper, wood, cardboard, iron, metal, glass, stone, cord, rope, building materials, fragments of building materials, furniture, food, vegetation, and other decayable or non-decayable objects or waste.

B. Open Storage Prohibited. It shall be unlawful for a property owner, including an agent, contractor, or other representative of the owner, a tenant, lessee, occupant or other person having care, custody, or control of property located within a district zoned for residential use, to cause or allow Open Storage upon such property, upon or within the Parkway, or upon or within adjacent

public right-of-way”

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 Two Thousand Dollars (\$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 24th day of April. 2025.**

CHRIS RICH, MAYOR

ATTEST:

JENNY HCKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Creating a Safer, Cleaner and More Livable City

The Case for a City Ordinance Prohibiting Open Storage



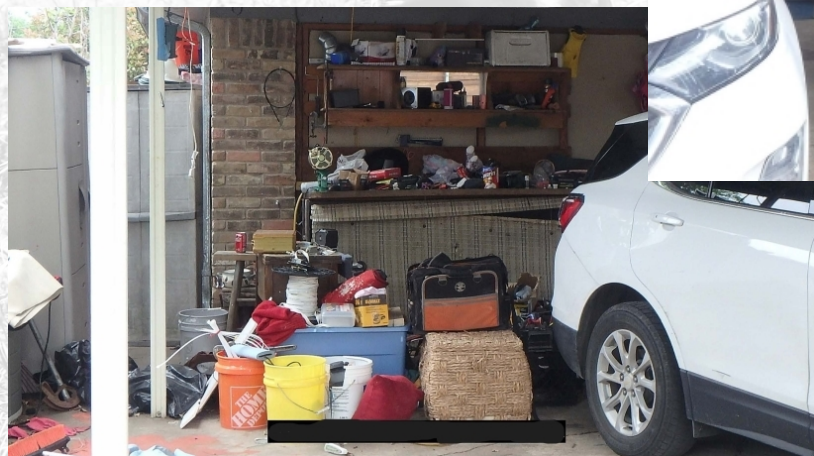
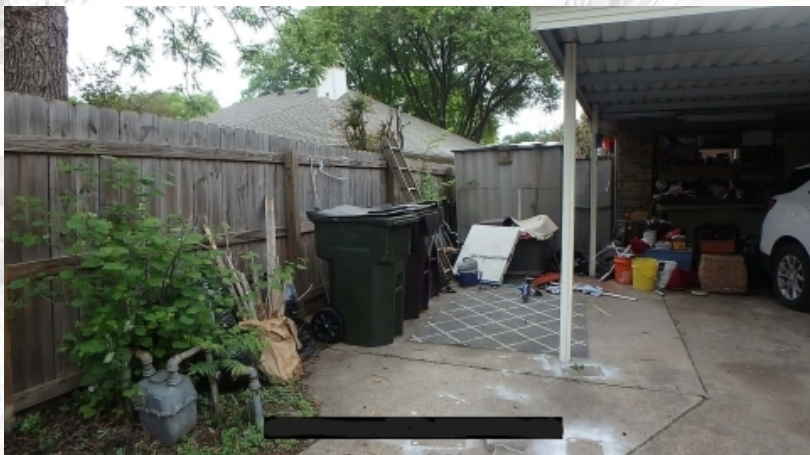
What is Open Storage

Open Storage is the outside storage of materials, goods, merchandise or equipment in open areas such as yards, lots, or vacant land.

This includes items like construction materials, appliances, furniture not meant for outdoor use, gas and oil containers, dolly's, ladders and coolers.

Open Storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of residential buildings if stored in a manner that does not create a risk to the health or safety of the public or constitute a public nuisance.

Why This Matters



Open storage impacts community safety, public health, property values, and city aesthetics.

This Ordinance aims to set clear and fair standards for a cleaner and safer environment.



Public Safety & Health Risks

- Open Storage often leads to trash and debris entering waterways.
- Fire hazards from flammable materials stored outdoors.
- Attracts pests like rodents, snakes, and insects.
- Potential for hazardous material runoff into soil and water.
- The ordinance would prevent illegal dumping on open lots.
- Would help preserve green and public spaces.



Visual Impact on Communities and Businesses

- Open storage creates a visual blight.
- Discourages neighborhood pride and investment.
- Deters new development and revitalization projects.

- Unsightly properties drag down neighboring home and business values.
- Negatively affects the city's image.
- Cleaner areas = higher appeal for buyers, renters, and investors.

Ordinance Change

New Ordinance: Open Storage 6.04.001

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to allow open storage in a residential district.

Definitions:

Open Storage.

The outside storage of goods, materials, merchandise, or equipment on a lot or tract including the placement of storage containers such as vaults, shipping containers or other vehicles for storage. Open storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if stored in a manner which does not create a risk to the health or safety of the public or constitute a public nuisance.

Definitions Continued:

Refuse - an object, matter or material that is worn out, used up, broken, discarded, decaying, rotting or of little value or use, including, but not limited to, clothing, plastic, rubber, paper, wood, cardboard, iron, metal, glass, stone, cord, rope, fragments of building materials, furniture, food, vegetation and other waste.

Parkway - The area lying between the street right-of-way line of any public street and/or alley, and the curb line of the street and/or alley; or if there is no curb line, the paved portion of the street and/or alley.

Conclusion

- A simple step with wide-reaching benefits.
- Improves safety, cleanliness, and livability.
- Beautification attracts tourism and business activity.
- Encourages responsible property maintenance.
- Reinforces existing zoning and beautification plans.
- Supports a strategic vision for orderly and sustainable growth.





**City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025**

Agenda Item

Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget.

Staff Contact

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

Summary

This Ordinance amends the current fiscal year 2025 budget to reflect total General Fund increases in revenues of \$460,669 and expenses of \$315,704, resulting in an increase in the General Fund budget surplus from \$740,873 to \$885,838 or \$144,965. General Fund budget revenues are increasing due to increases in Denton County Fire calls (\$300,519) and street inspection fees (\$150,000) plus other revenue increases and decreases of \$10,150. General Fund budget expense increases of \$315,704 resulted from the Safer Grant loss contingency plan (the original budget included a built-in plan to stagger new hires and move non-payroll expenses to the Fire Department budget in the event that the City did not win the Safer grant). We also added \$20,000 for Code Recondification expense.

Additionally, this Ordinance amends the current fiscal year 2025 budget for Water and Sewer, resulting in a net decrease in surplus from \$178,299 to \$120,299 due to an increase in utility expense of \$58,000. The original budget erroneously reflected the prior fiscal year's utility expense budget instead of the higher utility expense actual expense incurred.

The MDD is also amending its budget by increasing expense from \$782,759 to \$880,233 or \$97,474. This expense increase results primarily from carryover capital from the prior fiscal year's approved budget and includes the city mural and city video, farmers market and strategic plan.

Finally, we are amending the capital budget by \$2,080,655 to include the peanut dryer acquisition and clean-up/fencing, Incode Pro 10 implementation, renovation of the prior Council Chamber, Opticons for intersections and, carryover of the new Council Chamber and fire station #1 renovations. Additionally, the capital budget amendment reflects the inclusion of real property acquisitions previously approved by the Council totaling \$1.5 million.

Financial Summary

See summary of budget changes attached to this agenda item for summary data and Exhibit A for line item detail.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve an Ordinance amending the Fiscal Year 2024-2025 Budget

**CITY OF AUBREY, TEXAS
ORDINANCE NO. 900-25**

**AN ORDINANCE OF THE CITY OF AUBREY, TEXAS AMENDING
ORDINANCE NO. -24, ADOPTING THE 2024 - 2025 FISCAL
YEAR BUDGET TO BALANCE REVENUE SURPLUS, EXPENSE
SURPLUS AND SHORTFALL; PROVIDING FOR THE
INCORPORATION OF PREMISES; PROVIDING FOR THE
AMENDMENT OF THE 2024-2025 FISCAL YEAR BUDGET IN
ACCORDANCE WITH EXHIBIT "A" HERETO; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, the City of Aubrey, Texas, ("City"), is a home rule municipality created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council adopted Ordinance No. 867-24 adopting the 2024-2025 Fiscal Year Budget of the City of Aubrey, Texas (the "2024-2025 Budget") and the City has been making expenditures and operating under the 2024-2025 Budget as required by law; and

WHEREAS, City Staff has submitted an amendment to the 2024-2025 Budget set forth in Exhibit "A" "FY 2025 Budget Amendment", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2025 Budget Amendment and has determined that the proposed amendment is necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

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

SECTION 1. That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the 2024-2025 Budget adopted by Ordinance No. 867-24 is hereby amended as set forth more specifically in **Exhibit "A"** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit "A" shall remain in full force and effect without amendment.

SECTION 3. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 24th day of April, 2025.

**CHRIS RICH
MAYOR**

ATTEST:

**JENNY HICKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

Exhibit “A”
FY 2025 Budget Amendment

Exhibit A

**City of Aubrey
Budget Amendment
Fiscal Year Ending September 30, 2025
As of April 24, 2025**

Account Number	Description	Current Budget		Change	Amended Budget	
101-5115-01-5101	Salaries	\$	-	\$	30,996	\$ 30,996
101-5115-01-5107	Retirement - TMRS		-		3,300	3,300
101-5115-01-5108	Payroll Tax Expense (Medicare)		-		450	450
101-5115-01-5109	Group Health Insurance		-		8,800	8,800
101-5115-01-5110	Workers Comp - TML		-		200	200
101-5115-01-5621	Travel & Training		-		300	300
101-5115-03-5080	Gas & Oil		-		1,000	1,000
101-5115-03-5122	Vehicle Maintenance		-		2,500	2,500
101-5115-03-5630	Tools		-		500	500
101-5115-04-5120	Building Maintenance		-		2,000	2,000
101-5115-07-5665	Technology		-		1,000	1,000
101-5117-06-5190	Driving Record Monitoring		-		3,300	3,300
101-5117-03-5081	Uniforms		-		490	490
101-5117-07-5665	Technology		12,360		1,592	13,952
201-4000-09-4505	Interest on Utility Funding Bond		(1,563,884)		1,563,884	-
202-4000-09-4500	Interest on Utility Funding Bond		(60,000)		(1,563,884)	(1,623,884)
201-5201-98-5870	Interest expense Utility Funding Bond		1,798,934		(1,798,934)	-
201-5201-03-5608	Rock, Sand & Gravel		1,500		3,500	5,000
201-5201-04-5120	Building Maintenance		6,500		12,000	18,500
201-5201-07-5260	Dues & Memberships		1,000		3,700	4,700
201-5201-07-5280	Maintenance Contract		-		2,000	2,000
201-5201-07-5666	Bank Fees		366		9,509	9,875
201-5201-04-5902	Water System Maintenance		300,000		(30,709)	269,291
202-5202-98-5845	Interest expense Utility Funding Bond		-		1,798,934	1,798,934
202-5202-01-5105	Overtime		15,000		15,000	30,000
202-5202-03-5607	Rock, Sand & Gravel		4,000		4,000	8,000
202-5202-07-5665	Technology		6,000		3,000	9,000
202-5202-06-5766	Consultant - Engineering		30,000		(22,000)	8,000
501-5501-09-5690	Admin Projects		-		210,000	210,000
501-5501-06-5765	IT Projects		-		51,960	51,960
501-5501-09-5659	New Council/Court Chamber		-		89,411	89,411
101-4000-06-4484	Cross Roads Library		(5,000)		5,000	-
101-4000-06-4730	Denton County Pledge Fire/EMS		(10,000)		(1,185,519)	(1,195,519)
101-4000-06-4732	Denton County Medic		(385,000)		385,000	-
101-4000-06-4735	Denton County Fire Runs		(500,000)		500,000	-
501-5501-09-5690	Admin Projects		-		45,871	45,871
101-5103-05-5616	Utilities - Electric		16,000		11,000	27,000
101-5105-05-5616	Utilities - Electric		38,270		11,000	49,270
101-5110-05-5616	Utilities - Electric		2,500		4,000	6,500
201-5201-05-5616	Utilities - Electric		90,000		45,000	135,000
202-5202-05-5616	Utilities - Electric		42,500		13,000	55,500
101-4000-04-4392	Donations - Fire		-		(33,000)	(33,000)
101-5103-03-5155	Supplies - Medic		120,000		33,000	153,000
407-4000-06-4510	SAFER Proceeds		(2,527,135)		2,527,135	-
407-5407-01-5101	Salaries		1,644,435		(1,644,435)	-
407-5407-01-5105	Overtime		120,000		(120,000)	-
407-5407-01-5107	Retirement - TMRS		113,284		(113,284)	-
407-5407-01-5108	Payroll Tax Expense (Medicare)		25,271		(25,271)	-
407-5407-01-5109	Group Health Insurance		178,164		(178,164)	-

City of Aubrey
Budget Amendment
Fiscal Year Ending September 30, 2025
As of April 24, 2025

Account Number	Description	Current Budget	Change	Amended Budget
407-5407-01-5110	Workers Comp - TML	40,500	(40,500)	-
407-5407-01-5621	Travel & Training	40,000	(40,000)	-
407-5407-03-5080	Gas & Oil	35,000	(35,000)	-
407-5407-03-5081	Uniforms	73,886	(73,886)	-
407-5407-03-5155	Medical Supplies	55,000	(55,000)	-
407-5407-04-5121	Equipment Maintenance	100,864	(100,864)	-
407-5407-04-5122	Vehicle Maintenance	44,000	(44,000)	-
407-5407-05-5616	Utilities - Electric	3,000	(3,000)	-
407-5407-05-5617	Utilities - Gas	1,300	(1,300)	-
407-5407-05-5618	Utilities - Telephone	2,000	(2,000)	-
407-5407-05-5619	Utilities - Water	1,400	(1,400)	-
407-5407-07-5260	Dues & Memberships	2,400	(2,400)	-
407-5407-07-5665	Technology	13,000	(13,000)	-
407-5407-08-5070	Firefighting Supplies	15,000	(15,000)	-
407-5407-08-5687	Denco Communications	18,631	(18,631)	-
101-5103-01-5621	Travel & Training	-	40,000	40,000
101-5103-03-5080	Gas & Oil	-	35,000	35,000
101-5103-03-5081	Uniforms	-	73,886	73,886
101-5103-03-5155	Medical Supplies	-	55,000	55,000
101-5103-04-5121	Equipment Maintenance	-	100,864	100,864
101-5103-04-5122	Vehicle Maintenance	-	44,000	44,000
101-5103-05-5616	Utilities - Electric	-	3,000	3,000
101-5103-05-5617	Utilities - Gas	-	1,300	1,300
101-5103-05-5618	Utilities - Telephone	-	2,000	2,000
101-5103-05-5619	Utilities - Water	-	1,400	1,400
101-5103-07-5260	Dues & Memberships	-	2,400	2,400
101-5103-07-5665	Technology	-	13,000	13,000
101-5103-08-5070	Firefighting Supplies	-	15,000	15,000
101-5103-08-5687	Denco Communications	-	18,631	18,631
501-5501-09-5690	Admin Projects	-	49,177	49,177
501-5501-09-5651	Capital Lease - '18 Pierce PNC	-	95,436	95,436
501-5501-09-5690	Admin Projects	-	38,800	38,800
501-5501-09-5655	Property Acquisition - Council Approved	-	1,500,000	1,500,000
101-4000-07-4225	Street Inspection Fees	-	(150,000)	(150,000)
701-5176-04-5120	Building Maintenance	26,000	15,000	41,000
701-5176-07-5665	Technology	23,000	15,800	38,800
701-5176-99-5800	Municipal Projects	-	25,000	25,000
701-5176-06-5620	Legal & Professional	36,000	28,000	64,000
701-5176-06-7863	Strategic Plan	-	13,674	13,674
101-5107-01-5101	Salaries	550,413	60,000	610,413
101-5107-01-5105	Overtime	4,000	7,000	11,000
101-5107-01-5109	Group Health Insurance	83,143	21,857	105,000
101-5107-01-5110	Workers Comp - TML	2,700	5,900	8,600
101-5107-01-5621	Travel & Training	5,175	3,325	8,500
101-5107-03-5090	Postage	1,500	(1,400)	100
101-5107-03-5150	Printing	1,500	(1,500)	-
101-5107-04-5122	Vehicle Maintenance	1,000	3,000	4,000
101-5107-06-5620	Legal & Professional	125,000	(75,000)	50,000
101-5107-06-5763	Inspectors - Bureau Veritas	1,300,000	(300,000)	1,000,000
101-5107-07-5190	Insurance - TML	-	1,837	1,837
101-5107-07-5220	Advertising & Notices	2,000	(1,500)	500

City of Aubrey
Budget Amendment
Fiscal Year Ending September 30, 2025
As of April 24, 2025

Account Number	Description	Current Budget	Change	Amended Budget
101-5107-07-5665	Technology	35,000	6,500	41,500
101-5107-07-5762	Filing Fees	13,000	(8,000)	5,000
101-5101-01-5105	Overtime	2,000	2,600	4,600
101-5101-06-5260	Legal & Professional	325,000	20,000	345,000
101-5101-07-5665	Technology	117,640	28,360	146,000
101-4000-06-4748	Krugerville ILA EMS	(17,850)	17,850	-
101-5105-01-5101	Salaries	250,592	(24,844)	225,748
101-5105-03-5081	Uniforms	1,500	1,000	2,500
101-5105-03-5607	Rock, Sand and Gravel	8,800	16,200	25,000
101-5105-03-5630	Tools	4,000	1,000	5,000
101-5105-04-5122	Vehicle Maintenance	-	12,000	12,000
101-5105-06-5620	Legal & Professional	30,000	(15,000)	15,000
101-5105-07-5190	Insurance - TML	1,563	644	2,207
101-5105-07-5665	Technology	2,000	(2,000)	-
101-5110-01-5105	Overtime	4,000	22,000	26,000
101-5110-01-5106	Longevity	250	(150)	100
101-5110-01-5109	Group Health Insurance	47,510	5,500	53,010
101-5110-01-5121	Travel & Training	3,000	(1,500)	1,500
101-5110-03-5050	Office Supplies	4,000	(3,000)	1,000
101-5110-03-5080	Gas & Oil	1,200	2,200	3,400
101-5110-03-5081	Uniforms	600	700	1,300
101-5110-03-5608	Chemicals	600	2,400	3,000
101-5110-04-5121	Equipment Maintenance	6,000	2,000	8,000
101-5110-04-5122	Vehicle Maintenance	4,000	(2,000)	2,000
101-5110-04-5630	Park Maintenance	50,000	(20,000)	30,000
101-5110-05-5619	Utilities - Water	2,000	3,200	5,200
101-5110-06-5685	Trevedi Storage Building	-	4,120	4,120
101-5110-07-5190	Insurance - TML	1,600	800	2,400
101-5110-07-5260	Membership and Dues	1,520	(1,000)	520
101-5110-07-5624	Equipment Rental	2,000	(2,000)	-
101-5111-01-5101	Salaries	274,000	12,000	286,000
101-5111-01-5105	Overtime	3,000	3,000	6,000
101-5111-01-5109	Group Health Insurance	47,510	3,490	51,000
101-5111-03-5090	Postage	1,600	(1,100)	500
101-5111-04-5121	Equipment Maintenance	3,280	(2,280)	1,000
101-5111-05-5616	Utilities - Electric	13,000	3,000	16,000
101-5111-07-5280	Copier Maintenance	1,164	1,436	2,600
		<u>\$ 3,367,556</u>	<u>\$ 2,091,164</u>	<u>\$ 5,458,720</u>

City of Aubrey Budget Amendment April 24, 2025

	Current Budget	Proposed Amendment	Amended Budget	Ref
General Fund				
Revenue	19,174,076	460,669	19,634,745	1
Expense	18,433,203	315,704	18,748,907	2
Surplus	740,873	144,965	885,838	
Water/Sewer Fund				
Revenue	4,754,196	-	4,754,196	
Expense	4,575,897	58,000	4,633,897	3
Surplus	178,299	(58,000)	120,299	
MDD				
Revenue	1,102,020	-	1,102,020	
Expense	782,759	97,474	880,233	4
Surplus	319,261	(97,474)	221,787	
Capital Project Fund				
Revenue	80,214,371	2,080,655	82,295,026	5
Expense	80,214,371	2,080,655	82,295,026	
Surplus	-	-	-	

	Change	
1. Change in General Fund Revenue:		
Cross Roads Library Donation	5,000	
Annual Denco Fire Pledge	(300,519)	
Donation Fire House Subs	(33,000)	
Street Inspection Fees	(150,000)	
Krugerville EMS (duplicated budget)	17,850	
	(460,669)	1
2. Change in General Fund Expense:		
Utilities - budgeting error	26,000	
SAFER Contingency	405,481	
Ordinance Recodification	20,000	
All Other Net	(135,777)	
	315,704	2
3. Change in Water/Sewer Fund Expense:		
Utilities - budgeting error	58,000	3
4. Change in MDD Expense:		
Carryover from FY 2024:		
Mural	15,000	
Video	15,800	
Farmers Market	25,000	
Strategic Plan	13,674	
Bond Counsel and Catalyst	28,000	
	97,474	4
5. Capital Project Fund		
Peanut Dryer	210,000	
Incode Upgrade	51,960	
New Council Chamber Carryover from FY 2024	89,411	
Old Chamber Renovation at City Hall	45,871	
Fire Station #1 Renovation Carryover FY 2024	49,177	
Opticon for Intersections	38,800	
Capital Lease 2018 Pierce	95,436	
Property Acquisitions - Council Approved	1,500,000	
	2,080,655	5



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Conduct a Public Hearing, consider and take appropriate action regarding an application from the Historic Preservation Officer to designate the Peanut Dryer as an individual Historic Landmark.

Staff Contact

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

Summary

The Peanut Dryer is located at the corner of Plum and Magnolia along the Union Pacific Railroad. We are seeking to have the dryer classified as an individual historic landmark.

The Peanut Dryer is a staple of Aubrey's history. Debra Goin, one of our long-time residents, put together some of the historical facts for your consideration.

The Aubrey Peanut Dryer is a large metal structure built in 1966. It consists of a tall central building surrounded by drying sheds. The architectural design reflects utilitarian agricultural structures from the mid-20th century. The structure is a testament to Aubrey's prominence as a major peanut-producing hub in Texas history.

Chapter 16, "Historic Preservation", Section 16.03.001 of the City's Code of Ordinances, identifies specific criteria for designation as a historic landmark. For an individual landmark to be designated as a historic landmark, it must be at least fifty (50) years old and must substantially comply with two (2) or more of the following criteria:

1. Possesses significance in history, architecture, archeology, and culture.
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
3. Is associated with events that have made a significant impact in our past.
4. Represents the work of a master designer, builder, or craftsman.
5. Embodies the distinctive characteristics of a type, period, or method of construction.
6. Represents an established and familiar visual feature of the City.

The Peanut Dryer substantially complies with each of the six (6) criteria required by Section 16.03.001 for historic designation of an individual landmark.

The Historic Preservation Commission met on March 25, 2025, and discussed the application for designation. The Commission voted unanimously to recommend approval to the Council.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the application designating the Peanut Dryer as an individual Historic Landmark.



January 24, 2024

**APPLICATION FOR HISTORIC LANDMARK DESIGNATION
(City Initiated)**

Submitted To: Aubrey Historic Preservation Commission

Submitted By: Leanne Wilson
City of Aubrey Executive Director of
Operations/Historic Preservation Officer

Date: January 24, 2025

Applicant: City of Aubrey
107 S. Main Street
Aubrey, Texas 76227
940. 443.9343

Property: Aubrey Peanut Dryer located at corner of Plum and
Magnolia, Aubrey, Texas

Property Owner: WEIR 777 LLC,
P.O. Box 541793
Dallas, Texas 75354-1793

Request: Designation of Peanut Dryer as a Historic Landmark

The City is seeking to have the Aubrey Peanut Dryer classified as an individual historic landmark. The City received a request from resident Deborah Goins for the City to consider the Peanut Dryer as a historic landmark. Ms. Goins' request provided valuable historic background information regarding the Peanut Dryer and its significance to the community. A copy of Ms. Goins research and request is attached hereto

as **Exhibit “A”** (“Application Request for Local Historic Designation”).

Chapter 16, “Historic Preservation”, Section 16.03.001 of the City’s Code of Ordinances identifies specific criteria for designation as a historic landmark. For an individual landmark to be designated as a historic landmark, it must be at least fifty (50) years old and must substantially comply with two (2) or more of the following criteria:

- (1) Possesses significance in history, architecture, archeology, and culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with events that have made a significant impact in our past.
- (4) Represents the work of a master designer, builder, or craftsman.
- (5) Embodies the distinctive characteristics of a type, period, or method of construction.
- (6) Represents an established and familiar visual feature of the City.

The information provided in **Exhibit “A”** demonstrates that the Peanut Dryer substantially complies with each of the six (6) criteria required by Section 16.03.001 for historic designation of an individual landmark; therefore, the City has determined it appropriate to submit this City initiated Application to the Historic Preservation Commission for its review and recommendation to the City Council.

As Historic Preservation Officer, I have reviewed the information provided in **Exhibit “A”**, related to the Peanut Dryer, determined the information to be complete and to demonstrate compliance with Chapter 16, and hereby submit this City initiated application to the Commission for its consideration at hearing and for recommendation to the Aubrey City Council.

Leanne Wilson
Executive Director of Operations
Historic Preservation Officer

Exhibit "A"
Application Request for Historic Designation

Application for Local Historic Designation

1. Applicant Information:

- **Name:** Deborah Goin
 - **Address:** 302 Bluebonnet
 - **Phone Number:** 940-367-7306
 - **Email:** [REDACTED] EMAIL
 - **Relationship to Property:** Lifelong Citizen of Aubrey with Extensive Background in the History of the City
-

2. Property Information:

- **Name of the Property:** Aubrey Peanut Dryer
 - **Address of the Property:** Downtown Aubrey at the corner of Plum and Magnolia
 - **Current Owner:** WEIR 777 LLC, PO Box 541793, Dallas, TX 75354-1793
 - **Description of the Property:** The Aubrey Peanut Dryer is a large metal structure built in 1966. It consists of a tall central building surrounded by drying sheds. The architectural design reflects utilitarian agricultural structures from the mid-20th century, including original wood and steel framing, corrugated metal siding, and operational peanut drying equipment. The structure stands as a testament to Aubrey's prominence as a major peanut-producing hub in Texas.
-

3. Historical Significance:

- **Date of Construction:**

Built in 1966 and first used in the fall of 1966.

- **Original Use:**

Choice Products built the dryer. All of the nearby peanut growers brought their peanuts to the facility, which served as a central place for drying the nuts to avoid mildew before they were shipped by rail to Comanche, Texas, for shelling. The new peanut dryer allowed the farmers to harvest the nuts, take them to the dryer to dry, and then send them out by rail the following day.

- **Notable Events or People Associated with the Property:**

After cotton prices fell to 5 cents per pound and the boll weevil damaged the cotton plants, peanuts became the primary crop in the Aubrey region. After around thirty years, the cotton economy came to an end in 1929 due to the Great Depression. The sandy loam soil in this part of the state was ideal for peanut growth. W.L. Holman cultivated 250 acres of peanuts in 1907, the first peanuts to be grown in the region. In 1921, William Everett Smotherman and William Calvin Redfearn were among the first to cultivate peanuts in the Aubrey region.

The following procedure was used in the early peanut drying methods. After being manually pulled up, the peanuts were piled on the field to dry. Until the nuts were dry, the peanut vines were rotated daily. The nuts were removed from the vines at the thresher after being transported in trailers. The workers stitched together burlap sacks to catch the peanuts after they were separated in the thresher. Buyers would visit each farm to evaluate the nuts for moisture and debris after the bags were put on pallets. The Batterton Peanut Company in Lewisville bought most of the peanuts. The nuts were shipped by train, while some were transported to the market on trailers.

A new processing and seed facility was set up by Choice Products on railroad right-of-way along the train track in 1956. A.W. Batterton of the Batterton Peanut Company in Lewisville constructed the plant. A peanut drying station was set up with platforms or drying bins with propane burners under the platforms to dry the nuts. By doing this, the possibility of crops being left upside down on the ground during bad weather conditions was eliminated. In order to prevent fires caused by peanut oil leaking into the propane burners, the platforms with these burners needed to be continuously monitored.

- **Description of Historical or Architectural Significance:**

In 1966, Choice Products Company built the drying plant in Aubrey. The new facility was capable of drying 420,000 pounds of peanuts per day. The drying plant was a one-man operation. It had a central control area. From this point the operator was able to unload trucks, dry the nuts, and then load the dried nuts onto waiting rail boxcars. The older method of drying often led to delaying bottlenecks. The new plant was the most modern drying plant in the world. In addition to Denton County, the drying plant dried peanuts from surrounding counties, Grayson, Wise, Cooke, and Fannin.

4. Justification for Designation:

The Aubrey Peanut Dryer meets the criteria for designation as a Local Historic Landmark under Section 16.03.001 of the Aubrey Historic Preservation Ordinance:

1. Significance in history, architecture, archaeology, and culture:

The Aubrey Peanut Dryer No. 1 was a state-of-the-art facility when it was built in 1966. The new dryer revolutionized the peanut-growing industry in Aubrey and the surrounding areas. It was the central drying plant for all peanut farmers in a five-county area for almost 40 years (peanuts were no longer grown in the area during the early 2000s). The plant has been in existence for 58 years. All long-time residents of the Aubrey area identify

the Peanut Drying Plant as Aubrey. In addition, everyone can remember the aroma of roasting peanuts beginning in October of each year when the peanuts were harvested and brought into town.

The Peanut Dryer is significant for its role in revolutionizing peanut agriculture in Aubrey and the surrounding region. It highlights advancements in agricultural technology and showcases the evolution of local farming practices.

2. Association with events that have made a significant contribution to the broad patterns of local, regional, state, or national history:

The dryer's introduction marked a shift in agricultural practices, enabling more efficient peanut farming in Aubrey. It supported the economic resilience of the community after the decline of the cotton industry.

3. Association with events that have made a significant impact in our past:

The facility served as a central hub for peanut drying for five counties, fostering regional economic growth and supporting the livelihoods of countless farming families for decades.

4. Represents the work of a master designer, builder, or craftsman:

Constructed by Choice Products and designed for cutting-edge agricultural processing, the facility reflects innovative engineering of the time.

5. Embodies the distinctive characteristics of a type, period, or method of construction:

The dryer's design—with drying bins, propane burners, and centralized control—represents mid-20th-century agricultural industrialization.

6. Represents an established and familiar visual feature of the City:

The Aubrey Peanut Dryer remains a recognizable and symbolic structure in the community, embodying the city's agricultural heritage and fostering a strong connection to its past.

5. Supporting Documentation:

- **Photographs of the Property:** See Attachment A
 - **Historical documents or previous research:** See Attachment B
 - **Maps or plans illustrating the location and context:** See Attachment C
-

6. Impact Statement:

Designation as a local historic landmark will protect the Aubrey Peanut Dryer from demolition or inappropriate alteration, ensuring its preservation for future generations. The designation will enhance civic pride, foster heritage tourism, and provide an educational resource for the community to learn about the city's agricultural history.

7. Why is the Property Significant to the Community or History?

The Aubrey Peanut Dryer holds a unique place in the town's history as a symbol of its agricultural success during the mid-20th century. The facility streamlined peanut farming, serving as a hub for a thriving industry that brought economic prosperity and shaped the identity of Aubrey as the "Peanut Capital of North Texas."

Its contribution to regional development was unparalleled, transforming the peanut industry in Denton County and beyond. Generations of local families relied on this facility, which represented modern agricultural progress and community growth. Today, it is a tangible reminder of Aubrey's rural roots and a cherished landmark fostering a deep connection to the past.

8. Signature:

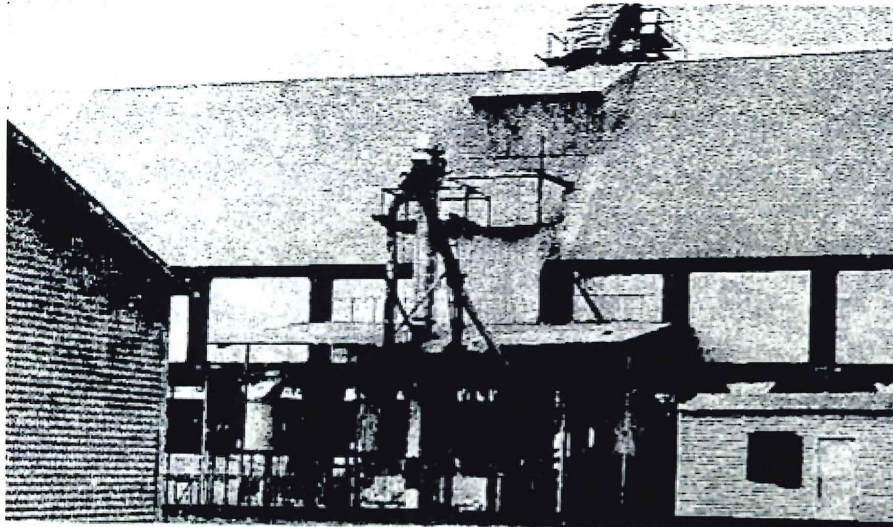
- **Signature of Applicant:**

Deborah Sozin

- **Date:**

12/19/2024

ATTACHMENT A



PEANUT DRYER LOCATED AT AUBREY

REGIONAL PHOTOS

The plant, located in Aubrey, is used to dry peanuts production during 1971. and has helped the local growers to increase their



Attachment A

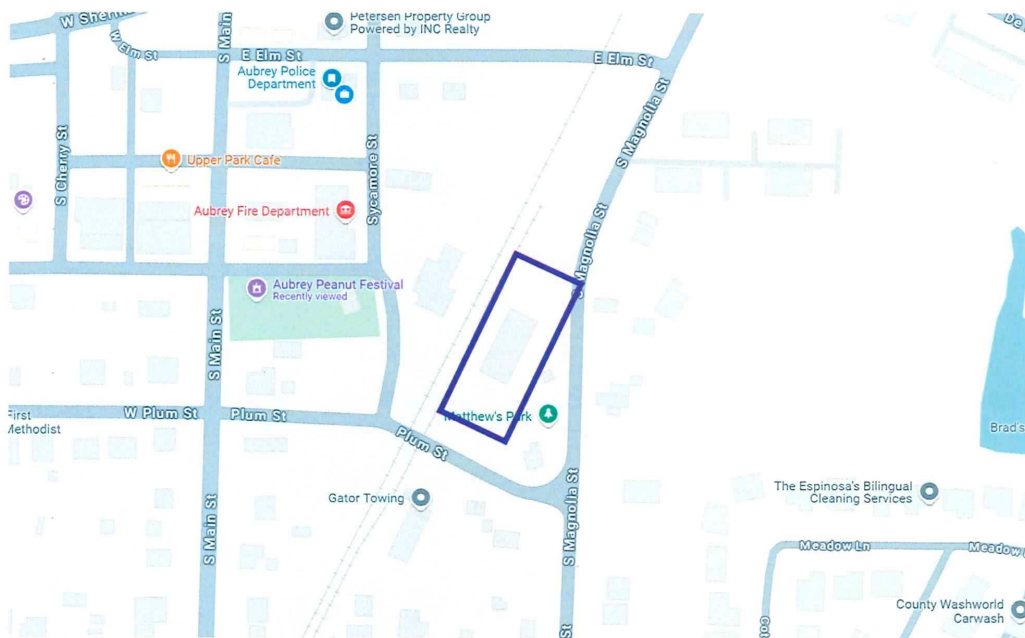


Attachment B

Bibliography

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- "Aubrey Businesses", *Denton Record Chronicle*, Sunday May 27, 1956, Page 4.
- "Aubrey: New Confidence", *Denton Record Chronicle*, Sunday January 20, 1963, Page 42.
- "Aubrey Success Story", *Denton Record Chronicle*, Sunday, September 10, 1961, Page 5, Person, Places & Things Section
- "Early Peanut Farming / The Harvest", Betty Redfearn, *The History of Aubrey*, 2012, Page 26.
- "First Peanuts of Season Marketed", *Denton Record Chronicle*, Thursday, October 17, 1935, page 1.
- "Peanut Drying Facility Added", *Denton Record Chronicle*, Sunday, July 31, 1966, Page 6, Section 3.
- "Peanut Farming Strong Roots in Sandy Soil", Betty Redfearn, *The History of Aubrey*, 2012, Page 28.
- "Peanut Growers Begin Bulk Shift", *Denton Record Chronicle*, Sunday, October 12, 1958, Page 8, Agriculture Section.
- "Peanuts Growing Business", *Denton Record Chronicle*, Sunday January 30, 1972, Page 21, Section I.
- "Planning Pays Off For Meeting Goals in Aubrey Area", *Denton Record Chronicle*, Sunday, January 26, 1964, p8, Section 4.
- "Round About Town", *Denton Record Chronicle*, Thursday, December 14, 1933, page 1.

Attachment C



Attachment D

DCAD Information

PID 313534 I

GENERAL INFO

ACCOUNT		OWNER
Property ID:	313534	Name: WEIR 777 LLC
Geographic ID:	A1243A-000-0227-00A1	Secondary Name:
Type:	R	Mailing Address: PO BOX 541793 DALLAS TX US 75354-1793
Zoning:	Commercial	Owner ID: 1843169
Agent:		% Ownership: 100.00
Legal Description:	A1243A F. TREVINO, TR 227A, (IMP ONLY)	Exemptions:
Property Use:	AA001	
LOCATION		
Address:	TX	
Market Area:		
Market Area CD:	AA01G01	
Map ID:	COMMERCIAL	

PROTEST
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:

\$0

Land Non-Homesite:

\$0

Special Use Land Market:

\$0

Total Land:

\$0

Improvement Homesite:

\$0

Improvement Non-Homesite:

\$34,440

Total Improvement:

\$34,440

Market:

\$34,440

Special Use Exclusion (-):

\$0

Appraised:

\$34,440

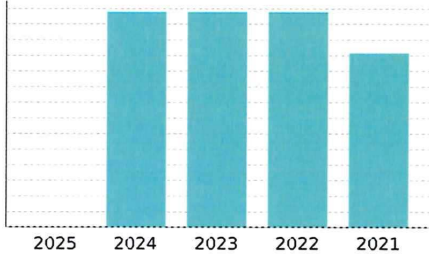
Value Limitation Adjustment (-):

\$0

Net Appraised:

\$34,440

VALUE HISTORY



Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$34,440	\$0	\$34,440	\$0	\$34,440
2023	\$0	\$34,440	\$0	\$34,440	\$0	\$34,440
2022	\$0	\$34,440	\$0	\$34,440	\$0	\$34,440
2021	\$0	\$27,877	\$0	\$27,877	\$0	\$27,877

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C01	AUBREY CITY OF	0.464000	\$34,440	\$34,440
G01	DENTON COUNTY	0.187869	\$34,440	\$34,440
S02	AUBREY ISD	1.255200	\$34,440	\$34,440

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **Commercial** Improvement Value: **\$20,286** Main Area: **6,200**
State Code: **F1** Description: **Commercial** Gross Building Area: **6,320**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MAAA	ATTACHED ADDITION	930		1	1960	0	5,600
MA	MAIN AREA	930		1	1960	0	600
OP25	OPEN PORCH	930		1	1960	0	120

Improvement Features

Improvement #2: **Commercial** Improvement Value: **\$13,854** Main Area: **4,000**
State Code: **F1** Description: **Commercial** Gross Building Area: **5,020**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	930		1	1960	0	4,000
OP25	OPEN PORCH	930		1	1960	0	624
OP25	OPEN PORCH	930		1	1960	0	396

Improvement Features

Improvement #3: **Commercial** Improvement Value: **\$300** Main Area: **0**
State Code: **F1** Description: **BARN/STORAGE** Gross Building Area: **2,000**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
BARN	Barn 2023	1600		1	1960	0	2,000

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
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DEED HISTORY

Deed	Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
------	------	------	-------------	----------------	---------------	---------	--------	------	------------

Page 2 of 3 Effective Date of Appraisal: January 1 Date Printed: December 19, 2024 Powered By: <True Prodigy>

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/6/23	BOS	MH BILL OF SALE	JB LEGACY LLC	WEIR 777 LLC				2023-109446
10/25/18	BOS	MH BILL OF SALE	JUST NUTS, LLC	JB LEGACY LLC				2019-25526

Redaction Date: 1/6/2025 11:33:18 AM

Redaction Log

Total Number of Redactions in Document: 1

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	EMAIL	552.137 - Confidentiality of Certain E-mail Addresses	1

Redaction Date: 1/6/2025 11:33:18 AM

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
EMAIL	552.137 - Confidentiality of Certain E-mail Addresses	1(1)



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Consideration and action on appointing alternate member(s) to the Historic Preservation Commission.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

The Historic Preservation Commission has vacancies for alternates. We have received an application from Krys Murray who has agreed to be an alternate, if appointed.

Financial Summary

None

Staff Recommended Action

Approve

Staff Recommended Motion

I move to appoint Krys Murray as an alternate.



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Consideration and action on Resolution Number 997-25 for a land swap, which will occur by deeding the properties to the respective party for a sanitary control easement at the Rockhill Pump Station.

Staff Contact

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

Summary

The Rockhill Water Well and Pump Station Project requires a sanitary control easement. The landowner has agreed to swap small sections of land in order for Aubrey to obtain the required easement.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve Resolution Number 997-25

LOT 1, BLOCK 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE DENNIS COWAN SURVEY, ABSTRACT NO. 304, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 12.333 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 5199, DENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY AND THE EASTERLY RIGHT-OF-WAY OF ROCKHILL ROAD, HAVING A TEXAS GRID NORTH, NAD83, NORTH CENTRAL ZONE VALUE OF N=7155567.1548, E=2428078.4025; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, 176.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 14°30'48" EAST, 175.24 FEET TO A POINT; THENCE, NORTH 00°37'24" EAST, 748.06 FEET TO AN IRON PIN SET; THENCE, NORTH 00°37'24" EAST, 50.04 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, NORTH 00°37'24" EAST, 119.94 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD AND RUNNING ALONG THE NORTH LINE OF THE 12.333 ACRES TRACT, NORTH 89°33'44" EAST, 719.92 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID NORTH LINE OF THE 12.333 ACRES TRACT, SOUTH 24°00'30" WEST, 131.73 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89°33'44" WEST, PASSING A ½-INCH OPEN-TOP PIPE AT 102.25 FEET, A TOTAL DISTANCE OF 667.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.910 ACRES (83,198 SQUARE FEET), MORE OR LESS.

LOT 2, BLOCK 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE DENNIS COWAN SURVEY, ABSTRACT NO. 304, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 12.333 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 5199, DENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY AND THE EASTERLY RIGHT-OF-WAY OF ROCKHILL ROAD, HAVING A TEXAS GRID NORTH, NAD83, NORTH CENTRAL ZONE VALUE OF N=7155567.1548, E=2428078.4025;

THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, 176.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 14°30'48" EAST, 175.24 FEET TO A POINT;

THENCE, NORTH 00°37'24" EAST, 748.06 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF ROCKHILL ROAD AND RUNNING, NORTH 89°33'44" EAST, 679.73 FEET TO AN IRON PIN SET;

THENCE, NORTH 64°15'08" EAST, 103.15 FEET TO AN IRON PIN SET;

THENCE, NORTH 89°21'03" EAST, 67.07 FEET TO A ¼-INCH OPEN-TOP PIPE FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY, SOUTH 42°38'20" WEST, 1316.45 FEET TO A ½-INCH REBAR FOUND AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.112 ACRES (353,361 SQUARE FEET), MORE OR LESS.

LOT 3, BLOCK 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE DENNIS COWAN SURVEY, ABSTRACT NO. 304, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 12.333 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 5199, DENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY AND THE EASTERLY RIGHT-OF-WAY OF ROCKHILL ROAD, HAVING A TEXAS GRID NORTH, NAD83, NORTH CENTRAL ZONE VALUE OF N=7155567.1548, E=2428078.4025; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, 176.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 14°30'48" EAST, 175.24 FEET TO A POINT; THENCE, NORTH 00°37'24" EAST, 748.06 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, NORTH 00°37'24" EAST, 50.04 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD AND RUNNING, NORTH 89°33'44" EAST, PASSING A ½-INCH OPEN-TOP PIPE AT 565.38 FEET, A TOTAL DISTANCE OF 667.63 FEET TO AN IRON PIN SET;

THENCE, NORTH 24°00'30" EAST, 131.73 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE 12.333 ACRES TRACT;

THENCE ALONG SAID NORTH LINE OF THE 12.333 ACRES TRACT, NORTH 89°33'44" EAST, 234.41 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY, SOUTH 42°38'20" WEST, 171.96 FEET TO A ¼-INCH OPEN-TOP PIPE FOUND;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY AND RUNNING, SOUTH 89°21'03" WEST, 67.07 FEET TO AN IRON PIN SET;

THENCE, SOUTH 64°15'08" WEST, 103.15 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89°33'44" WEST, 679.73 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.415 ACRES (61,651 SQUARE FEET), MORE OR LESS.

DATE	REVISION	BY:	POINT TO POINT P2P LAND SURVEYORS A MINOR PLAT PREPARED BY: POINT TO POINT LAND SURVEYORS 100 Governors Trce, Ste. 103 Peachtree City, GA 30269 (p) 678.565.4440 (f) 678.565.4497 (w) pointtopointsurvey.com klawrence@p2pls.com <td>INITIAL RELEASE</td> <td data-kind="parent" data-rs="5">SHEET: 2 OF 2</td>	INITIAL RELEASE	SHEET: 2 OF 2
			DATE: 01/13/2025		
			DRAWN BY: NRW		
			CHKD BY: JKL		
			APPRVD BY: D. MILLER		
			JOB #: 240888TX		



City Council and Tax Increment Reinvestment Zone No 4 Board Meeting
Staff Report
April 24, 2025

Agenda Item

Consideration and action on Ordinance Number 894-25 disannexing the portion of property that is deeded to the Wilsons from a property swap for Rockhill Pump Station.

Staff Contact

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

Summary

The Rockhill Water Well and Pump Station Project requires a sanitary control easement. The landowner has agreed to swap small sections of land in order for Aubrey to obtain the required easement. The land owned by Aubrey is in the city limits and the swap land is within the ETJ. This ordinance removes the sections from the city limits.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve Ordinance Number 894-25.

OWNER: KENNETH W. WILSON, TRUSTEE OF THE KENNETH AND
CAROLYN WILSON LIVING TRUST DATED MARCH 5, 2015
SITE ADDRESS: 985 ROCKHILL RD 147832, AUBREY, TX 76227
PHONE #: 940-453-7556
EMAIL ADDRESS: KENWILSON471@GMAIL.COM
PROPERTY ID: 147832
AREA: 10.022 ACRES ±
ZONED: PER DENTON COUNTY DEVELOPMENT SERVICES,
THIS PROPERTY IS LOCATED IN AN UNZONED AREA OF THE COUNTY
REFERENCE: INSTRUMENT NO. 5199

OWNER: CITY OF AUBREY
SITE ADDRESS: ROCKHILL RD 147832, AUBREY, TX 76227
PHONE #: 940-440-9343
EMAIL ADDRESS: LWLSON@AUBREYTX.GOV
PROPERTY ID: 147833
AREA: 1.415 ACRES ±
ZONED: PER DENTON COUNTY DEVELOPMENT SERVICES,
THIS PROPERTY IS LOCATED IN AN UNZONED AREA OF THE COUNTY
REFERENCE: VOLUME 2198 PAGE 535

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.14 FEET (HORZ) 0.78 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATES OF SURVEY: 05/30/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0,0.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99985224 CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.82129722
BENCHMARKS USED: DF8986, DH7149, DH7139

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN
693,056+ FEET.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 12/05/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID
NORTH (NAD 83) TX NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED
IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL
FLOOD HAZARD). COMMUNITY PANEL NO.: 48121C0265G
DATED: 4/18/2011

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE
PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN
LOCATED FROM ABOVE GROUND FIELD SURVEY
INFORMATION. THE SURVEYOR MAKES NO GUARANTEES
THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL
SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT
WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE
THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE
LOCATED AS ACCURATELY AS POSSIBLE FROM
INFORMATION AVAILABLE. THE SURVEYOR HAS NOT
PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

THIS MINOR PLAT WAS REVIEWED AND APPROVED BY THE CITY
OF AUBREY, TEXAS THE ____ DAY OF _____, 20__.

LEANNE WILSON, EXECUTIVE DIRECTOR OF OPERATIONS
CITY OF AUBREY, TEXAS

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN SET
IPS	IRON PIN FOUND
Q	REBAR
OTV	OPEN TOP PIPE
INV	INVERT
ED	EDGE OF PAVEMENT
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
NW	NOW OR FORMERLY
R/W	RIGHT-OF-WAY

	FIRE HYDRANT
	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	IRON PIN SET
	IRON PIN FOUND
	BENCHMARK

ADJOINER PROPERTY LINE
BUILDING SETBACK LINE
CENTERLINE ROAD
EXISTING R/W LINE
ORIGINAL LOT LINE
SUBJECT PROPERTY LINE
UTILITY EASEMENT LINE

N/F
921 ROCK HILL PROPERTIES LLC
PARCEL# 160779
INSTR# 17514

LOT 1, BLOCK 1
AREA:
1.910 ACRES
(83,198 SQ.FT.)
PROPERTY ID: 147832

LOT 2, BLOCK 1
AREA:
8.112 ACRES
(353,361 SQ.FT.)
PROPERTY ID: 147832

R/W DEDICATION #1:
0.881 ACRES
(38,357 SQ.FT.)

	Gain	Loss	Net
Wilson	0.116 acres	0.093 acres	+0.023 acres
Aubrey	0.093 acres	0.116 acres	-0.023 acres

TOTAL ACREAGE:		12.332 ACRES
RESIDENTIAL LOTS:	2	10.022 ACRES
NON-RESIDENTIAL LOTS:	1	1.415 ACRES
R/W DEDICATION:		0.895 ACRES

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY PERSONAL SUPERVISION AND THAT ALL CORNERS ARE PROPERLY MARKED ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF CITY OF AUBREY, TEXAS.

01/13/2025
JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF AUBREY, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__

STATE OF GEORGIA

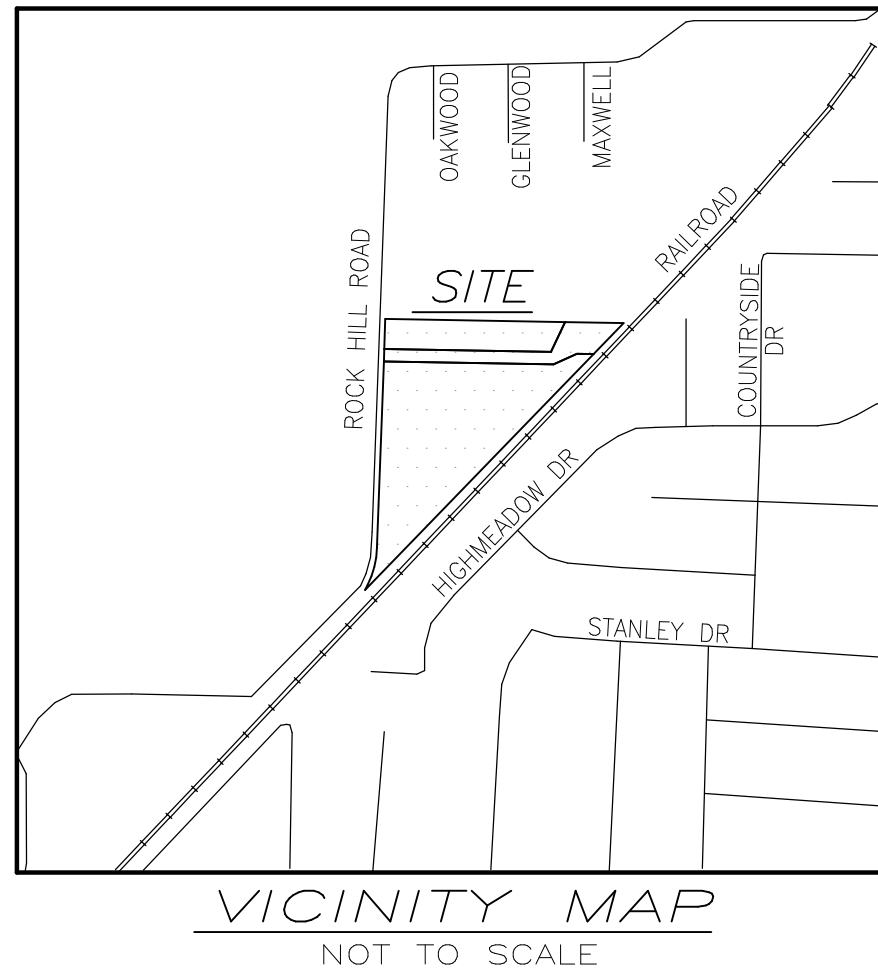
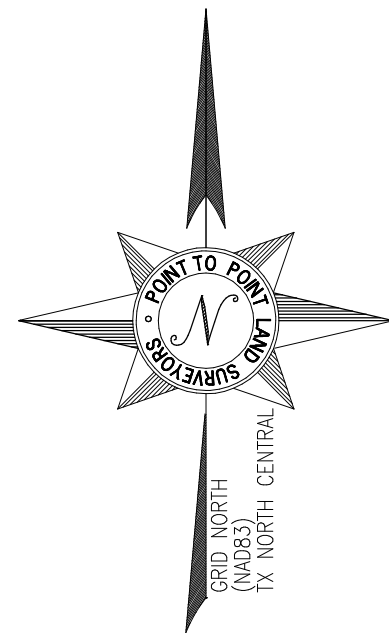
COUNTY OF FAYETTE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JUSTIN KYLE LAWRENCE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR FAYETTE COUNTY

MY COMMISSION EXPIRES: _____

MINOR PLAT OF
LOT 1, LOT 2, & LOT 3, BLOCK 1
WILSON ADDITION
BEING A PORTION OF A CERTAIN CALLED
12.333 ACRES TRACT RECORDED IN
INSTRUMENT NO. 5199 AND A CERTAIN CALLED 1.450
ACRES TRACT RECORDED IN VOLUME 2198 PAGE 535
DENNIS COWAN SURVEY, ABSTRACT NO. 304
CITY OF AUBREY EXTRATERRITORIAL JURISDICTION
DENTON COUNTY, TEXAS
01/13/2025
3 LOTS



R/W DEDICATION #1		
LINE	BEARING	DISTANCE
L1	N01°03'15"E	1087.56'
L2	N89°33'44"E	33.90'
L3	S00°37'24"W	119.94'
L4	S89°33'44"W	12.40'
L5	S01°03'15"W	50.04'
L6	N89°33'44"E	12.78'
L7	S00°37'24"W	748.06'

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	176.97'	365.00'	S14°30'48"W	175.24'



LOT 1, BLOCK 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE DENNIS COWAN SURVEY, ABSTRACT NO. 304, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 12.333 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 5199, DENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY AND THE EASTERLY RIGHT-OF-WAY OF ROCKHILL ROAD, HAVING A TEXAS GRID NORTH, NAD83, NORTH CENTRAL ZONE VALUE OF N=7155567.1548, E=2428078.4025; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, 176.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 14°30'48" EAST, 175.24 FEET TO A POINT; THENCE, NORTH 00°37'24" EAST, 748.06 FEET TO AN IRON PIN SET; THENCE, NORTH 00°37'24" EAST, 50.04 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, NORTH 00°37'24" EAST, 119.94 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD AND RUNNING ALONG THE NORTH LINE OF THE 12.333 ACRES TRACT, NORTH 89°33'44" EAST, 719.92 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID NORTH LINE OF THE 12.333 ACRES TRACT, SOUTH 24°00'30" WEST, 131.73 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89°33'44" WEST, PASSING A ½-INCH OPEN-TOP PIPE AT 102.25 FEET, A TOTAL DISTANCE OF 667.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.910 ACRES (83,198 SQUARE FEET), MORE OR LESS.

LOT 2, BLOCK 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE DENNIS COWAN SURVEY, ABSTRACT NO. 304, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 12.333 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 5199, DENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, 176.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 14°30'48" EAST, 175.24 FEET TO A POINT;

THENCE, NORTH 00°37'24" EAST, 748.06 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF ROCKHILL ROAD AND RUNNING, NORTH 89°33'44" EAST, 679.73 FEET TO AN IRON PIN SET;

THENCE, NORTH 64°15'08" EAST, 103.15 FEET TO AN IRON PIN SET;

THENCE, NORTH 89°21'03" EAST, 67.07 FEET TO A ¼-INCH OPEN-TOP PIPE FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY, SOUTH 42°38'20" WEST, 1316.45 FEET TO A ½-INCH REBAR FOUND AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.112 ACRES (353,361 SQUARE FEET), MORE OR LESS.

LOT 3, BLOCK 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE DENNIS COWAN SURVEY, ABSTRACT NO. 304, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 12.333 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 5199, DENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY AND THE EASTERLY RIGHT-OF-WAY OF ROCKHILL ROAD, HAVING A TEXAS GRID NORTH, NAD83, NORTH CENTRAL ZONE VALUE OF N=7155567.1548, E=2428078.4025; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, 176.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 14°30'48" EAST, 175.24 FEET TO A POINT; THENCE, NORTH 00°37'24" EAST, 748.06 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD, NORTH 00°37'24" EAST, 50.04 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF ROCKHILL ROAD AND RUNNING, NORTH 89°33'44" EAST, PASSING A ½-INCH OPEN-TOP PIPE AT 565.38 FEET, A TOTAL DISTANCE OF 667.63 FEET TO AN IRON PIN SET;

THENCE, NORTH 24°00'30" EAST, 131.73 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE 12.333 ACRES TRACT;

THENCE ALONG SAID NORTH LINE OF THE 12.333 ACRES TRACT, NORTH 89°33'44" EAST, 234.41 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY, SOUTH 42°38'20" WEST, 171.96 FEET TO A ¼-INCH OPEN-TOP PIPE FOUND;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF THE LANDS OF UNION PACIFIC RAILROAD COMPANY AND RUNNING, SOUTH 89°21'03" WEST, 67.07 FEET TO AN IRON PIN SET;

THENCE, SOUTH 64°15'08" WEST, 103.15 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89°33'44" WEST, 679.73 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.415 ACRES (61,651 SQUARE FEET), MORE OR LESS.

DATE	REVISION	BY:	POINT TO POINT P2P LAND SURVEYORS A MINOR PLAT PREPARED BY: POINT TO POINT LAND SURVEYORS 100 Governors Trace, Ste. 103 Peachtree City, GA 30269 (p) 678.565.4440 (f) 678.565.4497 (w) pointtopointsurvey.com klawrence@p2pls.com	INITIAL RELEASE	SHEET: 2 OF 2
				DATE: 01/13/2025	
				DRAWN BY: NRW	
				CHKD BY: JKL	
				APPRVD BY: D. MILLER	
				JOB #: 240888TX	