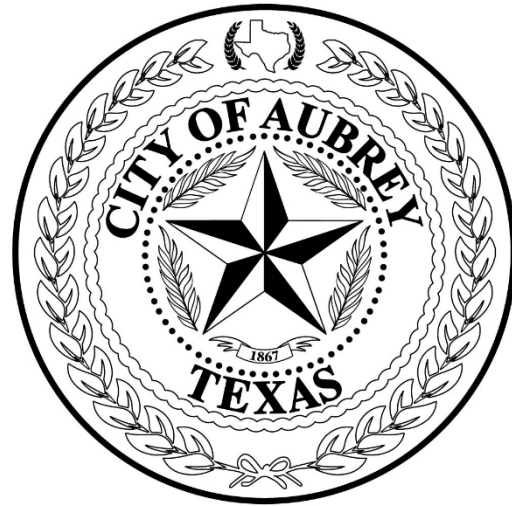


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 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.

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:

1. Approve minutes of the June 26, 2025 meeting.
2. Approve Monthly Staff Reports
3. Approve Monthly Financial Report.
4. Approve Quarterly Investment Report.
5. Accept the resignations of Jesse Kemp and Jason Noyes from the Parks and Recreation Board.
6. Accept the resignation of Sina Tidwell from the Planning & Zoning Commission.
7. Approve an Interlocal Agreement with the City of Oak Point for the sale of a surplus ambulance, and authorize the City Manager to execute the agreement.
8. Approve an Interlocal Cooperation Agreement with the Town of Little Elm for the coordination of the Ironman Competition route and reimbursement of expenses incurred, and authorize the City Manager to execute the agreement.
9. Approve final acceptance of Highpointe Ranch, Phase 1C, Public Improvements..

New Business: New items requested for consideration.

10. Hold a public hearing, consider, and act on Ordinance No. 912-25, annexing an approximate 6.25 acres of land, legally described as Tract 156D, Abstract No. 1243 out of the Francisco Trevino Survey, Denton County, Texas, generally located south of Spring Hill Road and East of Aubrey High School into the corporate limits of the City and providing an effective date. (Aubrey ISD)
11. Hold a public hearing, consider, and act on Ordinance No. 913-25, amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on an approximate 15.244 acres of land comprised of an approximate 6.25 acre tract of land currently unzoned and previously located in the City's Extraterritorial Jurisdiction to a zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot and an approximate 8.994 acre tract of land currently zoned AG-R Agricultural Residential District and a small strip of private easements designated as C Commercial zoning district to a new zoning classification

of SF75-Single Family Residential 7,500 Square Foot Lot. The properties are located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas and generally located south of FM 428/Spring Hill Road, east of US Hwy 377, and north of E. Highmeadow Drive in the Extraterritorial Jurisdiction, City of Aubrey, Texas and in the City of Aubrey, Texas. DCAD Parcel ID's 563322, 52483, 193127, 193128, 52458, 52453, and 52471. (Aubrey ISD High School Zoning SF-75).

12. Hold a public hearing, consider and act on Ordinance No. 916-25, annexing an approximate 3.77 acres of land located in the City of Aubrey extraterritorial jurisdiction and being located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas. The property is generally located west of McNatt Road, north of Winterhaven Lane, and south of Spring Hill Road/FM 423. DCAD Parcel ID's 694193 and 1003909. (Cencor/SWC 428 McNatt LP Annexation)
13. Hold a public hearing, consider, and act on Ordinance No. 917-25, amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change of zoning on land annexed into the City limits from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a zoning classification of PD - Planned Development District with a base zoning district of C – Commercial on approximately 3.77 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. The property is generally located west of McNatt Road, north of Winterhaven Lane, and south of Spring Hill Road/FM 423. DCAD Parcel ID's 694193 and 1003909. (Cencor/SWC 428 McNatt LP PD-C)
14. Receive a presentation, consider and act on Ordinance No. 918-25, providing for the issuance of City of Aubrey, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025 in the approximate aggregate principal amount of \$71,030,000 for municipal projects to include streets and drainage improvements, parks and water/wastewater infrastructure and property purchases, public safety facilities and equipment, and property for municipal facilities; levying a tax in payment thereof; prescribing the form of said certificates; authorizing the execution and delivery of a Bond Purchase Agreement and a Paying Agent/Registrar Agreement; approving the official statement; enacting provisions incident and relating to the subject and purposes of this ordinance; and authorizing the city manager to execute the necessary documents.
15. Consider and act on Ordinance No. 919-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Jackson Ridge Public Improvement District; and providing an effective date.
16. Consider and act on Ordinance No. 920-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Winn Ridge South Public Improvement District; and providing an effective date.

17. Consider and act on Ordinance No. 921-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Duck Point Public Improvement District and providing an effective date.
18. Consider and act on Ordinance No. 922-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for Aubrey Public Improvement District No. 1 (Keeneland); and providing an effective date.
19. Consideration and action on awarding a bid to Pavilion Construction for Veterans Memorial Park, Phase 2 Construction for an amount not to exceed \$1,291,148.99 and authorize the City Manager to execute the necessary documents.
20. Receive presentation of the proposed Aubrey Municipal Development 2025-26 Fiscal Year budget; Discussion regarding same.
21. Consider and act on Resolution No. 1014-25, granting a petition requesting annexation by the City of Aubrey as owner of approximately 4.194 acres of land, being a portion of Parcel ID 52014 generally located at 1900 W Blackjack Road, in the F. Trevino Survey, Abstract No A-1273, Denton County, Texas, setting a Public Hearing for the annexation; authorizing staff to enter into a written services agreement with Owner. (City of Aubrey)
22. Consider and act on Resolution No. 1015-25, granting a petition requesting annexation by the City of Aubrey as owner of approximately two (2) acres of land located at 4425 FM 2931, being the entirety of Parcel ID 773540, Lot 18A, Block W, Phase 3 of Silverado Phase 3, Denton County, Texas, setting a Public Hearing for the annexation; authorizing staff to enter into a written services agreement with Owner. (City of Aubrey Fire Station No 3)
23. Consider and take action to fill four new positions this fiscal year that are being requested in fiscal year 2026.
24. Consideration and action on Resolution 1016-25, a joint Resolution with surrounding cities and towns, urging the Texas Department of Transportation and state leaders to expedite funding for critical transportation projects.
25. Consider and act on appointing alternate Board Member Eric Probst as a regular member of the Parks and Recreation Board.
26. Consider and act to approve the request from Council member(s) identified in the Staff report as an excused absence from the May 22, 2025 and June 26, 2025 Regular City Council meetings.

Department Updates and Discussion:

27. Administration & Finance:

- 28. Library:
- 29. Fire Department:
 - Station Updates
- 30. Police Department:
 - Blackjack Station update
- 31. Public Works:
 - Water Updates
 - Wastewater Updates
- 32. Human Resources:
- 33. 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.

- 34. Discussion regarding availability for future special meetings.

*****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:

- 35. **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:
 - *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
 - Purchase of Property for Municipal Services
 - Downtown Property
 - Hidden Lakes
 - Tort Claims
 - Open Meetings Act Remote attendance
 - Emergency Services/Contracts
 - Board member eligibility
 - HB3161 - TMRS
 - Meeting Decorum/Ethics
 - Grants for Personnel
 - ETJ and Release Petitions
 - PID/TIRZ Agreements

36. **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
37. **Section 551.071 (2) and 551.074 Personnel Matters.** Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee or to hear a complaint or charge against an officer or employee:
- City Manager

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.

38. Consider and act on a Petition from the McGregor Family Trust for release of properties identified as Parcel ID 329842 and Parcel ID 498440, approximately 22 acres, from the extraterritorial jurisdiction of the City of Aubrey.

-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
June 26, 2025
6:00 PM



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

Present: Jeff Perry, Chuck Fikes, Matt Jones, Mike Browning

Absent: Randy Jones

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, Assistant Fire Chief Scott Downes, 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

Pastor Guillermo from North Rock Church offered the Invocation and led the Pledges of Allegiance.

Community Announcements:

1.
 - **Summer Music Series July 19th from 5:00 to 9:00 PM at Veterans Memorial Park featuring Reverend Horton Heat with special guest Ottoman Turks**
 - **Fruit Jar Junction Market will be July 5th from 8:00 AM until noon at Veterans Memorial Park.**
 - **Assistant Fire Chief Scott Downes announced receipt of three Recognitions of Excellence Awards for Prehospital Emergency Care**
 - **Public Works new hire, Operations Administrative Coordinator Rachel Evans was introduced.**
 - **Mayor's Proclamation presented to Director of Operations Leanne Wilson for completion of the Certified Public Manager Program**

Citizen Input:

- **Vince Handler, 7409 Brushy Meadow Trail, spoke regarding his candidacy for Justice of the Peace Precinct 5.**

- State Representative Jared Patterson provided a legislative update.

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 May 22, 2025 and June 14, 2025 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the request from Council member(s) identified in the Staff report as an excused absence from the May 22, 2025 Regular City Council meeting.
6. Approve an Interlocal Agreement between the City of Aubrey and the Ribbonwood Municipal Utility District for Fire Protection Services; and authorize the Mayor or designee to execute necessary documents.
7. Approve an Interlocal Agreement between the City of Aubrey and the Ribbonwood Municipal Utility District for Police Services; and authorize the Mayor or designee to execute necessary documents.
8. Approval of the engagement of Whitley Penn, LLP as the City's independent auditing firm and authorize the Mayor or his designee to sign the fiscal year 2025 audit engagement letter.
9. Approve an Interlocal Cooperation Agreement with Denton County for Shared Governance Communications & Dispatch Service System agreement, authorizing the Mayor, the City Manager, the Fire Chief and the Chief of Police to execute the same on behalf of the City of Aubrey.
10. Approve an Interlocal Cooperation Agreement between Denton County and the City of Aubrey Fire and Police Departments for the use of the Denton County Radio Communications System, authorizing the Mayor, the Fire Chief and Chief of Police to execute the same on behalf of the City of Aubrey.
11. Approve a Resolution for reimbursement expressing intent to reimburse certain expenditures from the proceeds of future bonds in the amount of \$3,020,000.00. (Resolution No. 1009-25)
12. Consideration and action on accepting the Public Improvements to Matthews Park, and authorize final payment to D.L. Meacham for \$47,686.78.
13. Consideration and action on accepting the Public Improvements to Leslie Park, and authorize final payment to ALCC, LLC dba Perfect Finish Landscaping for \$68,636.45.
14. Consideration and action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter for the City of Aubrey Surface Water Delivery Point No. 1 for an amount not to exceed \$607,100 and authorize the City Manager to execute necessary documents.
15. Consideration and action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter for the McNatt Road Extension for an amount not to exceed \$449,944 and authorize the City Manager to execute necessary documents.
16. Approve a request for a twelve-month extension of the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat.
17. Approve an Ordinance amending Article 7.02, "Fines, Costs, and Special Expenses" of Chapter 7, "Municipal Court" of the Code of Ordinances; and providing an effective date. (Ordinance No. 915-25)
18. Award a bid to North Rock Construction for the construction of the Winn Ridge First Responders Park for an amount not to exceed \$1,213,682.29 and authorize the City Manager to execute the documents.

Council Member Jeff Perry made a motion to remove item No. 5 and table until all council members are present. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

Council Member Chuck Fikes requested to remove item No. 15. Director of Operations Leanne Wilson provided additional information.

Council Member Jeff Perry made a motion to approve all other items not including No 5 and No. 15. Council Member Chuck Fikes seconded. Motion Passed (4:0) .

Council Member Chuck Fikes made a motion to approve item No. 15 with an amendment to the not-to-exceed amount of \$667,639. Council Member Jeff Perry seconded. Motion Passed (4:0) .

New Business: New items requested for consideration.

19. Consideration and action on an Ordinance approving a Specific Use Permit to allow alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) for the property described as approximately 1.865 acres of land in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas, and located within the boundaries of Planned Development District - Shopping Center District (PD-SC) and approving a variance to the distance requirements for the location of the use. The property is generally located at the northeast corner of US Hwy. 377 and Spring Hill Road/ FM 428 known as Chaparral Center. (Vaquero Ventures/7 Eleven)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:15 p.m. and closed at 6:17 p.m.

Council Member Jeff Perry made a motion to approve the SUP Ordinance with the variance for the distance requirement. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance No. 903-25)

20. Consideration and action on a Replat application for Aubrey Estates Lot 9R to create one (1) lot in approximately 11.062 acres of the John M. Fisher Survey, Abstract No. 432, Thomas White Survey, Abstract No. 223, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (*Aubrey Estates Replat Lot 9R, Hector and Ginger Araujo*)

City Planner Helen-Eve Beadle provided information.

City Council Member Mike Browning made a motion to approve the replat. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

21. Consideration and action on a Replat application for the Garland Wilson Addition, Lot 7R1 on approximately 0.628 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas (*Garland & Terri Wilson, Garland Wilson Lot 7R1 Replat*)

City Planner Helen-Eve Beadle provided information.

Council Member Matt Jones made a motion to approve the replat. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

22. Hold a public hearing, consider, and act on an Ordinance amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning for property currently zoned as SF10-Single-Family Residential 10,000 Square Foot Lot to a new zoning classification of SF75-Single-Family Residential 7,500 Square Feet. The property contains approximately 0.604 acres of land out of the J.M. Fisher Survey, Abstract Number 432 City of Aubrey, Denton County, Texas and is addressed as 105 E. North Street. The property is located at the northwest corner of E. North Street and Brockett Street. Denton CAD Property ID 52030. (105 E North St. Burke)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:21 p.m. and closed at 6:25 p.m.

Council Member Chuck Fikes made a motion to approve the Ordinance rezoning the property to SF75 Single Family Residential, 7,500 square feet. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed. (Ordinance No. 911-25)

23. Hold a public hearing, consider and act on Ordinance annexing an approximate 6.25 acres of land, legally described as Tract 156D, Abstract No. 1243 out of the Francisco Trevino Survey, Denton County, Texas, generally located south of Spring Hill Road and East of Aubrey High School 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 6:25 p.m.

Council Member Jeff Perry made a motion to table action on the annexation Ordinance and continue the public hearing until the July 24, 2025 City Council Meeting at 6:00 PM. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed. (Ordinance No. 912-25)

24. Hold a public hearing, consider, and act on an Ordinance amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on an approximate 15.244 acres of land comprised of an approximate 6.25 acre tract of land currently unzoned and previously located in the City's Extraterritorial Jurisdiction to a zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot and an approximate 8.994 acre tract of land currently zoned AG-R Agricultural Residential District and a small strip of private easements designated as C Commercial zoning district to a new zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot. The properties are located

in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas and generally located south of FM 428/Spring Hill Road, east of US Hwy 377, and north of E. Highmeadow Drive in the Extraterritorial Jurisdiction, City of Aubrey, Texas and in the City of Aubrey, Texas. DCAD Parcel ID's 563322, 52483, 193127, 193128, 52458, 52453, and 52471. (Aubrey ISD High School Zoning SF-75).

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:28 p.m.

Council Member Jeff Perry made a motion to continue the public hearing and table action on the rezoning Ordinance until the July 24, 2025 City Council meeting at 6:00 PM. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance No. 913-25)

25. Hold a public hearing, consider, and act on an Ordinance amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, to repeal Section 27, "Sign Regulations" and adopt a new Chapter 27, "Sign Regulations" regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, including regulations for location, permitting, variances, nonconformities, and providing definitions. (Sign Ordinance Amendment)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:41 p.m. and closed at 6:46 p.m.

Council Member Jeff Perry made a motion to approve the Zoning Ordinance amendment for sign regulations. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance No. 914-25)

26. Consideration and action on a Resolution granting a petition requesting annexation into the corporate limits of the City of Aubrey by SWC 428/McNatt, L.P., owner of approximately 3.77 acres, consisting of two parcels being an approximate 2.03 acres of land, legally described as being Lot 1, Block A of Winterhaven 7 Addition, an Addition to the City of Aubrey, Denton County, Texas and being an approximate 1.74 acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Tract 50A, Denton County, Texas, and including any and all rights-of-way adjacent; being generally located at 6150 McNatt Road and 1710 Springhill Road, setting a public hearing for the annexation and authorizing the City Secretary to cause notice of the hearing; and authorizing staff to negotiate and enter into a written services agreement with the property owner. (Cencor Development)

City Planner Helen-Eve Beadle provided information.

Council Member Jeff Perry made a motion to grant the petition for annexation and set a public hearing date for July 24th at 6:00 PM at the Council Chamber. City Council Member Mike Browning seconded. Motion Passed (0:0). None opposed. (Resolution No. 1011-25)

27. Consideration and action on a Resolution of the City Council of the City of Aubrey, Texas approving a Development Project of the Aubrey Municipal Development

District for the purchase of real property for development purposes; approving the issuance of a Sales Tax Revenue Note by the Aubrey Municipal Development District to finance the purchase of real property for a Development Project in a principal amount of \$1,300,000; approving the District Project and Loan; and providing an effective date.

MDD Executive Director Christine Gossett provided information.

Council Member Chuck Fikes made a motion to approve the Resolution approving the development project. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed. (Resolution No. 1012-25)

28. Receive a presentation and hold a discussion regarding submissions received in response to RFQ No. 2025-02 for architectural services related to design of the future Sports Complex; consider and take appropriate action regarding the selection of a firm to provide professional services related to the planning, needs assessment, concept development, construction plans, and cost estimations for the future Sports Complex, and authorize the City Manager to negotiate and execute necessary documents.

Parks and Recreation Superintendent Kurt Karnowski provided information.

Council Member Jeff Perry made a motion to authorize the City Manager to negotiate with Westwood on a Professional Services Agreement. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

29. Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget

Finance Director Mike English provided information.

Council Member Chuck Fikes made a motion to approve the Ordinance amending the Fiscal Year 2025 Budget. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed. (Ordinance No. 910-25)

30. Consideration and action on a Resolution appointing a member to the Denco 9-1-1 Board of Managers.

Council Member Jeff Perry made a motion to take no action. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

31. Consideration and action on appointing Amy Kramer to the Aubrey Parks and Recreation Board as an alternate member.

City Council Member Mike Browning made a motion to appoint Amy Kramer as an alternate member of the Parks & Recreation Board. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

32. Consideration and action on appointing Manuel Chavez to the Capital Improvement Project Advisory & Impact Fee Study Board.

Council Member Matt Jones made a motion to appoint Manuel Chavez to the CIP-Impact Fee Committee. Council Member Jeff Perry seconded. Motion

Passed (4:0). None opposed.

33. Consideration and action on appointing James Hendricks to the Aubrey Planning and Zoning Commission.

City Council Member Mike Browning made a motion to appoint James Hendricks to the Planning & Zoning Commission. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

34. Discussion regarding TxDOT roadway construction.

Discussion was held regarding FM 1385 needing to be funded immediately and writing a letter to TxDOT regarding the need. Also discussed was the need for a speed study along with Celina along FM 1385.

Department Updates and Discussion:

35. Administration & Finance:

36. Library:

- Summer Reading Program Update

- **Summer reading program had 179 participants sign up on the first day. On day 27, there were a total of 750. The Summer Reading Program ends on July 31st with a finale event planned for August 1st.**

37. Fire Department:

- Construction Updates

- **The Criminal Investigations Division moved into Station 3 today. The Providence Village Fire crew will move in tomorrow.**

- **Station #2 is on schedule.**

38. Police Department:

- Lieutenant Abram Salinas - LECOP #129 award

- Victim Services - SafeStays Program

- Blackjack Station Update

- **Lieutenant Abram Salinas was awarded the LECOP#129 award.**

- **The Crime Victim Advocate has started the SafeStays Program, allowing use of certain hotels if shelters are full.**

- **Regarding the Blackjack Station, bids have been secured and jobs begin next week.**

39. Public Works:

- Wastewater Plant Construction Update

- Rockhill Water Well Update

- **The Highpointe development has poured additional streets.**

- Regarding the Wastewater Plant construction, the Operations and Maintenance building is going up, the aeration basin construction is continuing along with the bases for the clarifiers.
- Regarding the Rock Hill water well, the hole is in the ground and there is 1200 foot of 16" pipe ready to go.
- The City Hall parking lot is being poured tomorrow morning.

40. Human Resources:

41. Municipal Development:

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:

42. **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:
 - *City of Aubrey v. Jerry H. Simmons, et al*, Cause No. PR-2024-01392-B, Denton County, Texas
 - Purchase of Property for Municipal Services
 - Knuckles Road Development
 - Downtown Property
 - Hidden Lakes
 - Tort Claims
 - Remote attendance for Boards and Commissions
 - Emergency Services/Contracts
 - Project 38
43. **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
44. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:
 - Knuckles Road Development Incentives

Council Member Jeff Perry made a motion to recess into Executive Session at 7:13 PM.

Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

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 open session at 9:14 PM.

45. Consideration and action on a Development Agreement between the City and Arck Developers, LLC, for an approximate 53.64 acres of land located at 6411 Knuckles Road, Denton County, Texas; and authorizing the Mayor to execute necessary documents.

Council Member Chuck Fikes made a motion to approve the development agreement as written and authorize the City Manager to negotiate within the parameters discussed in Executive Session. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

The meeting was adjourned at 9:16 PM.

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

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary



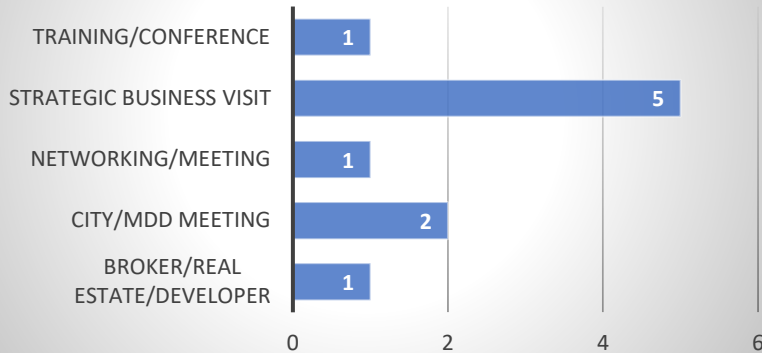
JUNE 2025 STAFF REPORT

Aubrey Municipal Development District

Christine Gossett – Executive Director



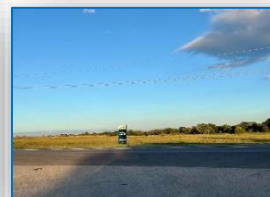
Montly Business Visits/Meetings/Trainings



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

Combined commercial land for sale/lease 75 +/- 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



Business Activity and Updates

- Oak Tree's Beer Garden – 598 Spring Hill Road

Project Updates:

- Landscape plan approved for areas around Chamber/MDD and Museum buildings.
- Site Selection GIS Map Page: continuous monitoring and updating of properties and photos for commercial sites available in Aubrey City Limits and ETJ. Property available for commercial in business corridors has increased by 15-20 acres.
- Development Project: MDD and City Council approved \$1.3 million load for project that will be future business development.
- Strategic Plan: Staff and board continue to identify development projects and opportunities that are goals of the 5-year Strategic Plan.

Marketing:

- Website - Updates to pages and business directory as needed.
- Social Media/Facebook – Staff creates content and manages posts on Aubrey MDD FB page. June's highest performing post featured a new business, Honey Hive Salon, on June 26, 2025. The post generated 9,980 Views and had a Reach of 4,219 and 1,528 Engagements. Posts feature Aubrey businesses, activities to support local business and events, and business education.
- Website Statistics: June '25 – 241 Visitors and 440 Views; May '25 – 162 Visitors and 293 Views; April '25 – 235 Visitors and 451 Views.
- Development/Commercial Real Estate: On-going calls and meetings.

Sales & Use-Tax Allocation:

- Payment received in June: \$109,900.25 (Gross collections derived from audit payments \$313.20)

City of Aubrey - Municipal Court Report

June 2025 Report

New Cases Filed	
June-Traffic	136
June - Non Traffic	5

Final Disposition	
June - Traffic	153
June - Non Traffic	6

Warrants	
Issued	38
Cleared	12
Pending	1221

Total Fines Collected	
June - State	\$10,936.00
June - City	\$26,039.00

Fiscal YTD Collected	
YTD - State	\$ 92,485.00
YTD - City	\$ 154,470.00

Previous Month ▾

Jun 1, 2025 - Jun 30, 2025 ▾

32%

FIRE

Percentage of Total Incidents

68%

EMS

Percentage of Total Incidents

399

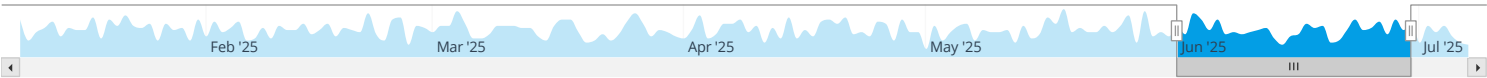
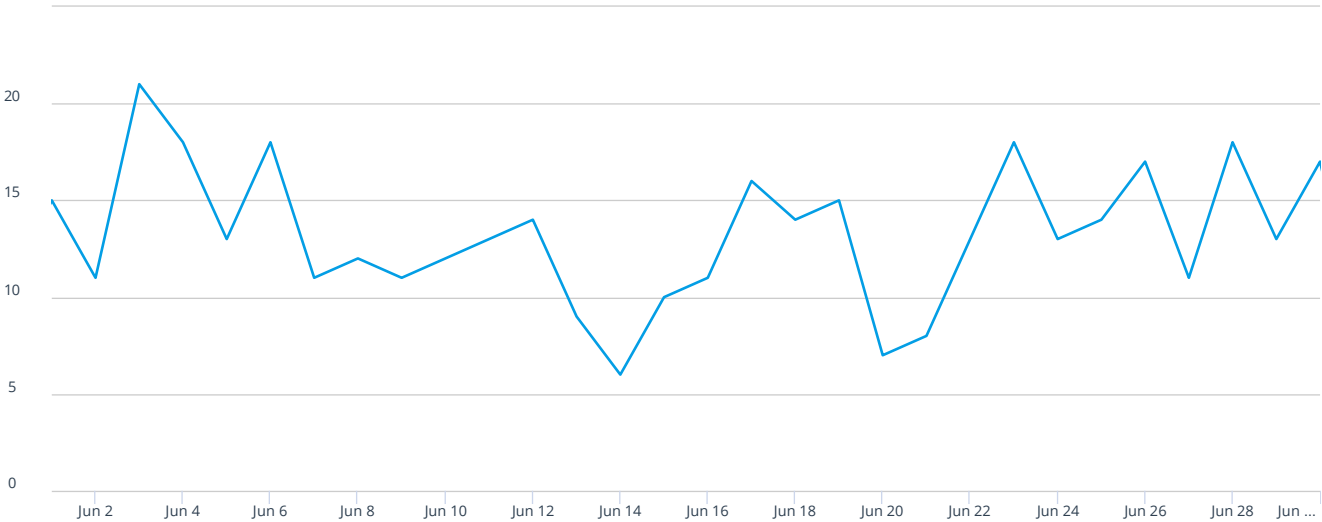
INCIDENTS

In Selected Time Slice

30

DAYS

In Selected Time Slice



Counts

% Rows

% Columns

% All

Week Ending	6/1/25	6/8/25	6/15/25	6/22/25	6/29/25	7/6/25	7/13/25	7/20/25	7/27/25	8/3/25	8/10/25	8/17/25	8/24/25	Total
Aubrey Fire Station 1	4	36	25	25	37	4								131
Aubrey Fire Station 2	4	30	22	26	32	5								119
Aubrey Fire Station 3	4	11	7	23	17									62
PV Farm	3	27	21	10	18	8								87
Total	15	104	75	84	104	17								399



City of Aubrey - Police Department

June 2025 Statistical Report



Calls for Police Service		% + / -
June 2025	700	-6%
June 2024	747	
YTD - 2025	4,252	4%
YTD - 2024	4,094	

Calls for Service - Officer Initiated		% + / -
June 2025	149	-32%
June 2024	218	
YTD - 2025	1,057	11%
YTD - 2024	949	

Calls for Service - Dispatched		% + / -
June 2025	551	4%
June 2024	529	
YTD - 2025	3,194	2%
YTD - 2024	3,145	

Calls for Service By Area

Aubrey		% + / -
June 2025	150	-21%
June 2024	191	
YTD - 2025	1,131	6%
YTD - 2024	1,063	

Providence Village		% + / -
June 2025	261	1%
June 2024	259	
YTD - 2025	1,540	3%
YTD - 2024	1,493	

Sandbrock		% + / -
June 2025	57	-2%
June 2024	58	
YTD - 2025	336	14%
YTD - 2024	294	

Silverado		% + / -
June 2025	135	13%
June 2024	119	
YTD - 2025	683	20%
YTD - 2024	567	

Winn Ridge		% + / -
June 2025	61	-13%
June 2024	70	
YTD - 2025	388	-19%
YTD - 2024	478	

Outside ETJ		% + / -
June 2025	20	-47%
June 2024	38	
YTD - 2025	96	-27%
YTD - 2024	131	

Criminal Offenses/Arrests

Criminal Offenses		% + / -
June 2025	84	-6%
June 2024	89	
YTD - 2025	432	22%
YTD - 2024	354	

Arrests		% + / -
June 2025	23	-55%
June 2024	51	
YTD - 2025	140	-48%
YTD - 2024	269	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% + / -
June 2025	6	50%
June 2024	4	
YTD - 2025	52	44%
YTD - 2024	36	

Injury Crashes		% + / -
June 2025	6	66%
June 2024	4	
YTD - 2025	23	92%
YTD - 2024	12	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% + / -
June 2025	4	-50%
June 2024	8	
YTD - 2025	11	-62%
YTD - 2024	29	

Injury Crashes		% + / -
June 2025	2	50%
June 2024	1	
YTD - 2025	11	0%
YTD - 2024	11	

Traffic Stops and Citations

Traffic Stops		% + / -
June 2025	628	-44%
June 2024	1,113	
YTD - 2025	3,964	-35%
YTD - 2024	6,079	

Warnings		% + / -
June 2025	637	-41%
June 2024	1,080	
YTD - 2025	4,021	-29%
YTD - 2024	5,684	

Total Citations		% + / -
June 2025	279	-50%
June 2024	563	
YTD - 2025	1,961	-31%
YTD - 2024	2,831	

Citations - Aubrey		% + / -
June 2025	178	-44%
June 2024	320	
YTD - 2025	1,238	-8%
YTD - 2024	1,348	

Citations - Providence Village		% + / -
June 2025	71	-48%
June 2024	137	
YTD - 2025	542	-38%
YTD - 2024	879	

Citations - JP 5		% + / -
June 2025	30	-72%
June 2024	106	
YTD - 2025	181	-70%
YTD - 2024	604	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Alarm	17	45	62
Suspicious Activity	28	31	59
Disturbance	16	29	45
Welfare Concern	11	34	45
Animal Complaint	15	18	33
Traffic Crash	11	21	32
Noise Complaint	9	12	21
Harassment	7	13	20
911 Hangup	1	16	17
Vehicle Complaint	6	11	17

Neighborhood Safety Initiative		% + / -
June 2025	10,762	16%
June 2024	9,253	
YTD - 2025	71,146	53%
YTD - 2024	46,411	

Providence Village Data

Close Patrols - Providence Village		% + / -
June 2025	3,476	17%
June 2024	2,961	
YTD - 2025	23,831	45%
YTD - 2024	16,402	

Walk Through - Providence Village		% + / -
June 2025	91	-4%
June 2024	95	
YTD - 2025	596	6%
YTD - 2024	561	

Total - Providence Village		% + / -
June 2025	3,567	17%
June 2024	3,056	
YTD - 2025	24,427	44%
YTD - 2024	16,963	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total	351	
Crime	20	5%
Service Calls	308	88%
Order Maintenance	23	7%
Reported Crime	84	12%

Authorized Strength		% + / -
Sworn - Authorized	33	88%
Sworn - Current	30	
Civilian Authorized	3	100%
Civilian - Current	3	

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
June 2025	84	-6%
June 2024	89	
YTD - 2024	432	22%
YTD - 2024	354	

Patrol Case Assignment		% + / -
June 2025	23	-53%
June 2024	49	
YTD - 2025	140	-36%
YTD - 2024	218	

CID Arrests		% + / -
June 2025	6	500%
June 2024	1	
YTD - 2025	19	-62%
YTD - 2024	50	

Case Status - Cleared by Arrest		% + / -
June 2025	29	-42%
June 2024	50	
YTD - 2025	154	-43%
YTD - 2024	268	

Case Status - Suspended		% + / -
June 2025	32	-6%
June 2024	34	
YTD - 2025	110	-23%
YTD - 2024	142	

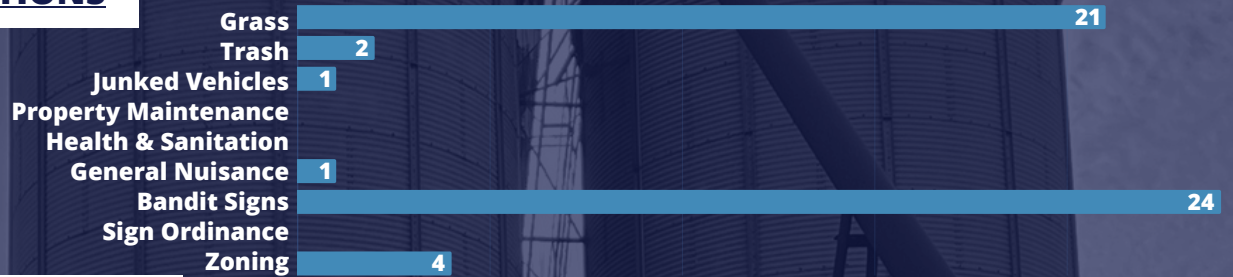
Case Status - Cleared by Exception		% + / -
June 2025	1	0%
June 2024	1	
YTD - 2024	8	-50%
YTD - 2024	16	

Case Status - Unfounded		% + / -
June 2025	4	-1%
June 2024	5	
YTD - 2025	16	-43%
YTD - 2024	28	

Cases - Open		% + / -
Yearly Total	603	

MUNICIPAL SERVICES REPORT FOR JUNE 2025

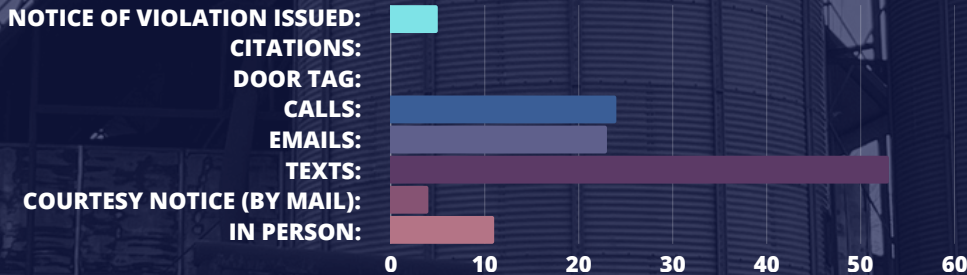
AUBREY VIOLATIONS



WINN RIDGE VIOLATIONS

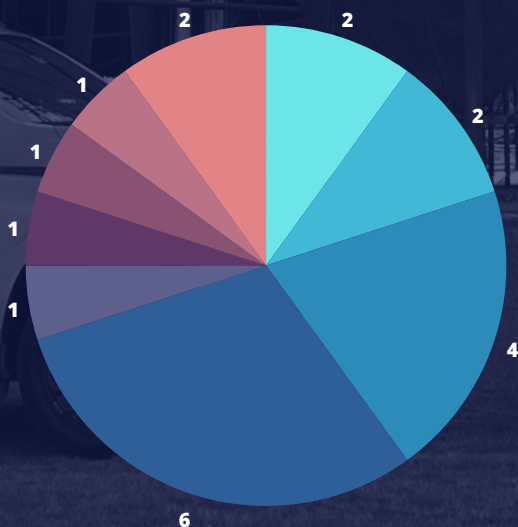


OFFICER COMMUNICATION WITH THE COMMUNITY

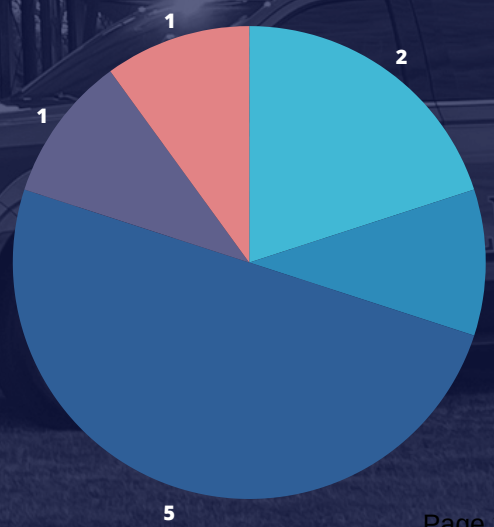


ANIMAL SERVICES IN AUBREY

KEY: Confined Animal, Dead Animal, Loose Animal, Patrol, Sick/Injured Animal, Animal in Distress, Reclaim, Trapping, Aggression



ANIMAL SERVICES IN WINN RIDGE





City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Director

RE: Departmental Report - Jun. 2025

Monthly Report			June 2025	Fiscal Year to date
People & Activity	New Cards Issued	146		966
	Number of Patrons	4241		28325
	Patrons per Hour (Average)	26		19
	Volunteer Hours / Persons	40/8		296.5
	Number of Days Open	20		182
	Number of Hours Open	164		1497.5
Material Usage	Total Items checked out	12747		89934
	Items per Hour (Average)	78		60
	Adult Material Checked Out	1634		12031
	Juvenile Material Checked Out	9441		62978
	Self-Checkout Use	0		97
	Digital Materials Checked Out	1672		14925
	Interlibrary shipped	181		1681
	Interlibrary received	273		1610
	Reference	263		2311
	Computer Sessions	279		2183
	Computer Usage (hours)	213		1872
Programs	Community Center Event Hrs	2		34
	Total Number of Programs	42		313
	Total Program Attendance	674		4862

*Please Note: Total Program Attendance does not include the 689 Summer Reading Participants.

City of Aubrey - Public Works



June 2025 Activity Report

Water Production MG

Jun-25	17,715,700
May-25	15,569,300
Apr-25	14,352,400
Daily Average Gal	529,304

Wastewater Treatment MG

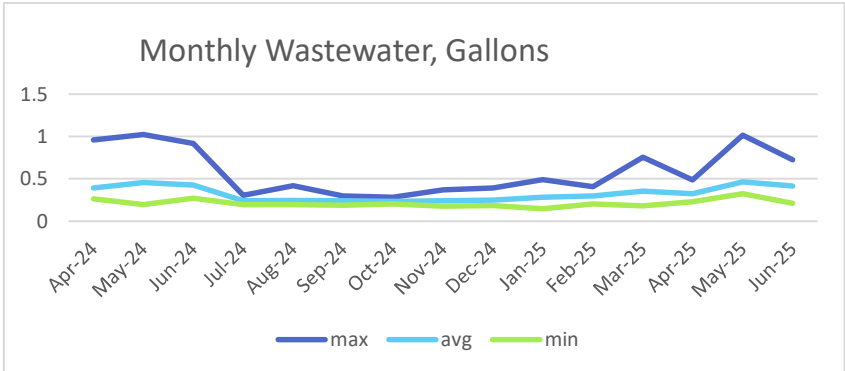
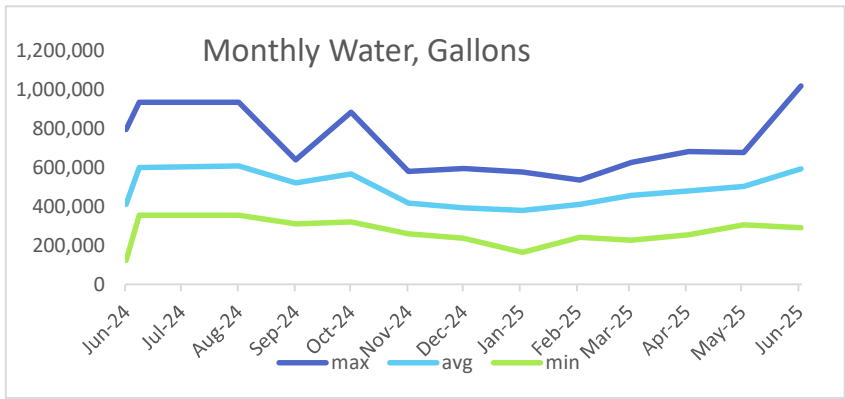
Jun-25	12,413,000
May-25	14,383,000
Apr-25	10,714,000
Daily Average Gal	416,778

Work Orders

Water & Sewer Maintenance	45
Cut-offs Non Payment	12
Street/Parks	49
Line Locates	120
Billing and Meters	144
Total	325

Projects

Highmeadow Park	50% Complete
Rockhill Well	Installing casing pipe
Highpointe Phase 1B	Started buliding
HighPointe Phases 2&3	Phase 3 wet utilities is finishing - Phase 2 paving is complete
HighPointe East	Wet utilities are being installed
Veterans Park Phase 1	Complete. Working on final acceptance for August City Council.
WinnRidge 1st Responder Park	Bid Awarded
Peanut Dryer & Thrasher	Fencing complete
Aubrey Heights/Palomino	Wet utilities are being installed
Belmont	Completed. Trying to get small punch items completed before we except development
Ribbonwood/Saratoga	Paving complete



Fees Collected

June	
Water Impact	\$34,920.00
Sewer Impact	\$51,583.00
Roadway Impact	\$19,608.00
Parks Fee	\$40,500.00
Total	\$146,611.00



City of Aubrey - Development Services

June 2025 Activity Report

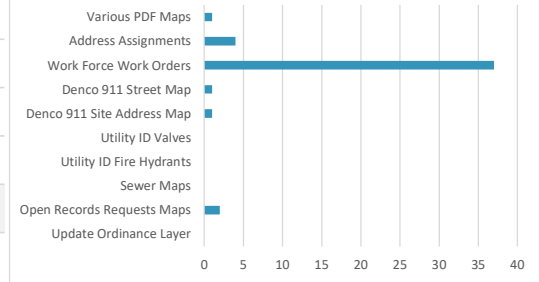
No. Permits Issued

New Single Family	53
Residential Misc	32
Commercial	38
Plat, Re-Plat, Site Plan, or Variance	0
Total	123

Fees Collected

New Single Family	\$ 285,203.65
Residential Misc	\$ 5,128.00
Commercial	\$ 2,112.00
Variance or Zoning	\$ -
Total	\$ 292,443.65

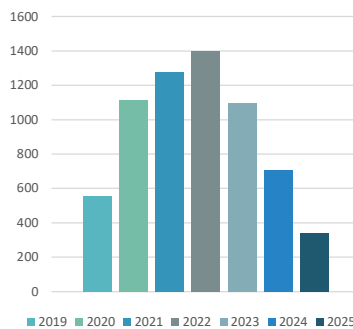
GIS Mapping



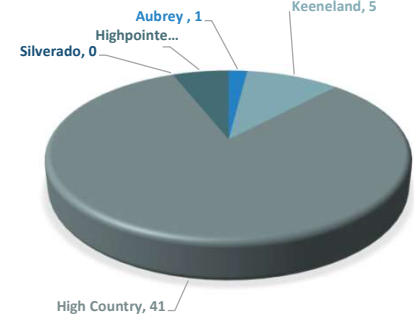
Annual New Single Family

2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024	706
2025 YTD	339
2019 - 2025 Total:	6,488

New Single Family



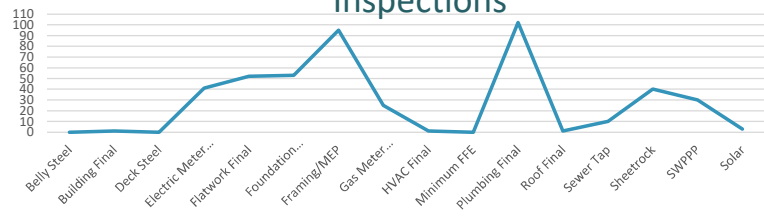
PERMITS BY SUBDIVISION



PLAN REVIEWS



Inspections



Total House Count



Location	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Aubrey Proper	1445	1454	1454	1448	1447	1454
Winn Ridge	1726	1734	1735	1737	1732	1857
Silverado & High Country	3327	3400	3469	3525	3567	3830
Aspen Meadows	310	310	310	310	308	328
Keeneland	58	62	66	70	78	151
Sandbrock	1642	1670	1686	1702	1720	1791
Highpointe	0	0	0	0	0	178

Project Status

Ribbonwood Preliminary Plat Extension	City Council, approved a request for a twelve-month extension of the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat.
Vaquero Ventures (7-Eleven) SUP Request	City Council made a motion to approve the SUP Ordinance with the variance for the distance requirement. Ordinance 903-25 approving a Specific Use Permit to allow alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) for the property described as approximately 1.865 acres of land in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas, and located within the boundaries of Planned Development District - Shopping Center District (PD-SC) and approving a variance to the distance requirements for the location of the use. The property is generally located at the northeast corner of US Hwy. 377 and Spring Hill Road/ FM 428 known as Chaparral Center.
Aubrey Estates Replat, Lot 9R	City Council made a motion to approve the replat application for Aubrey Estates Lot 9R to create one (1) lot in approximately 11.062 acres of the John M. Fisher Survey, Abstract No. 432, Thomas White Survey, Abstract No. 223, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (Aubrey Estates Replat Lot 9R, Hector and Ginger Araujo).
Garland Wilson Replat, Lot 7R1	City Council made a motion to approve the replat application for for the Garland Wilson Addition, Lot 7R1 on approximately 0.628 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas (Garland & Terri Wilson, Garland Wilson Lot 7R1 Replat).
105 E North Rezone Request	City Council made a motion to approve the ordinance rezoning the property to SF75 Single Family Residential, 7,500 square feet. Ordinance 911-25 will amend the official Zoning Map of the City as requested in an application for a change in zoning for property currently zoned as SF10-Single- Family Residential 10,000 Square Foot Lot to a new zoning classification of SF75-Single-Family Residential 7,500 Square Feet. The property contains approximately 0.604 acres of land out of the J.M. Fisher Survey, Abstract Number 432 City of Aubrey, Denton County, Texas and is addressed as 105 E. North Street. The property is located at the northwest corner of E. North Street and Brockett Street. Denton CAD Property ID 52030. (105 E North St. Burke)
Aubrey ISD Annexation & Zoning Change Request	City Council made a motion to table the Aubrey ISD Annexation & Zoning Change July meeting.



Monthly Cash Activity

(Unaudited)

June 2025

FUND: ALL

DATES: 6/01/2025- 6/30/2025

ACCT: ALL

TYPE: ALL CASH

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
101-11-000-00	0.00	273,367.39	0.00	3,173.14	666,918.55CR	390,378.02CR	618,060.60
101-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
101-11-000-20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-11-000-84	0.00	1,466,258.13	0.00	6,469.55	1,712,317.55CR	239,589.87CR	6,949,468.42
101-11-000-90	0.00	59,590.72CR	0.00	22,176.11	0.00	37,414.61CR	6,157,551.19
101-11-027-87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-00	0.00	11,796.62CR	0.00	375.77	47,437.73CR	58,858.58CR	73,081.54
201-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
201-11-000-84	0.00	265,046.91	0.00	0.00	71,611.19CR	193,435.72	1,457,390.36
201-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-90	0.00	167,000.00	0.00	810.10	0.00	167,810.10	246,588.70
201-11-000-91	0.00	0.00	0.00	2,367.09	0.00	2,367.09	655,390.93
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	2,526,804.83	0.00	0.00	100,959.80CR	2,425,845.03	6,944,600.67
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	3,082.66	0.00	3,082.66	853,509.22
202-11-000-92	0.00	2,045,801.28CR	0.00	154,974.24	0.00	1,890,827.04CR	42,363,324.65
202-11-036-37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
205-11-000-84	0.00	66,915.78	0.00	0.00	226,322.82CR	159,407.04CR	507,479.41CR
205-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-11-000-00	0.00	5,036.93	0.00	651.00	0.00	5,687.93	186,686.01
301-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	122,907.62
301-11-000-90	0.00	0.00	0.00	270.05	0.00	270.05	74,766.00
401-11-000-00	0.00	0.00	0.00	161.15	0.00	161.15	45,665.83
401-11-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-11-000-84	0.00	0.00	0.00	0.00	907.61	907.61	34,479.01
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	2,339.56	0.00	2,339.56	662,981.83
403-11-000-00	0.00	652,005.00	0.00	11,310.88	0.00	663,315.88	3,726,899.67
404-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-11-000-50	0.00	45,990.00CR	0.00	5,016.43	0.00	40,973.57CR	1,364,323.98
404-11-000-60	0.00	13,453.66CR	0.00	9,835.35	0.00	3,618.31CR	2,709,458.51
404-11-000-70	0.00	0.00	0.00	7,398.16	0.00	7,398.16	2,048,370.14
404-11-000-90	0.00	340,000.00CR	0.00	170.59	0.00	339,829.41CR	1,852.77
405-11-000-00	0.00	0.00	0.00	1,354.11	0.00	1,354.11	383,726.98
405-11-000-84	0.00	0.00	0.00	0.00	665.64CR	665.64CR	786,409.57
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	40,138.16CR	40,138.16CR	434,737.23
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	425,000.00	0.00	2,825.54	0.00	427,825.54	796,506.24
501-11-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FUND: ALL

DATES: 6/01/2025- 6/30/2025

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	870.79	0.00	870.79	246,764.59
501-11-000-59	0.00	104,140.75CR	0.00	1,203.65	0.00	102,937.10CR	243,114.70
501-11-000-60	0.00	223,561.33CR	0.00	16,062.98	0.00	207,498.35CR	3,880,120.86CR
501-11-000-61	0.00	0.00	0.00	3,769.97	0.00	3,769.97	1,043,857.61
501-11-000-62	0.00	516,834.00CR	0.00	29,109.85	0.00	487,724.15CR	7,922,051.26
501-11-000-63	0.00	129,208.50CR	0.00	10,912.50	0.00	118,296.00CR	2,986,973.62
501-11-000-84	0.00	715,744.58	0.00	0.00	2,989,968.91CR	2,274,224.33CR	17,021,694.95CR
501-11-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-008-38	0.00	167,000.00CR	0.00	83.75	0.00	166,916.25CR	885.18
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	0.00
701-11-000-00	0.00	401,877.81CR	0.00	6,328.67	0.00	395,549.14CR	1,764,499.61
701-11-000-50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
701-11-000-84	0.00	168,113.26	0.00	0.00	50,164.81CR	117,948.45	47,591.91CR
701-11-000-90	0.00	0.00	0.00	6,078.35	0.00	6,078.35	1,682,947.27
701-11-088-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-00	0.00	150,909.08	0.00	1,578.06	126,234.46CR	26,252.68	419,334.05
801-11-000-84	0.00	150,909.08CR	0.00	0.00	150,729.08	180.00CR	65,196.42CR
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	1,156,802.87CR	5,106,733.41	0.00	6,469.55	4,033,821.43CR	77,421.34CR	931,207.64
** TOTALS **	1,156,802.87CR	7,778,771.55	0.00	317,229.60	9,914,924.36CR	2,975,726.08CR	89,985,109.52

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

ACCOUNT	AVERAGE BALANCE
101 11-000-00	945,867.92
101 11-000-10	200.00
101 11-000-20	0.00
101 11-000-58	0.00
101 11-000-84	7,136,039.08
101 11-000-90	6,118,656.84
101 11-027-87	0.00
200 11-000-84	0.00
201 11-000-00	110,016.11
201 11-000-10	200.00
201 11-000-84	1,332,586.56
201 11-000-85	0.00
201 11-000-90	223,538.94
201 11-000-91	653,102.74
201 11-000-95	8,320,113.87
201 11-012-73	0.00
201 11-032-89	0.00
202 11-000-84	6,244,063.08
202 11-000-85	0.00

FUND: ALL

DATES: 6/01/2025- 6/30/2025

ACCT: ALL

TYPE: ALL CASH

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

ACCOUNT	AVERAGE BALANCE
202 11-000-91	850,529.32
202 11-000-92	42,759,063.23
202 11-036-37	0.00
205 11-000-84	424,269.93CR
205 11-000-85	0.00
301 11-000-00	181,187.68
301 11-000-84	122,907.62
301 11-000-90	74,504.95
401 11-000-00	45,510.05
401 11-000-70	0.00
401 11-000-84	33,921.41
401 11-058-24	0.00
402 11-000-00	660,720.26
403 11-000-00	3,194,361.82
404 11-000-00	0.00
404 11-000-50	1,384,101.76
404 11-000-60	2,713,789.67
404 11-000-70	2,041,218.59
404 11-000-90	47,021.20
405 11-000-00	382,418.01
405 11-000-84	786,498.32
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	445,630.91
407 11-000-84	0.00
501 11-000-00	0.00
501 11-000-55	779,608.22
501 11-000-56	0.00
501 11-000-58	245,922.83
501 11-000-59	332,206.49
501 11-000-60	3,888,196.36CR
501 11-000-61	1,040,213.31
501 11-000-62	8,031,734.14
501 11-000-63	3,010,880.47
501 11-000-84	16,249,184.07CR
501 11-000-90	0.00
501 11-008-38	23,070.89
501 11-026-00	0.00
601 11-000-00	0.00
601 11-000-84	0.00
701 11-000-00	1,787,215.52
701 11-000-50	0.00
701 11-000-84	96,439.35CR
701 11-000-90	1,677,071.53
701 11-088-41	0.00
801 11-000-00	433,931.86
801 11-000-84	77,889.51CR

FUND: ALL

DATES: 6/01/2025- 6/30/2025

ACCT: ALL

TYPE: ALL CASH

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

ACCOUNT	AVERAGE BALANCE
802 11-000-00	247,837.26
802 11-000-01	1,606,064.31
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	1,475,789.66

DATES: 6/01/2025- 6/30/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
General Fund						
101-11-000-00	General Fund Cas	1,008,438.62	583,362.33	973,740.35CR	618,060.60	945,867.92
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	7,189,058.29	2,221,184.51	2,460,774.38CR	6,949,468.42	7,136,039.08
101-11-000-90	Investment Accou	6,194,965.80	614,267.73	651,682.34CR	6,157,551.19	6,118,656.84
101-11-027-87	Municipal Saving	0.00	0.00	0.00	0.00	0.00
FUND 101 TOTAL		14,392,662.71	3,418,814.57	4,086,197.07CR	13,725,280.21	14,200,763.84
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	131,940.12	375.77	59,234.35CR	73,081.54	110,016.11
201-11-000-10	Cash Drawer	200.00	0.00	0.00	200.00	200.00
201-11-000-84	Claim on Cash Wa	1,263,954.64	461,844.25	268,408.53CR	1,457,390.36	1,332,586.56
201-11-000-85	Water Claim on O	0.00	0.00	0.00	0.00	0.00
201-11-000-90	Investment Accou	78,778.60	167,810.10	0.00	246,588.70	223,538.94
201-11-000-91	Water Impact Fee	653,023.84	2,367.09	0.00	655,390.93	653,102.74
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		10,448,011.07	632,397.21	327,642.88CR	10,752,765.40	10,639,558.22
Sewer Fund						
202-11-000-84	Claim on Cash Se	4,518,755.64	2,528,755.62	102,910.59CR	6,944,600.67	6,244,063.08
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	850,426.56	3,082.66	0.00	853,509.22	850,529.32
202-11-000-92	Utility Funding	44,254,151.69	154,974.24	2,045,801.28CR	42,363,324.65	42,759,063.23
202-11-036-37	Sewer Reserve ca	0.00	0.00	0.00	0.00	0.00
FUND 202 TOTAL		49,623,333.89	2,686,812.52	2,148,711.87CR	50,161,434.54	49,853,655.63
Solid Waste Fund						
205-11-000-84	Claim on Cash Ga	348,072.37CR	69,756.86	229,163.90CR	507,479.41CR	424,269.93CR
205-11-000-85	Trash Claim on O	0.00	0.00	0.00	0.00	0.00
FUND 205 TOTAL		348,072.37CR	69,756.86	229,163.90CR	507,479.41CR	424,269.93CR

DATES: 6/01/2025- 6/30/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
Debt Service Fund						
301-11-000-00	Debt Service Cas	180,998.08	5,687.93	0.00	186,686.01	181,187.68
301-11-000-84	Claim on Cash De	122,907.62	0.00	0.00	122,907.62	122,907.62
301-11-000-90	Investment Accou	74,495.95	270.05	0.00	74,766.00	74,504.95
FUND 301 TOTAL		378,401.65	5,957.98	0.00	384,359.63	378,600.25
Special Revenue Fund						
401-11-000-00	Special Revenue	45,504.68	161.15	0.00	45,665.83	45,510.05
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	33,571.40	1,252.01	344.40CR	34,479.01	33,921.41
401-11-058-24	Seizure Fund Cas	0.00	0.00	0.00	0.00	0.00
FUND 401 TOTAL		79,076.08	1,413.16	344.40CR	80,144.84	79,431.46
TIRZ Jackson Ridge						
402-11-000-00	TIRZ Cash	660,642.27	2,339.56	0.00	662,981.83	660,720.26
FUND 402 TOTAL		660,642.27	2,339.56	0.00	662,981.83	660,720.26
Impact Fees						
403-11-000-00	Impact Fees Cash	3,063,583.79	663,315.88	0.00	3,726,899.67	3,194,361.82
FUND 403 TOTAL		3,063,583.79	663,315.88	0.00	3,726,899.67	3,194,361.82
Development Fees						
404-11-000-00	Development Fees	0.00	0.00	0.00	0.00	0.00
404-11-000-50	Investment Acct-	1,405,297.55	32,016.43	72,990.00CR	1,364,323.98	1,384,101.76
404-11-000-60	Investment acct-	2,713,076.82	42,517.69	46,136.00CR	2,709,458.51	2,713,789.67
404-11-000-70	Investment Acct-	2,040,971.98	7,398.16	0.00	2,048,370.14	2,041,218.59
404-11-000-90	Investment Accou	341,682.18	59,852.93	399,682.34CR	1,852.77	47,021.20
FUND 404 TOTAL		6,501,028.53	141,785.21	518,808.34CR	6,124,005.40	6,186,131.22
Grant Fund						
405-11-000-00	Grant Fund Cash	382,372.87	1,354.11	0.00	383,726.98	382,418.01
405-11-000-84	Claim on Cash Gr	787,075.21	0.00	665.64CR	786,409.57	786,498.32
FUND 405 TOTAL		1,169,448.08	1,354.11	665.64CR	1,170,136.55	1,168,916.33

DATES: 6/01/2025- 6/30/2025

		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	474,875.39	0.00	40,138.16CR	434,737.23	445,630.91
FUND 406 TOTAL		474,875.39	0.00	40,138.16CR	434,737.23	445,630.91
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	368,680.70	427,825.54	0.00	796,506.24	779,608.22
501-11-000-56	Project 38 Fund	0.00	0.00	0.00	0.00	0.00
501-11-000-58	Escrow Cash - AH	245,893.80	870.79	0.00	246,764.59	245,922.83
501-11-000-59	Cash - CO 2022 P	346,051.80	1,203.65	104,140.75CR	243,114.70	332,206.49
501-11-000-60	Cash - CO 2023 K	3,672,622.51CR	16,062.98	223,561.33CR	3,880,120.86CR	3,888,196.36CR
501-11-000-61	Cash - CO 2024 S	1,040,087.64	3,769.97	0.00	1,043,857.61	1,040,213.31
501-11-000-62	ABP LLC Cash Esc	8,409,775.41	29,109.85	516,834.00CR	7,922,051.26	8,031,734.14
501-11-000-63	HPR Lennar Escro	3,105,269.62	10,912.50	129,208.50CR	2,986,973.62	3,010,880.47
501-11-000-84	Claim on Cash Ca	14,747,470.62CR	1,141,119.09	3,415,343.42CR	17,021,694.95CR	16,249,184.07CR
501-11-000-90	Investment Accou	0.00	0.00	0.00	0.00	0.00
501-11-008-38	Cash - Water Bon	167,801.43	83.75	167,000.00CR	885.18	23,070.89
501-11-026-00	Cash in LOGIC -	0.00	0.00	0.00	0.00	0.00
FUND 501 TOTAL		4,736,532.73CR	1,630,958.12	4,556,088.00CR	7,661,662.61CR	6,673,744.08CR
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	0.00	0.00	0.00	0.00	0.00
FUND 601 TOTAL		0.00	0.00	0.00	0.00	0.00
MDD						
701-11-000-00	MDD Cash	2,160,048.75	116,228.92	511,778.06CR	1,764,499.61	1,787,215.52
701-11-000-50	Cash Bank Note 2	0.00	0.00	0.00	0.00	0.00
701-11-000-84	Claim on Cash MD	165,540.36CR	168,113.26	50,164.81CR	47,591.91CR	96,439.35CR
701-11-000-90	Investment Accou	1,676,868.92	6,078.35	0.00	1,682,947.27	1,677,071.53

DATES: 6/01/2025- 6/30/2025

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
701-11-088-41	EDC cash	0.00	0.00	0.00	0.00	0.00
	FUND 701 TOTAL	3,671,377.31	290,420.53	561,942.87CR	3,399,854.97	3,367,847.70
Employee Benefit Trust						
801-11-000-00	Employee Benefit	393,081.37	152,487.14	126,234.46CR	419,334.05	433,931.86
801-11-000-84	Claim on Cash EB	65,016.42CR	151,079.08	151,259.08CR	65,196.42CR	77,889.51CR
	FUND 801 TOTAL	328,064.95	303,566.22	277,493.54CR	354,137.63	356,042.35
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	1,008,628.98	5,830,278.91	5,907,700.25CR	931,207.64	1,475,789.66
	FUND 901 TOTAL	1,008,628.98	5,830,278.91	5,907,700.25CR	931,207.64	1,475,789.66
	REPORT TOTALS	92,960,835.60	15,679,170.84	18,654,896.92CR	89,985,109.52	91,155,741.64
		=====	=====	=====	=====	=====

SELECTION CRITERIA

PRINT CURRENT

FUND: All
ACCOUNT TYPE: ALL CASH
TRANSACTION DATES: 6/01/2025 THRU 6/30/2025
PERIOD 13: EXCLUDE

PRINT OPTIONS

REPORT TYPE: SUMMARY
RECAP ONLY: NO
DESCRIPTIONS: NO

*** END OF REPORT ***



Revenue/Expense by Fund

(Unaudited)

June 2025

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	35,695.35	139,618.63	0.00 (	5,318.63)	103.96
Taxes	6,783,000	245,274.45	7,069,952.90	0.00 (	286,952.90)	104.23
Grants	74,979	0.00	0.00	0.00	74,979.00	0.00
Donations	37,200	621.28	41,248.85	0.00 (	4,048.85)	110.88
Charges for Services	9,102,606	512,411.80	6,876,959.37	0.00	2,225,646.63	75.55
Permits	2,784,780	192,275.42	1,624,308.56	0.00	1,160,471.44	58.33
Miscellaneous	717,880	129,923.66	1,394,598.60	0.00 (	676,718.60)	194.27
TOTAL GENERAL REVENUE	19,634,745	1,116,201.96	17,146,686.91	0.00	2,488,058.09	87.33
TOTAL REVENUE	19,634,745	1,116,201.96	17,146,686.91	0.00	2,488,058.09	87.33
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Administration

Personnel	797,688	55,173.09	545,163.25	0.00	252,524.75	68.34
Materials & Supplies	17,000	61.72	13,948.01	0.00	3,051.99	82.05
Repairs & Maintenance	43,000	1,430.27	32,338.63	4,140.98	6,520.39	84.84
Utilities	23,000	5,453.93	20,292.40	0.00	2,707.60	88.23
Contract Services	388,400	13,441.47	403,480.02	0.00 (	15,080.02)	103.88
Fees & Other Services	235,011	40,223.03	202,216.67	51,960.00 (	19,165.67)	108.16
Miscellaneous	50,000	2,451.75	15,835.82	0.00	34,164.18	31.67
TOTAL Administration	1,554,099	118,235.26	1,233,274.80	56,100.98	264,723.22	82.97

Police Department

Personnel	4,144,303	300,215.46	2,995,723.99	0.00	1,148,579.01	72.29
Materials & Supplies	234,143	14,352.58	140,214.68	0.00	93,928.32	59.88
Repairs & Maintenance	97,325	5,838.05	59,640.69	0.00	37,684.31	61.28
Utilities	35,710	4,982.60	29,636.64	0.00	6,073.36	82.99
Contract Services	68,609	0.00	34,938.50	0.00	33,670.50	50.92
Fees & Other Services	238,590	8,244.38	141,939.23	0.00	96,650.77	59.49
Public Safety	256,030	787.28	148,875.55	0.00	107,154.45	58.15
Miscellaneous	70,803	28.70	283.39	0.00	70,519.61	0.40
TOTAL Police Department	5,145,513	334,449.05	3,551,252.67	0.00	1,594,260.33	69.02

Fire Department

Personnel	6,655,050	549,506.44	4,905,497.10	3,500.00	1,746,052.90	73.76
Materials & Supplies	555,136	19,260.98	408,532.71	85,695.76	60,907.53	89.03
Repairs & Maintenance	531,592	329,981.04	574,970.38	229,823.03 (	273,201.41)	151.39
Utilities	76,680	8,796.18	65,295.76	0.00	11,384.24	85.15
Contract Services	130,450	0.00	20,275.18	0.00	110,174.82	15.54
Fees & Other Services	140,650	1,914.40	131,783.78	0.00	8,866.22	93.70
Public Safety	100,893	1,122.50	36,926.57	4,665.10	59,301.33	41.22
Miscellaneous	80,000	39.14	50,133.69	0.00	29,866.31	62.67

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service	0	7,952.98	71,576.82	0.00	(71,576.82)	0.00
TOTAL Fire Department	8,270,451	918,573.66	6,264,991.99	323,683.89	1,681,775.12	79.67
<u>Engineering</u>						
<u>Streets Department</u>						
Personnel	319,427	23,843.20	206,154.04	0.00	113,272.96	64.54
Materials & Supplies	46,751	2,257.97	37,426.62	0.00	9,324.38	80.06
Repairs & Maintenance	72,000	4,298.27	45,926.38	7,979.27	18,094.35	74.87
Utilities	49,270	2,898.76	40,140.23	0.00	9,129.77	81.47
Contract Services	15,000	0.00	7,358.24	0.00	7,641.76	49.05
Fees & Other Services	3,107	0.00	1,556.82	0.00	1,550.18	50.11
Miscellaneous	37,500	0.00	0.00	8,418.00	29,082.00	22.45
TOTAL Streets Department	543,055	33,298.20	338,562.33	16,397.27	188,095.40	65.36
<u>Development Services</u>						
Personnel	811,438	48,020.62	561,522.75	0.00	249,915.25	69.20
Materials & Supplies	10,700	1,458.40	11,214.51	0.00	(514.51)	104.81
Repairs & Maintenance	4,000	0.00	3,718.59	0.00	281.41	92.96
Contract Services	1,165,000	99,891.89	673,739.78	0.00	491,260.22	57.83
Fees & Other Services	50,997	3,116.96	50,288.75	1,403.00	(694.75)	101.36
TOTAL Development Services	2,042,135	152,487.87	1,300,484.38	1,403.00	740,247.62	63.75
<u>Court</u>						
Personnel	85,724	6,909.40	65,545.45	0.00	20,178.55	76.46
Materials & Supplies	1,000	103.62	1,205.30	0.00	(205.30)	120.53
Contract Services	31,900	1,400.00	21,261.74	0.00	10,638.26	66.65
Fees & Other Services	5,685	120.00	2,677.24	0.00	3,007.76	47.09
TOTAL Court	124,309	8,533.02	90,689.73	0.00	33,619.27	72.96
<u>Parks & Recreation</u>						
Personnel	309,555	24,160.56	237,058.20	0.00	72,496.80	76.58
Materials & Supplies	11,600	507.02	8,619.04	0.00	2,980.96	74.30
Repairs & Maintenance	40,000	2,020.71	24,637.60	0.00	15,362.40	61.59
Utilities	11,700	1,489.13	10,407.37	0.00	1,292.63	88.95
Contract Services	4,120	0.00	4,119.59	0.00	0.41	99.99
Fees & Other Services	6,920	47.98	4,619.95	0.00	2,300.05	66.76
Miscellaneous	225,500	37,263.51	133,108.81	0.00	92,391.19	59.03
TOTAL Parks & Recreation	609,395	65,488.91	422,570.56	0.00	186,824.44	69.34
<u>Library</u>						
Personnel	371,563	31,407.63	286,795.23	0.00	84,767.77	77.19
Materials & Supplies	53,960	3,593.76	37,168.89	2,572.85	14,218.26	73.65
Repairs & Maintenance	28,000	1,485.24	11,752.31	0.00	16,247.69	41.97
Utilities	22,548	1,453.05	15,353.74	0.00	7,194.26	68.09
Contract Services	1,800	150.00	600.00	0.00	1,200.00	33.33
Fees & Other Services	37,102	1,497.32	30,355.34	0.00	6,746.66	81.82
Miscellaneous	16,400	2,430.29	9,510.50	0.00	6,889.50	57.99
TOTAL Library	531,373	42,017.29	391,536.01	2,572.85	137,264.14	74.17

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Providence Village PD						
Materials & Supplies	<u>0</u>	<u>15.95</u>	<u>15.95</u>	<u>0.00</u>	(<u>15.95</u>)	<u>0.00</u>
TOTAL Providence Village PD	0	15.95	15.95	0.00	(15.95)	0.00
Fleet						
Personnel	44,046	5,698.90	8,548.35	0.00	35,497.65	19.41
Materials & Supplies	4,000	0.00	0.00	0.00	4,000.00	0.00
Repairs & Maintenance	2,000	40.00	139.00	0.00	1,861.00	6.95
Fees & Other Services	<u>1,000</u>	<u>5,495.00</u>	<u>5,495.00</u>	<u>0.00</u>	(<u>4,495.00</u>)	<u>549.50</u>
TOTAL Fleet	51,046	11,233.90	14,182.35	0.00	36,863.65	27.78
HR						
Personnel	168,567	17,127.86	126,428.05	0.00	42,138.95	75.00
Materials & Supplies	790	48.14	251.27	0.00	538.73	31.81
Contract Services	18,200	1,007.00	10,860.25	0.00	7,339.75	59.67
Fees & Other Services	15,102	879.00	9,871.19	12,772.11	(7,541.30)	149.94
Miscellaneous	<u>48,000</u>	<u>2,177.85</u>	<u>12,365.89</u>	<u>0.00</u>	<u>35,634.11</u>	<u>25.76</u>
TOTAL HR	<u>250,659</u>	<u>21,239.85</u>	<u>159,776.65</u>	<u>12,772.11</u>	<u>78,110.24</u>	<u>68.84</u>
TOTAL EXPENSES	19,122,035	1,705,572.96	13,767,337.42	412,930.10	4,941,767.48	74.16
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENSES	512,710	(589,371.00)	3,379,349.49	(412,930.10)	(2,453,709.39)	578.58

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

% OF YEAR COMPLETED: 75.00

	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 Court Fines and fees	130,000	35,295.35	136,225.91	0.00 (	6,225.91)	104.79
101-4000-01-4410 Warrant Income	<u>4,000</u>	<u>400.00</u>	<u>3,144.55</u>	<u>0.00</u>	<u>855.45</u>	<u>78.61</u>
TOTAL Fines and Fees	134,300	35,695.35	139,618.63	0.00 (	5,318.63)	103.96
 <u>Taxes</u>						
101-4000-02-4100 Property Taxes	2,750,000	10,891.64	3,305,242.55	0.00 (	555,242.55)	120.19
101-4000-02-4130 Sales Taxes	2,500,000	204,580.50	2,762,691.46	0.00 (	262,691.46)	110.51
101-4000-02-4140 Franchise Tax-Electric	317,000	0.00	265,306.07	0.00	51,693.93	83.69
101-4000-02-4141 Franchise Tax-Gas	45,000	0.00	15,479.88	0.00	29,520.12	34.40
101-4000-02-4142 Franchise Tax-Telephone	4,000	0.00	2,683.90	0.00	1,316.10	67.10
101-4000-02-4143 Franchise Tax-Cable TV	12,000	0.00	7,134.67	0.00	4,865.33	59.46
101-4000-02-4144 Franchise Tax-Water	840,000	0.00	444,633.24	0.00	395,366.76	52.93
101-4000-02-4146 Franchise Tax-Garbage	<u>315,000</u>	<u>29,802.31</u>	<u>266,781.13</u>	<u>0.00</u>	<u>48,218.87</u>	<u>84.69</u>
TOTAL Taxes	6,783,000	245,274.45	7,069,952.90	0.00 (	286,952.90)	104.23
 <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	33,000	0.00	34,624.68	0.00 (	1,624.68)	104.92
101-4000-04-4393 Donations-Library	<u>4,200</u>	<u>621.28</u>	<u>5,624.17</u>	<u>0.00</u> (	<u>1,424.17</u>)	<u>133.91</u>
TOTAL Donations	37,200	621.28	41,248.85	0.00 (	4,048.85)	110.88
 <u>Charges for Services</u>						
101-4000-06-4104 Aspen Meadow Police	100,000	4,017.00	49,868.52	0.00	50,131.48	49.87
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	45,470.00	374,323.64	0.00	240,676.36	60.87
101-4000-06-4318 DC FWSD # 10 Elm Ridge	0	34,397.88	436,045.35	0.00 (	436,045.35)	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	820,077.81	0.00	455,078.19	64.31
101-4000-06-4402 Silverado Police	1,030,800	76,527.00	642,001.89	0.00	388,798.11	62.28
101-4000-06-4403 Sandbrock Police	477,000	23,296.00	352,342.46	0.00	124,657.54	73.87
101-4000-06-4404 DISD SRO	242,488	0.00	236,261.95	0.00	6,226.05	97.43
101-4000-06-4420 Accident Reports	500	48.00	534.00	0.00 (	34.00)	106.80
101-4000-06-4480 Library fines & fees	500	212.98	664.99	0.00 (	164.99)	133.00
101-4000-06-4481 Public Services - copie	1,500	856.88	2,543.61	0.00 (	1,043.61)	169.57
101-4000-06-4482 Denton Co Library Pledg	22,500	0.00	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
101-4000-06-4485 Providence Village Libr	32,500	0.00	0.00	0.00	32,500.00	0.00
101-4000-06-4486 Silverado Library Fee	15,000	0.00	0.00	0.00	15,000.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-4000-06-4501 Community Building rent	2,000	0.00	2,065.37	0.00 (	65.37)	103.27
101-4000-06-4730 Denton County Pledge Fi	1,195,519	0.00	1,031,519.42	0.00	163,999.58	86.28
101-4000-06-4735 Denton Co Fire Runs	0	0.00	154,000.00	0.00 (	154,000.00)	0.00
101-4000-06-4741 Krugerville ILA Fire	165,000	0.00	83,817.50	0.00	81,182.50	50.80
101-4000-06-4742 Silverado Fire	1,325,000	128,685.00	888,044.73	0.00	436,955.27	67.02
101-4000-06-4744 Sandbrock Fire	306,000	3,422.72	227,572.70	0.00	78,427.30	74.37
101-4000-06-4745 Aspen Meadow Fire	110,000	4,635.00	74,231.88	0.00	35,768.12	67.48
101-4000-06-4746 Oak Point ILA EMS	27,143	0.00	27,143.00	0.00	0.00	100.00
101-4000-06-4749 Insurance Billing EMS	1,377,000	110,864.84	1,299,460.18	0.00	77,539.82	94.37
TOTAL Charges for Services	9,102,606	512,411.80	6,876,959.37	0.00	2,225,646.63	75.55
<u>Permits</u>						
101-4000-07-4200 Building Permits	1,100,000	87,048.00	557,149.85	0.00	542,850.15	50.65
101-4000-07-4210 Plan Review fees	1,300,000	97,537.42	653,711.95	0.00	646,288.05	50.29
101-4000-07-4220 Inspection fees	200,000	6,155.00	60,691.00	0.00	139,309.00	30.35
101-4000-07-4225 Street Inspection Fees	150,000	0.00	326,030.76	0.00 (	176,030.76)	217.35
101-4000-07-4250 Contractor registration	4,000	825.00	5,830.00	0.00 (	1,830.00)	145.75
101-4000-07-4260 Other Permit fee	14,000	60.00	6,995.00	0.00	7,005.00	49.96
101-4000-07-4290 Health Permits	15,000	600.00	12,300.00	0.00	2,700.00	82.00
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	50.00	1,030.00	0.00	270.00	79.23
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	2,784,780	192,275.42	1,624,308.56	0.00	1,160,471.44	58.33
<u>Miscellaneous</u>						
101-4000-09-4430 All Admin Fees	172,380	9,670.00	133,529.98	0.00	38,850.02	77.46
101-4000-09-4435 City Event Fees	80,000	16,804.22	76,191.78	0.00	3,808.22	95.24
101-4000-09-4500 Interest Income	400,000	31,818.80	321,057.85	0.00	78,942.15	80.26
101-4000-09-4540 Other Income	500	471.00	2,886.04	0.00 (	2,386.04)	577.21
101-4000-09-4542 CITI CARD REBATE	0	5,603.09	5,663.42	0.00 (	5,663.42)	0.00
101-4000-09-4550 Gain on sale of assets	15,000	0.00	49,098.44	0.00 (	34,098.44)	327.32
101-4000-09-4600 Operating Transfers In	0	0.00	726,309.29	0.00 (	726,309.29)	0.00
101-4000-09-4800 Insurance Proceeds	50,000	65,556.55	79,861.80	0.00 (	29,861.80)	159.72
TOTAL Miscellaneous	717,880	129,923.66	1,394,598.60	0.00 (	676,718.60)	194.27
<u>Contingency/FB</u>						
TOTAL REVENUE	19,634,745	1,116,201.96	17,146,686.91	0.00	2,488,058.09	87.33

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 75.00

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	44,861.14	424,500.90	0.00	215,999.10	66.28
101-5101-01-5105 Overtime	4,600	247.09	5,649.34	0.00 (	1,049.34)	122.81
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	4,804.04	42,033.73	0.00	26,531.27	61.30
101-5101-01-5108 Payroll Tax Expense (me	9,335	626.32	6,406.15	0.00	2,928.85	68.63
101-5101-01-5109 Group Health Insurance	59,388	4,364.50	57,617.90	0.00	1,770.10	97.02
101-5101-01-5110 Workers Comp TML	1,000	0.00	1,444.58	0.00 (	444.58)	144.46
101-5101-01-5621 Travel & Training	13,000	270.00	6,240.77	0.00	6,759.23	48.01
TOTAL Personnel	797,688	55,173.09	545,163.25	0.00	252,524.75	68.34
<u>Materials & Supplies</u>						
101-5101-03-5050 Office Supplies	12,000	142.95	12,172.97	0.00 (	172.97)	101.44
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	(81.23)	1,465.07	0.00	534.93	73.25
TOTAL Materials & Supplies	17,000	61.72	13,948.01	0.00	3,051.99	82.05
<u>Repairs & Maintenance</u>						
101-5101-04-5120 Building Maintenance	40,000	1,357.42	31,179.27	4,140.98	4,679.75	88.30
101-5101-04-5121 Equipment Maintenance	2,000	0.00	22.99	0.00	1,977.01	1.15
101-5101-04-5122 Vehicle Maintenance	1,000	72.85	1,136.37	0.00 (	136.37)	113.64
TOTAL Repairs & Maintenance	43,000	1,430.27	32,338.63	4,140.98	6,520.39	84.84
<u>Utilities</u>						
101-5101-05-5616 Utilities -Electricity	8,000	3,197.64	4,521.10	0.00	3,478.90	56.51
101-5101-05-5617 Utilities -Gas	2,500	88.76	1,711.82	0.00	788.18	68.47
101-5101-05-5618 Utilities -Telephone	8,500	1,858.37	11,276.05	0.00 (	2,776.05)	132.66
101-5101-05-5619 Utilities -Water/Sewer	4,000	309.16	2,783.43	0.00	1,216.57	69.59
TOTAL Utilities	23,000	5,453.93	20,292.40	0.00	2,707.60	88.23
<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	455.60	0.00	1,544.40	22.78
101-5101-06-5300 Benefits Administration	26,400	2,170.00	20,516.07	0.00	5,883.93	77.71
101-5101-06-5620 Legal & Professional	345,000	11,099.47	380,801.95	0.00 (	35,801.95)	110.38
101-5101-06-5685 Storage Building	4,000	172.00	1,706.40	0.00	2,293.60	42.66
TOTAL Contract Services	388,400	13,441.47	403,480.02	0.00 (	15,080.02)	103.88
<u>Fees & Other Services</u>						
101-5101-07-5150 Printing	15,000	0.00	6,242.00	0.00	8,758.00	41.61
101-5101-07-5190 Insurance - TML	7,000	0.00	5,484.95	0.00	1,515.05	78.36
101-5101-07-5220 Advertising & Notices	4,800	531.00	3,940.44	0.00	859.56	82.09
101-5101-07-5260 Dues and Membership	9,000	195.00	4,434.94	0.00	4,565.06	49.28
101-5101-07-5280 Copier Maintenance cont	10,000	1,282.58	8,034.84	0.00	1,965.16	80.35
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	28,653.98	0.00	8,150.02	77.86
101-5101-07-5540 Bond Insurance	1,407	0.00	1,407.00	0.00	0.00	100.00
101-5101-07-5665 Technology	146,000	27,982.72	138,351.09	51,960.00 (	44,311.09)	130.35

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Administration

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-5101-07-5666 Bank Fees	5,000	751.57	5,384.73	0.00	(384.73)	107.69
TOTAL Fees & Other Services	235,011	40,223.03	202,216.67	51,960.00	(19,165.67)	108.16
<u>Miscellaneous</u>						
101-5101-09-5130 Community Development	20,000	2,070.70	11,970.14	0.00	8,029.86	59.85
101-5101-09-5131 Meetings	5,000	381.05	3,575.81	0.00	1,424.19	71.52
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	0.00	0.04	0.00	(0.04)	0.00
101-5101-09-5685 Capital Expenditures	20,000	0.00	0.00	0.00	20,000.00	0.00
TOTAL Miscellaneous	50,000	2,451.75	15,835.82	0.00	34,164.18	31.67
<u>Debt Service</u>						
<u>Contingency/FB</u>						
TOTAL Administration	1,554,099	118,235.26	1,233,274.80	56,100.98	264,723.22	82.97

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 75.00

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	222,928.77	2,173,882.49	0.00	914,616.51	70.39
101-5102-01-5105 Overtime	94,883	13,153.16	118,804.19	0.00	(23,921.19)	125.21
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	25,142.66	221,235.13	0.00	118,321.87	65.15
101-5102-01-5108 Payroll Tax Expense (me	46,231	3,317.94	34,067.36	0.00	12,163.64	73.69
101-5102-01-5109 Group Health Insurance	427,594	33,336.98	351,263.35	0.00	76,330.65	82.15
101-5102-01-5110 Workers Comp TML	87,700	0.00	54,172.13	0.00	33,527.87	61.77
101-5102-01-5621 Travel & Training	54,889	2,335.95	37,809.58	0.00	17,079.42	68.88
TOTAL Personnel	4,144,303	300,215.46	2,995,723.99	0.00	1,148,579.01	72.29
<u>Materials & Supplies</u>						
101-5102-03-5050 Office Supplies	16,968	807.36	10,692.19	0.00	6,275.81	63.01
101-5102-03-5051 Printing	5,000	0.00	70.24	0.00	4,929.76	1.40
101-5102-03-5080 Gas & Oil	175,000	10,428.03	91,048.76	0.00	83,951.24	52.03
101-5102-03-5081 Uniforms	27,376	856.79	29,187.35	0.00	(1,811.35)	106.62
101-5102-03-5082 Ballistic Vests	9,299	2,202.00	8,801.53	0.00	497.47	94.65
101-5102-03-5090 Postage	500	58.40	414.61	0.00	85.39	82.92
TOTAL Materials & Supplies	234,143	14,352.58	140,214.68	0.00	93,928.32	59.88
<u>Repairs & Maintenance</u>						
101-5102-04-5120 Building Maintenance	32,325	619.78	5,457.77	0.00	26,867.23	16.88
101-5102-04-5121 Equipment Maintenance	5,000	0.00	574.16	0.00	4,425.84	11.48
101-5102-04-5122 Vehicle Maintenance	60,000	5,218.27	53,608.76	0.00	6,391.24	89.35
TOTAL Repairs & Maintenance	97,325	5,838.05	59,640.69	0.00	37,684.31	61.28
<u>Utilities</u>						
101-5102-05-5616 Utilities -Electricity	3,500	0.00	3,187.59	0.00	312.41	91.07
101-5102-05-5618 Utilities -Telephone	30,010	4,879.24	25,641.74	0.00	4,368.26	85.44
101-5102-05-5619 Utilities -Water/Sewer	2,200	103.36	807.31	0.00	1,392.69	36.70
TOTAL Utilities	35,710	4,982.60	29,636.64	0.00	6,073.36	82.99
<u>Contract Services</u>						
101-5102-06-5240 Drug testing/background	2,300	0.00	1,550.21	0.00	749.79	67.40
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	7,010.21	0.00	(10.21)	100.15
101-5102-06-5685 Storage Building - Wils	540	0.00	320.00	0.00	220.00	59.26
101-5102-06-5690 Forensic Testing	26,510	0.00	3,785.00	0.00	22,725.00	14.28
TOTAL Contract Services	68,609	0.00	34,938.50	0.00	33,670.50	50.92
<u>Fees & Other Services</u>						
101-5102-07-5190 Insurance - TML	45,710	0.00	26,053.52	0.00	19,656.48	57.00
101-5102-07-5220 Advertising & Notices	300	0.00	113.56	0.00	186.44	37.85
101-5102-07-5260 Dues and Memberships	2,855	1,020.00	4,048.20	0.00	(1,193.20)	141.79
101-5102-07-5280 Maintenance contracts	116,307	7,016.39	73,198.78	0.00	43,108.22	62.94
101-5102-07-5660 Administration Fee	43,000	0.00	21,499.98	0.00	21,500.02	50.00
101-5102-07-5665 Technology	30,418	207.99	17,025.19	0.00	13,392.81	55.97
TOTAL Fees & Other Services	238,590	8,244.38	141,939.23	0.00	96,650.77	59.49

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Police Department

% OF YEAR COMPLETED: 75.00

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	411.47	8,361.85	0.00	5,834.15	58.90
101-5102-08-5071 Communications Supplies	11,229	0.00	20,852.44	0.00	9,623.44)	185.70
101-5102-08-5072 Promotional Supplies	15,440	0.00	3,855.59	0.00	11,584.41	24.97
101-5102-08-5625 Ammo/Firearms/Safety Eq	30,000	375.81	28,932.67	0.00	1,067.33	96.44
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	94,500	0.00	61,400.00	0.00	33,100.00	64.97
101-5102-08-5687 Denton Cty Communicatio	83,169	0.00	25,473.00	0.00	57,696.00	30.63
TOTAL Public Safety	256,030	787.28	148,875.55	0.00	107,154.45	58.15
<u>Miscellaneous</u>						
101-5102-09-5131 Meetings	0	28.70	283.39	0.00	283.39)	0.00
101-5102-09-5685 Capital - equipment	70,803	0.00	0.00	0.00	70,803.00	0.00
TOTAL Miscellaneous	70,803	28.70	283.39	0.00	70,519.61	0.40
<u>Debt Service</u>						
TOTAL Police Department	5,145,513	334,449.05	3,551,252.67	0.00	1,594,260.33	69.02

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 75.00

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	391,494.52	3,273,260.54	0.00	1,344,139.46	70.89
101-5103-01-5105 Overtime	450,000	39,206.78	459,073.66	0.00	(9,073.66)	102.02
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	46,124.98	362,037.41	0.00	191,581.59	65.39
101-5103-01-5108 Payroll Tax Expense (me	75,375	6,096.29	55,139.14	0.00	20,235.86	73.15
101-5103-01-5109 Group Health Insurance	712,656	57,065.24	528,909.75	0.00	183,746.25	74.22
101-5103-01-5110 Workers Comp TML	162,000	2,396.80	132,995.61	0.00	29,004.39	82.10
101-5103-01-5621 Travel/Training	73,100	7,121.83	84,611.11	3,500.00	(15,011.11)	120.54
TOTAL Personnel	6,655,050	549,506.44	4,905,497.10	3,500.00	1,746,052.90	73.76
<u>Materials & Supplies</u>						
101-5103-03-5080 Gas & Oil	137,250	6,458.06	63,057.15	0.00	74,192.85	45.94
101-5103-03-5081 Uniforms	153,886	2,258.10	110,726.74	11,695.28	31,463.98	79.55
101-5103-03-5090 Postage	200	10.05	156.85	0.00	43.15	78.43
101-5103-03-5150 Office Supplies Former	10,800	2,183.12	7,148.34	0.00	3,651.66	66.19
101-5103-03-5155 Supplies - Medic	253,000	8,351.65	227,443.63	74,000.48	(48,444.11)	119.15
TOTAL Materials & Supplies	555,136	19,260.98	408,532.71	85,695.76	60,907.53	89.03
<u>Repairs & Maintenance</u>						
101-5103-04-5120 Building Maintenance	65,000	6,921.54	33,642.23	0.00	31,357.77	51.76
101-5103-04-5121 Equipment Maintenance	302,592	281,027.26	364,881.32	229,577.03	(291,866.35)	196.46
101-5103-04-5122 Vehicle Maintenance	164,000	42,032.24	176,446.83	246.00	(12,692.83)	107.74
TOTAL Repairs & Maintenance	531,592	329,981.04	574,970.38	229,823.03	(273,201.41)	151.39
<u>Utilities</u>						
101-5103-05-5616 Utilities -Electricity	30,000	3,569.84	36,039.75	0.00	(6,039.75)	120.13
101-5103-05-5617 Utilities -Gas	8,200	161.17	2,108.21	0.00	6,091.79	25.71
101-5103-05-5618 Utilities -Telephone	27,980	4,235.55	20,477.54	0.00	7,502.46	73.19
101-5103-05-5619 Utilities -Water/Sewer	9,000	663.63	5,367.34	0.00	3,632.66	59.64
101-5103-05-5620 Direct TV Navo	1,500	165.99	1,302.92	0.00	197.08	86.86
TOTAL Utilities	76,680	8,796.18	65,295.76	0.00	11,384.24	85.15
<u>Contract Services</u>						
101-5103-06-5620 Legal and Professional	130,000	0.00	20,233.18	0.00	109,766.82	15.56
101-5103-06-5658 Fire Extinguishers	450	0.00	42.00	0.00	408.00	9.33
TOTAL Contract Services	130,450	0.00	20,275.18	0.00	110,174.82	15.54
<u>Fees & Other Services</u>						
101-5103-07-5190 Insurance - TML	86,250	0.00	91,645.32	0.00	(5,395.32)	106.26
101-5103-07-5260 Dues and Memberships	12,400	96.00	6,448.76	0.00	5,951.24	52.01
101-5103-07-5280 Copier Maintenance Cont	2,000	340.64	2,203.24	0.00	(203.24)	110.16
101-5103-07-5665 Technology	40,000	1,477.76	31,486.46	0.00	8,513.54	78.72
TOTAL Fees & Other Services	140,650	1,914.40	131,783.78	0.00	8,866.22	93.70
<u>Public Safety</u>						
101-5103-08-5070 Firefighting Supplies	45,000	1,122.50	18,437.57	4,665.10	21,897.33	51.34
101-5103-08-5687 Denton Cty Communicatio	55,893	0.00	18,489.00	0.00	37,404.00	33.08
TOTAL Public Safety	100,893	1,122.50	36,926.57	4,665.10	59,301.33	41.22

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Fire Department

% OF YEAR COMPLETED: 75.00

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	39.14	359.14	0.00	4,640.86	7.18
101-5103-09-5133 Marketing & Promotions	0	0.00	150.55	0.00	(150.55)	0.00
101-5103-09-5685 Capital Expenditures	<u>75,000</u>	<u>0.00</u>	<u>49,624.00</u>	<u>0.00</u>	<u>25,376.00</u>	<u>66.17</u>
TOTAL Miscellaneous	80,000	39.14	50,133.69	0.00	29,866.31	62.67
<u>Debt Service</u>						
101-5103-98-5693 Capital Lease - '18 Pir	<u>0</u>	<u>7,952.98</u>	<u>71,576.82</u>	<u>0.00</u>	<u>(71,576.82)</u>	<u>0.00</u>
TOTAL Debt Service	0	7,952.98	71,576.82	0.00	(71,576.82)	0.00
<u>TOTAL Fire Department</u>						
TOTAL Fire Department	8,270,451	918,573.66	6,264,991.99	323,683.89	1,681,775.12	79.67

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Engineering

% OF YEAR COMPLETED: 75.00

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: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Streets Department

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5105-01-5101 Salaries	225,748	17,351.90	141,332.09	0.00	84,415.91	62.61
101-5105-01-5105 Overtime	6,000	913.89	8,873.58	0.00 (	2,873.58)	147.89
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	1,945.33	14,736.15	0.00	12,697.85	53.71
101-5105-01-5108 Payroll Tax Expense (me	3,735	262.67	2,292.84	0.00	1,442.16	61.39
101-5105-01-5109 Group Health Insurance	47,510	3,218.70	33,087.00	0.00	14,423.00	69.64
101-5105-01-5110 Workers Comp TML	3,000	0.00	3,095.55	0.00 (	95.55)	103.19
101-5105-01-5121 Travel & Training	<u>5,000</u>	<u>150.71</u>	<u>1,736.83</u>	<u>0.00</u>	<u>3,263.17</u>	<u>34.74</u>
TOTAL Personnel	319,427	23,843.20	206,154.04	0.00	113,272.96	64.54
<u>Materials & Supplies</u>						
101-5105-03-5050 Office Supplies	2,000	0.00	1,616.18	0.00	383.82	80.81
101-5105-03-5080 Gas & Oil	8,251	156.27	5,838.38	0.00	2,412.62	70.76
101-5105-03-5081 Uniforms	2,500	0.00	2,164.21	0.00	335.79	86.57
101-5105-03-5090 Postage	0	0.00	37.90	0.00 (	37.90)	0.00
101-5105-03-5607 Rock, Sand and Gravel	25,000	1,692.72	22,461.18	0.00	2,538.82	89.84
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>5,000</u>	<u>408.98</u>	<u>5,308.77</u>	<u>0.00</u> (	<u>308.77)</u>	<u>106.18</u>
TOTAL Materials & Supplies	46,751	2,257.97	37,426.62	0.00	9,324.38	80.06
<u>Repairs & Maintenance</u>						
101-5105-04-5121 Equipment Maintenance	10,000	849.77	8,262.13	0.00	1,737.87	82.62
101-5105-04-5122 Vehicle Maintenance	12,000	28.00	11,410.81	0.00	589.19	95.09
101-5105-04-5609 Street Signs	30,000	76.50	8,525.97	7,979.27	13,494.76	55.02
101-5105-04-5629 Street maintenance	<u>20,000</u>	<u>3,344.00</u>	<u>17,727.47</u>	<u>0.00</u>	<u>2,272.53</u>	<u>88.64</u>
TOTAL Repairs & Maintenance	72,000	4,298.27	45,926.38	7,979.27	18,094.35	74.87
<u>Utilities</u>						
101-5105-05-5616 Utilities - Electricity	<u>49,270</u>	<u>2,898.76</u>	<u>40,140.23</u>	<u>0.00</u>	<u>9,129.77</u>	<u>81.47</u>
TOTAL Utilities	49,270	2,898.76	40,140.23	0.00	9,129.77	81.47
<u>Contract Services</u>						
101-5105-06-5620 Legal and Professional	<u>15,000</u>	<u>0.00</u>	<u>7,358.24</u>	<u>0.00</u>	<u>7,641.76</u>	<u>49.05</u>
TOTAL Contract Services	15,000	0.00	7,358.24	0.00	7,641.76	49.05
<u>Fees & Other Services</u>						
101-5105-07-5190 Insurance - TML	2,207	0.00	1,428.83	0.00	778.17	64.74
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>0</u>	<u>0.00</u>	<u>29.99</u>	<u>0.00</u> (	<u>29.99)</u>	<u>0.00</u>
TOTAL Fees & Other Services	3,107	0.00	1,556.82	0.00	1,550.18	50.11
<u>Miscellaneous</u>						
101-5105-09-5685 Capital - equipment	37,500	0.00	0.00	0.00	37,500.00	0.00
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	37,500	0.00	0.00	8,418.00	29,082.00	22.45
TOTAL Streets Department	543,055	33,298.20	338,562.33	16,397.27	188,095.40	65.36

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Development Services

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5107-01-5101 Salaries	610,413	36,839.47	408,629.64	0.00	201,783.36	66.94
101-5107-01-5105 Overtime	11,000	0.00	5,479.83	0.00	5,520.17	49.82
101-5107-01-5106 Longevity	750	0.00	719.88	0.00	30.12	95.98
101-5107-01-5107 Retirement - TMRS	59,125	3,923.39	39,963.13	0.00	19,161.87	67.59
101-5107-01-5108 Payroll Tax Expense (me	8,050	508.90	6,042.13	0.00	2,007.87	75.06
101-5107-01-5109 Group Health Insurance	105,000	6,437.40	83,240.72	0.00	21,759.28	79.28
101-5107-01-5110 Workers Comp TML	8,600	0.00	8,161.92	0.00	438.08	94.91
101-5107-01-5621 Travel/Training	8,500	311.46	9,285.50	0.00	(785.50)	109.24
TOTAL Personnel	811,438	48,020.62	561,522.75	0.00	249,915.25	69.20
<u>Materials & Supplies</u>						
101-5107-03-5050 Office Supplies	7,000	818.83	7,736.89	0.00	(736.89)	110.53
101-5107-03-5080 Gas & Oil	3,000	410.93	2,690.29	0.00	309.71	89.68
101-5107-03-5081 Uniforms	600	129.96	574.85	0.00	25.15	95.81
101-5107-03-5090 Postage	100	98.68	212.48	0.00	(112.48)	212.48
TOTAL Materials & Supplies	10,700	1,458.40	11,214.51	0.00	(514.51)	104.81
<u>Repairs & Maintenance</u>						
101-5107-04-5121 Equipment Maintenance	0	0.00	54.11	0.00	(54.11)	0.00
101-5107-04-5122 Vehicle Maintenance	4,000	0.00	3,664.48	0.00	335.52	91.61
TOTAL Repairs & Maintenance	4,000	0.00	3,718.59	0.00	281.41	92.96
<u>Contract Services</u>						
101-5107-06-5620 Legal and Professional	50,000	5,090.93	63,579.01	0.00	(13,579.01)	127.16
101-5107-06-5725 Mowing and clean-up	35,000	33,591.00	79,994.60	0.00	(44,994.60)	228.56
101-5107-06-5763 Inspectors - Bureau Ver	1,000,000	48,501.58	508,362.58	0.00	491,637.42	50.84
101-5107-06-5764 Planners	80,000	12,708.38	21,803.59	0.00	58,196.41	27.25
TOTAL Contract Services	1,165,000	99,891.89	673,739.78	0.00	491,260.22	57.83
<u>Fees & Other Services</u>						
101-5107-07-5190 Insurance - TML	1,837	0.00	1,188.41	0.00	648.59	64.69
101-5107-07-5220 Advertising & Notices	500	0.00	513.72	0.00	(13.72)	102.74
101-5107-07-5260 Dues and Memberships	2,160	98.85	1,849.23	0.00	310.77	85.61
101-5107-07-5665 Technology	41,500	2,963.61	44,018.64	1,403.00	(3,921.64)	109.45
101-5107-07-5762 Filing Fees	5,000	54.50	2,718.75	0.00	2,281.25	54.38
TOTAL Fees & Other Services	50,997	3,116.96	50,288.75	1,403.00	(694.75)	101.36
<u>Miscellaneous</u>						
<u>Debt Service</u>						
TOTAL Development Services	2,042,135	152,487.87	1,300,484.38	1,403.00	740,247.62	63.75

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund
DEPARTMENT - Court

% OF YEAR COMPLETED: 75.00

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	5,138.64	48,052.70	0.00	16,047.30	74.97
101-5108-01-5105 Overtime	1,000	71.40	1,136.03	0.00 (	136.03)	113.60
101-5108-01-5106 Longevity	400	0.00	400.00	0.00	0.00	100.00
101-5108-01-5107 Retirement - TMRS	6,976	554.87	4,786.12	0.00	2,189.88	68.61
101-5108-01-5108 Payroll Tax Expense (me	950	71.59	717.79	0.00	232.21	75.56
101-5108-01-5109 Group Health Insurance	11,878	1,072.90	10,029.00	0.00	1,849.00	84.43
101-5108-01-5110 Workers Comp TML	120	0.00	123.81	0.00 (	3.81)	103.18
101-5108-01-5621 Travel/Training	300	0.00	300.00	0.00	0.00	100.00
TOTAL Personnel	85,724	6,909.40	65,545.45	0.00	20,178.55	76.46
<u>Materials & Supplies</u>						
101-5108-03-5050 Office Supplies	400	0.00	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	103.62	784.26	0.00 (	284.26)	156.85
101-5108-03-5150 Printing	100	0.00	0.00	0.00	100.00	0.00
TOTAL Materials & Supplies	1,000	103.62	1,205.30	0.00 (	205.30)	120.53
<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	0.00	9,361.74	0.00	4,638.26	66.87
101-5108-06-5765 Contract Svcs - Judge	15,000	1,400.00	11,900.00	0.00	3,100.00	79.33
TOTAL Contract Services	31,900	1,400.00	21,261.74	0.00	10,638.26	66.65
<u>Fees & Other Services</u>						
101-5108-07-5190 Insurance - TML	1,300	0.00	1,188.39	0.00	111.61	91.41
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	120.00	1,488.85	0.00	2,511.15	37.22
TOTAL Fees & Other Services	5,685	120.00	2,677.24	0.00	3,007.76	47.09
<u>Debt Service</u>						
TOTAL Court	124,309	8,533.02	90,689.73	0.00	33,619.27	72.96

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Parks & Recreation

% OF YEAR COMPLETED: 75.00

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	15,703.02	151,220.46	0.00	50,769.54	74.87
101-5110-01-5105 Overtime	26,000	2,509.86	19,155.22	0.00	6,844.78	73.67
101-5110-01-5106 Longevity	100	0.00	100.00	0.00	0.00	100.00
101-5110-01-5107 Retirement - TMRS	21,965	1,939.69	16,501.21	0.00	5,463.79	75.13
101-5110-01-5108 Payroll Tax Expense (me	2,990	259.53	2,581.53	0.00	408.47	86.34
101-5110-01-5109 Group Health Insurance	53,010	3,213.42	42,953.85	0.00	10,056.15	81.03
101-5110-01-5110 Workers Comp TML	2,000	0.00	2,280.39	0.00 (	280.39)	114.02
101-5110-01-5121 Travel & Training	1,500	535.04	2,265.54	0.00 (	765.54)	151.04
TOTAL Personnel	309,555	24,160.56	237,058.20	0.00	72,496.80	76.58
<u>Materials & Supplies</u>						
101-5110-03-5050 Office Supplies	1,000	48.98	508.11	0.00	491.89	50.81
101-5110-03-5080 Gas & Oil	3,400	296.92	2,618.45	0.00	781.55	77.01
101-5110-03-5081 Uniforms	1,300	0.00	1,372.89	0.00 (	72.89)	105.61
101-5110-03-5150 Printing	400	161.12	253.09	0.00	146.91	63.27
101-5110-03-5608 Chemicals	3,000	0.00	1,747.38	0.00	1,252.62	58.25
101-5110-03-5630 Small Tools	2,000	0.00	2,119.12	0.00 (	119.12)	105.96
101-5110-03-5903 Parts and Fittings	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	11,600	507.02	8,619.04	0.00	2,980.96	74.30
<u>Repairs & Maintenance</u>						
101-5110-04-5121 Equipment Maintenance	8,000	1,776.42	7,637.65	0.00	362.35	95.47
101-5110-04-5122 Vehicle Maintenance	2,000	213.91	2,230.81	0.00 (	230.81)	111.54
101-5110-04-5630 Park Maintenance	30,000	30.38	14,769.14	0.00	15,230.86	49.23
TOTAL Repairs & Maintenance	40,000	2,020.71	24,637.60	0.00	15,362.40	61.59
<u>Utilities</u>						
101-5110-05-5616 Utilities - Electricity	6,500	0.00	4,765.91	0.00	1,734.09	73.32
101-5110-05-5619 Utilities - Water/Sewer	5,200	1,489.13	5,641.46	0.00 (	441.46)	108.49
TOTAL Utilities	11,700	1,489.13	10,407.37	0.00	1,292.63	88.95
<u>Contract Services</u>						
101-5110-06-5685 STORAGE BUILDING	4,120	0.00	4,119.59	0.00	0.41	99.99
TOTAL Contract Services	4,120	0.00	4,119.59	0.00	0.41	99.99
<u>Fees & Other Services</u>						
101-5110-07-5190 Insurance - TML	2,400	0.00	1,371.24	0.00	1,028.76	57.14
101-5110-07-5260 Memberships and Dues	520	0.00	225.00	0.00	295.00	43.27
101-5110-07-5624 Equipment Rental	0	0.00	693.00	0.00 (	693.00)	0.00
101-5110-07-5665 Technology	4,000	47.98	2,330.71	0.00	1,669.29	58.27
TOTAL Fees & Other Services	6,920	47.98	4,619.95	0.00	2,300.05	66.76
<u>Miscellaneous</u>						
101-5110-09-5131 City Events	160,000	7,213.51	82,827.81	0.00	77,172.19	51.77
101-5110-09-5132 Tree Lighting Event	0	0.00	56.00	0.00 (	56.00)	0.00
101-5110-09-5133 Meetings	0	0.00	1,250.00	0.00 (	1,250.00)	0.00
101-5110-09-5631 Capital - equipment	65,500	0.00	0.00	0.00	65,500.00	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Parks & Recreation

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-5110-09-5636 Capitla Outlay Peanut D	0	30,050.00	48,975.00	0.00	(48,975.00)	0.00
TOTAL Miscellaneous	225,500	37,263.51	133,108.81	0.00	92,391.19	59.03
TOTAL Parks & Recreation	609,395	65,488.91	422,570.56	0.00	186,824.44	69.34

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Library

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5111-01-5101 Salaries	286,000	23,022.01	211,319.13	0.00	74,680.87	73.89
101-5111-01-5105 Overtime	6,000	437.25	5,427.98	0.00	572.02	90.47
101-5111-01-5106 Longevity	400	0.00	350.00	0.00	50.00	87.50
101-5111-01-5107 Retirement - TMRS	20,911	2,181.47	18,358.63	0.00	2,552.37	87.79
101-5111-01-5108 Payroll Tax Expense (me	3,152	332.85	3,238.97	0.00 (	86.97)	102.76
101-5111-01-5109 Group Health Insurance	51,000	4,309.14	45,018.31	0.00	5,981.69	88.27
101-5111-01-5110 Workers Comp TML	600	0.00	619.10	0.00 (	19.10)	103.18
101-5111-01-5621 Travel/Training	3,500	1,124.91	2,463.11	0.00	1,036.89	70.37
TOTAL Personnel	371,563	31,407.63	286,795.23	0.00	84,767.77	77.19
<u>Materials & Supplies</u>						
101-5111-03-5050 Office Supplies	5,460	255.76	3,820.66	0.00	1,639.34	69.98
101-5111-03-5052 Library Supplies	4,000	249.52	2,547.34	0.00	1,452.66	63.68
101-5111-03-5090 Postage	500	32.41	187.26	0.00	312.74	37.45
101-5111-03-5661 Collection Development	44,000	3,056.07	30,613.63	2,572.85	10,813.52	75.42
TOTAL Materials & Supplies	53,960	3,593.76	37,168.89	2,572.85	14,218.26	73.65
<u>Repairs & Maintenance</u>						
101-5111-04-5120 Building Maintenance	27,000	1,485.24	11,324.77	0.00	15,675.23	41.94
101-5111-04-5121 Equipment Maintenance	1,000	0.00	427.54	0.00	572.46	42.75
TOTAL Repairs & Maintenance	28,000	1,485.24	11,752.31	0.00	16,247.69	41.97
<u>Utilities</u>						
101-5111-05-5616 Utilities - Electricity	16,000	978.49	10,949.05	0.00	5,050.95	68.43
101-5111-05-5618 Utilities - Telephone	4,248	183.20	2,520.95	0.00	1,727.05	59.34
101-5111-05-5619 Utilities - Water/Sewer	2,300	291.36	1,883.74	0.00	416.26	81.90
TOTAL Utilities	22,548	1,453.05	15,353.74	0.00	7,194.26	68.09
<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	600.00	0.00	900.00	40.00
TOTAL Contract Services	1,800	150.00	600.00	0.00	1,200.00	33.33
<u>Fees & Other Services</u>						
101-5111-07-5150 Printing	500	0.00	2,907.11	0.00 (	2,407.11)	581.42
101-5111-07-5190 Insurance - TML	12,650	0.00	10,055.75	0.00	2,594.25	79.49
101-5111-07-5260 Dues and Memberships	4,352	0.00	3,507.70	0.00	844.30	80.60
101-5111-07-5280 Copier Maintenance Cont	2,600	637.45	2,434.75	0.00	165.25	93.64
101-5111-07-5665 Technology	17,000	859.87	11,450.03	0.00	5,549.97	67.35
TOTAL Fees & Other Services	37,102	1,497.32	30,355.34	0.00	6,746.66	81.82
<u>Miscellaneous</u>						
101-5111-09-5130 Community Development	13,400	2,222.29	8,028.77	0.00	5,371.23	59.92
101-5111-09-5666 Donation Expenditures	0	0.00	129.50	0.00 (	129.50)	0.00
101-5111-09-5667 Senior Programs	3,000	208.00	1,352.23	0.00	1,647.77	45.07
TOTAL Miscellaneous	16,400	2,430.29	9,510.50	0.00	6,889.50	57.99
TOTAL Library	531,373	42,017.29	391,536.01	2,572.85	137,264.14	74.17

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - Providence Village PD

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
<u>Materials & Supplies</u>						
101-5114-03-5081 Uniforms	0	15.95	15.95	0.00 (	15.95)	0.00
TOTAL Materials & Supplies	0	15.95	15.95	0.00 (	15.95)	0.00
<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>						
TOTAL Providence Village PD	0	15.95	15.95	0.00 (	15.95)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund
DEPARTMENT - Fleet

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
101-5115-01-5101 Salaries	30,996	4,132.80	6,199.20	0.00	24,796.80	20.00
101-5115-01-5107 Retirement - TMRS	3,300	440.14	660.21	0.00	2,639.79	20.01
101-5115-01-5108 Payroll Tax Expense (me	450	58.34	87.51	0.00	362.49	19.45
101-5115-01-5109 Group Health Insurance	8,800	1,067.62	1,601.43	0.00	7,198.57	18.20
101-5115-01-5110 Workers Comp - TML	200	0.00	0.00	0.00	200.00	0.00
101-5115-01-5621 Travel & Training	<u>300</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>
TOTAL Personnel	44,046	5,698.90	8,548.35	0.00	35,497.65	19.41
<u>Materials & Supplies</u>						
101-5115-03-5080 Gas & Oil	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5115-03-5122 Vehicle Maintenance	2,500	0.00	0.00	0.00	2,500.00	0.00
101-5115-03-5630 Tools	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL Materials & Supplies	4,000	0.00	0.00	0.00	4,000.00	0.00
<u>Repairs & Maintenance</u>						
101-5115-04-5120 Building Maintenance	<u>2,000</u>	<u>40.00</u>	<u>139.00</u>	<u>0.00</u>	<u>1,861.00</u>	<u>6.95</u>
TOTAL Repairs & Maintenance	2,000	40.00	139.00	0.00	1,861.00	6.95
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
101-5115-07-5665 Technology	<u>1,000</u>	<u>5,495.00</u>	<u>5,495.00</u>	<u>0.00</u>	<u>(4,495.00)</u>	<u>549.50</u>
TOTAL Fees & Other Services	1,000	5,495.00	5,495.00	0.00	(4,495.00)	549.50
<u>Miscellaneous</u>						
TOTAL Fleet	51,046	11,233.90	14,182.35	0.00	36,863.65	27.78

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

101-General Fund

DEPARTMENT - HR

% OF YEAR COMPLETED: 75.00

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	14,126.70	102,130.05	0.00	28,869.95	77.96
101-5117-01-5106 Longevity	50	0.00	50.00	0.00	0.00	100.00
101-5117-01-5107 Retirement - TMRS	13,957	1,504.50	9,735.68	0.00	4,221.32	69.75
101-5117-01-5108 Payroll Tax Expense (me	1,900	201.86	1,420.99	0.00	479.01	74.79
101-5117-01-5109 Group Health Insurance	18,290	1,145.80	12,758.33	0.00	5,531.67	69.76
101-5117-01-5110 Workers Comp TML	320	0.00	0.00	0.00	320.00	0.00
101-5117-01-5621 Travel & Training	<u>3,050</u>	<u>149.00</u>	<u>333.00</u>	<u>0.00</u>	<u>2,717.00</u>	<u>10.92</u>
TOTAL Personnel	168,567	17,127.86	126,428.05	0.00	42,138.95	75.00
<u>Materials & Supplies</u>						
101-5117-03-5050 Office Supplies	300	48.14	251.27	0.00	48.73	83.76
101-5117-03-5081 Uniforms	<u>490</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>490.00</u>	<u>0.00</u>
TOTAL Materials & Supplies	790	48.14	251.27	0.00	538.73	31.81
<u>Repairs & Maintenance</u>						
<u>Utilities</u>						
<u>Contract Services</u>						
101-5117-06-5190 Driving Record Monitori	3,300	313.00	2,077.00	0.00	1,223.00	62.94
101-5117-06-5240 Drug Testing/background	12,500	694.00	8,783.25	0.00	3,716.75	70.27
101-5117-06-5300 Benefits Admininstratio	<u>2,400</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,400.00</u>	<u>0.00</u>
TOTAL Contract Services	18,200	1,007.00	10,860.25	0.00	7,339.75	59.67
<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	229.00	528.00	0.00	122.00	81.23
101-5117-07-5665 Technology	<u>13,952</u>	<u>650.00</u>	<u>9,343.19</u>	<u>12,772.11</u>	(<u>8,163.30</u>)	<u>158.51</u>
TOTAL Fees & Other Services	15,102	879.00	9,871.19	12,772.11	(7,541.30)	149.94
<u>Miscellaneous</u>						
101-5117-09-5131 Meetings	1,000	0.00	153.70	0.00	846.30	15.37
101-5117-09-5132 Employee Appreciation	20,000	417.85	9,586.69	0.00	10,413.31	47.93
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	<u>25,000</u>	<u>1,760.00</u>	<u>2,625.50</u>	<u>0.00</u>	<u>22,374.50</u>	<u>10.50</u>
TOTAL Miscellaneous	48,000	2,177.85	12,365.89	0.00	35,634.11	25.76
<u>Contingency/FB</u>						
TOTAL HR	250,659	21,239.85	159,776.65	12,772.11	78,110.24	68.84
TOTAL EXPENSES	19,122,035	1,705,572.96	13,767,337.42	412,930.10	4,941,767.48	74.16
REVENUE OVER/ (UNDER) EXPENSES	512,710	(589,371.00)	3,379,349.49	(412,930.10)	(2,453,709.39)	578.58

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

201-Water Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	780,312	214,758.37	1,318,414.01	0.00 (	538,102.01)	168.96
Charges for Services	2,350,000	155,883.56	1,459,428.39	0.00	890,571.61	62.10
Miscellaneous	<u>60,000</u>	<u>5,452.96</u>	<u>33,249.37</u>	<u>0.00</u>	<u>26,750.63</u>	<u>55.42</u>
TOTAL GENERAL REVENUE	<u>3,190,312</u>	<u>376,094.89</u>	<u>2,811,091.77</u>	<u>0.00</u>	<u>379,220.23</u>	<u>88.11</u>
TOTAL REVENUE	3,190,312	376,094.89	2,811,091.77	0.00	379,220.23	88.11
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Water</u>						
Personnel	488,373	37,449.21	368,373.55	0.00	119,999.45	75.43
Materials & Supplies	240,000	7,665.31	171,604.96	8,175.00	60,220.04	74.91
Repairs & Maintenance	480,791	29,295.21	158,309.11	0.00	322,481.89	32.93
Utilities	147,200	4,650.88	110,661.62	0.00	36,538.38	75.18
Contract Services	98,650	2,655.00	9,467.83	0.00	89,182.17	9.60
Fees & Other Services	90,703	1,975.09	59,841.72	520.00	30,341.28	66.55
Debt Service	722,606	0.00	508,478.13	0.00	214,127.87	70.37
Contingency/FB	<u>698,640</u>	<u>8,220.00</u>	<u>73,980.00</u>	<u>0.00</u>	<u>624,660.00</u>	<u>10.59</u>
TOTAL Water	<u>2,966,963</u>	<u>91,910.70</u>	<u>1,460,716.92</u>	<u>8,695.00</u>	<u>1,497,551.08</u>	<u>49.53</u>
TOTAL EXPENSES	2,966,963	91,910.70	1,460,716.92	8,695.00	1,497,551.08	49.53
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENSES	223,349	284,184.19	1,350,374.85 (	8,695.00) (	1,118,330.85)	600.71

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

201-Water Fund

% OF YEAR COMPLETED: 75.00

	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	2,858.37	25,932.01	0.00	4,067.99	86.44
201-4000-01-4013 Application fee	7,500	1,880.00	9,480.00	0.00 (	1,980.00)	126.40
201-4000-01-4014 Reconnects	6,000	500.00	4,360.00	0.00	1,640.00	72.67
201-4000-01-4630 Bank Fees collected	0	0.00	570.00	0.00 (	570.00)	0.00
201-4000-01-4710 Water Impact Fees	<u>736,812</u>	<u>209,520.00</u>	<u>1,278,072.00</u>	<u>0.00</u> (	<u>541,260.00)</u>	<u>173.46</u>
TOTAL Fines and Fees	780,312	214,758.37	1,318,414.01	0.00 (	538,102.01)	168.96
 <u>Charges for Services</u>						
201-4000-06-4010 Water Billings	2,000,000	143,241.11	1,337,364.10	0.00	662,635.90	66.87
201-4000-06-4011 Water Conection/Tap Fee	100,000	18,403.40	119,887.00	0.00 (	19,887.00)	119.89
201-4000-06-4015 Bulk Water	0	0.00	991.14	0.00 (	991.14)	0.00
201-4000-06-4019 Billing Adjustments	0 (	5,760.95)	1,186.15	0.00 (	1,186.15)	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	155,883.56	1,459,428.39	0.00	890,571.61	62.10
 <u>Miscellaneous</u>						
201-4000-09-4500 Interest Income	60,000	3,552.96	29,397.17	0.00	30,602.83	49.00
201-4000-09-4540 Other Income	<u>0</u>	<u>1,900.00</u>	<u>3,852.20</u>	<u>0.00</u> (	<u>3,852.20)</u>	<u>0.00</u>
TOTAL Miscellaneous	60,000	5,452.96	33,249.37	0.00	26,750.63	55.42
 <u>Contingency/FB</u>						
TOTAL REVENUE	3,190,312	376,094.89	2,811,091.77	0.00	379,220.23	88.11

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 75.00

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

201-5201-01-5101 Salaries	346,333	25,625.57	249,444.02	0.00	96,888.98	72.02
201-5201-01-5105 Overtime	12,000	2,443.60	15,255.66	0.00 (	3,255.66)	127.13
201-5201-01-5106 Longevity	450	0.00	400.00	0.00	50.00	88.89
201-5201-01-5107 TMRS Contribution	38,409	2,989.37	25,516.40	0.00	12,892.60	66.43
201-5201-01-5108 Payroll Tax Expense (me	5,202	392.76	3,873.82	0.00	1,328.18	74.47
201-5201-01-5109 Group Health Insurance	71,266	5,359.22	56,793.15	0.00	14,472.85	79.69
201-5201-01-5110 Workmens Comp TML	9,013	0.00	9,286.64	0.00 (	273.64)	103.04
201-5201-01-5621 Travel/Training	5,700	638.69	7,803.86	0.00 (	2,103.86)	136.91
TOTAL Personnel	488,373	37,449.21	368,373.55	0.00	119,999.45	75.43

Materials & Supplies

201-5201-03-5050 Office Supplies	6,000	0.00	4,843.74	0.00	1,156.26	80.73
201-5201-03-5080 Gas & Oil	20,000	2,978.36	17,364.80	0.00	2,635.20	86.82
201-5201-03-5081 Uniforms	5,000	169.95	4,913.36	0.00	86.64	98.27
201-5201-03-5090 Postage	11,500	1,258.11	11,721.22	0.00 (	221.22)	101.92
201-5201-03-5150 Printing	4,500	463.99	4,245.56	0.00	254.44	94.35
201-5201-03-5608 Rock, Sand & Gravel	5,000	1,334.52	7,085.05	0.00 (	2,085.05)	141.70
201-5201-03-5630 Tools	6,000	136.86	2,272.37	0.00	3,727.63	37.87
201-5201-03-5903 Parts and Fittings	30,000	0.00	6,709.62	0.00	23,290.38	22.37
201-5201-03-5904 Chlorine	12,000	1,323.52	8,130.24	0.00	3,869.76	67.75
201-5201-03-5905 Meters	140,000	0.00	104,319.00	8,175.00	27,506.00	80.35
TOTAL Materials & Supplies	240,000	7,665.31	171,604.96	8,175.00	60,220.04	74.91

Repairs & Maintenance

201-5201-04-5120 Building Maintenance	18,500	724.06	11,884.97	0.00	6,615.03	64.24
201-5201-04-5121 Equipment Maintenance	40,000	5,402.21	37,920.14	0.00	2,079.86	94.80
201-5201-04-5122 Vehicle Maintenance	8,000	212.19	10,162.64	0.00 (	2,162.64)	127.03
201-5201-04-5902 Water System Maintenan	414,291	22,956.75	98,341.36	0.00	315,949.64	23.74
TOTAL Repairs & Maintenance	480,791	29,295.21	158,309.11	0.00	322,481.89	32.93

Utilities

201-5201-05-5616 Utilities - Electricity	135,000	3,393.08	100,093.39	0.00	34,906.61	74.14
201-5201-05-5617 Utilities - Gas	4,000	240.81	5,651.70	0.00 (	1,651.70)	141.29
201-5201-05-5618 Utilities - Telephone	7,000	1,016.99	4,916.53	0.00	2,083.47	70.24
201-5201-05-5619 Utilities - Water/Sewer	1,200	0.00	0.00	0.00	1,200.00	0.00
TOTAL Utilities	147,200	4,650.88	110,661.62	0.00	36,538.38	75.18

Contract Services

201-5201-06-5620 Legal & Professional	38,650	2,655.00	4,262.13	0.00	34,387.87	11.03
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	2,655.00	9,467.83	0.00	89,182.17	9.60

Fees & Other Services

201-5201-07-5190 Insurance - TML	9,000	0.00	8,227.42	0.00	772.58	91.42
201-5201-07-5220 Advertising & Notices	750	0.00	425.42	0.00	324.58	56.72
201-5201-07-5260 Dues & Memberships	4,700	111.00	4,737.10	0.00 (	37.10)	100.79
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: JUNE 30TH, 2025

201-Water Fund

DEPARTMENT - Water

% OF YEAR COMPLETED: 75.00

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	3,197.00	0.00	(156.00)	105.13
201-5201-07-5280 Maintenance contract -	2,000	383.92	1,565.34	0.00	434.66	78.27
201-5201-07-5624 Equipment Rental	6,000	0.00	550.80	0.00	5,449.20	9.18
201-5201-07-5665 Technology	8,250	1,480.17	6,209.94	520.00	1,520.06	81.58
201-5201-07-5666 Bank fees	9,875	0.00	9,875.00	0.00	0.00	100.00
201-5201-07-5901 Lab Fees	20,000	0.00	5,425.00	0.00	14,575.00	27.13
201-5201-07-5906 Groundwater Pumpage Fee	15,000	0.00	13,534.61	0.00	1,465.39	90.23
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	90,703	1,975.09	59,841.72	520.00	30,341.28	66.55
<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
TOTAL Debt Service	722,606	0.00	508,478.13	0.00	214,127.87	70.37
<u>Contingency/FB</u>						
201-5201-99-4090 Administrative fee	98,640	8,220.00	73,980.00	0.00	24,660.00	75.00
201-5201-99-9900 Depreciation expense	600,000	0.00	0.00	0.00	600,000.00	0.00
TOTAL Contingency/FB	698,640	8,220.00	73,980.00	0.00	624,660.00	10.59
TOTAL Water	2,966,963	91,910.70	1,460,716.92	8,695.00	1,497,551.08	49.53
TOTAL EXPENSES	2,966,963	91,910.70	1,460,716.92	8,695.00	1,497,551.08	49.53
REVENUE OVER/(UNDER) EXPENSES	223,349	284,184.19	1,350,374.85	(8,695.00)	(1,118,330.85)	600.71

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

202-Sewer Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	846,615	370,276.14	2,136,183.77	0.00 (	1,289,568.77)	252.32
Charges for Services	1,150,000	87,556.18	785,396.40	0.00	364,603.60	68.30
Miscellaneous	<u>1,623,884</u>	<u>158,056.90</u>	<u>1,568,104.55</u>	<u>0.00</u>	<u>55,779.45</u>	<u>96.57</u>
TOTAL GENERAL REVENUE	<u>3,620,499</u>	<u>615,889.22</u>	<u>4,489,684.72</u>	<u>0.00</u>	<u>(869,185.72)</u>	<u>124.01</u>
TOTAL REVENUE	<u>3,620,499</u>	<u>615,889.22</u>	<u>4,489,684.72</u>	<u>0.00</u>	<u>(869,185.72)</u>	<u>124.01</u>
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EXPENSE SUMMARY

Sewer

Personnel	406,990	47,755.92	371,361.30	0.00	35,628.70	91.25
Materials & Supplies	60,400	4,035.89	48,650.29	0.00	11,749.71	80.55
Repairs & Maintenance	192,000	12,234.99	134,586.99	32,829.68	24,583.33	87.20
Utilities	172,500	13,440.99	130,900.75	0.00	41,599.25	75.88
Contract Services	14,000	2,655.00	3,604.95	0.00	10,395.05	25.75
Fees & Other Services	59,440	2,230.74	77,776.51	0.00 (	18,336.51)	130.85
Debt Service	1,798,934	0.00	689,633.74	0.00	1,109,300.26	38.34
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>2,704,264</u>	<u>82,353.53</u>	<u>1,456,514.53</u>	<u>86,208.38</u>	<u>1,161,541.09</u>	<u>57.05</u>
TOTAL EXPENSES	<u>2,704,264</u>	<u>82,353.53</u>	<u>1,456,514.53</u>	<u>86,208.38</u>	<u>1,161,541.09</u>	<u>57.05</u>
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REVENUE OVER/(UNDER) EXPENSES	916,235	533,535.69	3,033,170.19 (	86,208.38)	(2,030,726.81)	321.64
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

202-Sewer Fund

% OF YEAR COMPLETED: 75.00

	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	1,113.14	10,010.77	0.00 (	10.77)	100.11
202-4000-01-4710 Sewer Impact Fees	<u>836,615</u>	<u>369,163.00</u>	<u>2,126,173.00</u>	<u>0.00 (</u>	<u>1,289,558.00)</u>	<u>254.14</u>
TOTAL Fines and Fees	846,615	370,276.14	2,136,183.77	0.00 (	1,289,568.77)	252.32
 <u>Charges for Services</u>						
202-4000-06-4020 Sewer Billings	<u>1,150,000</u>	<u>87,556.18</u>	<u>785,396.40</u>	<u>0.00</u>	<u>364,603.60</u>	<u>68.30</u>
TOTAL Charges for Services	1,150,000	87,556.18	785,396.40	0.00	364,603.60	68.30
 <u>Miscellaneous</u>						
202-4000-09-4500 Interest Income	<u>1,623,884</u>	<u>158,056.90</u>	<u>1,568,104.55</u>	<u>0.00</u>	<u>55,779.45</u>	<u>96.57</u>
TOTAL Miscellaneous	1,623,884	158,056.90	1,568,104.55	0.00	55,779.45	96.57
 <u>Contingency/FB</u>						
TOTAL REVENUE	3,620,499	615,889.22	4,489,684.72	0.00 (	869,185.72)	124.01

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2025

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 75.00

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	32,143.63	242,223.42	0.00	38,709.58	86.22
202-5202-01-5105 Overtime	30,000	5,267.89	34,711.82	0.00 (	4,711.82)	115.71
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	3,311.24	24,468.21	0.00	7,391.79	76.80
202-5202-01-5108 Payroll Tax Expense (me	4,311	445.06	3,766.83	0.00	544.17	87.38
202-5202-01-5109 Group Health Insurance	47,510	6,437.40	55,285.52	0.00 (	7,775.52)	116.37
202-5202-01-5110 Workers Comp TML	6,026	0.00	6,966.02	0.00 (	940.02)	115.60
202-5202-01-5621 Travel/training	5,000	150.70	2,639.48	0.00	2,360.52	52.79
TOTAL Personnel	406,990	47,755.92	371,361.30	0.00	35,628.70	91.25

Materials & Supplies

202-5202-03-5050 Office Supplies	5,000	0.00	3,169.02	0.00	1,830.98	63.38
202-5202-03-5080 Gas & Oil	14,000	703.52	10,020.02	0.00	3,979.98	71.57
202-5202-03-5081 Uniforms	3,500	485.29	3,374.42	0.00	125.58	96.41
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	8,000	0.00	6,329.99	0.00	1,670.01	79.12
202-5202-03-5608 Chemicals Purchased	10,000	1,334.52	8,734.71	0.00	1,265.29	87.35
202-5202-03-5630 Tools	5,000	0.00	4,739.63	0.00	260.37	94.79
202-5202-03-5903 Parts and Fittings	3,000	0.00	137.05	0.00	2,862.95	4.57
202-5202-03-5904 Chlorine	11,000	1,512.56	12,100.50	0.00 (	1,100.50)	110.00
TOTAL Materials & Supplies	60,400	4,035.89	48,650.29	0.00	11,749.71	80.55

Repairs & Maintenance

202-5202-04-5120 Building Maintenance	5,000	90.00	4,512.21	0.00	487.79	90.24
202-5202-04-5121 Equipment Maintenance	35,000	6,230.40	24,356.98	0.00	10,643.02	69.59
202-5202-04-5122 Vehicle Maintenance	7,000	32.00	4,587.12	0.00	2,412.88	65.53
202-5202-04-5902 Sewer System Maintenan	60,000	3,282.77	49,924.28	7,250.00	2,825.72	95.29
202-5202-04-5903 WWTP Maintenance	85,000	2,599.82	51,206.40	25,579.68	8,213.92	90.34
TOTAL Repairs & Maintenance	192,000	12,234.99	134,586.99	32,829.68	24,583.33	87.20

Utilities

202-5202-05-5616 Utilities - Electricity	55,500	272.82	42,479.35	0.00	13,020.65	76.54
202-5202-05-5618 Utilities - Telephone	7,000	1,141.85	6,348.84	0.00	651.16	90.70
202-5202-05-5619 Utilities - Water/Sewer	100,000	12,026.32	82,072.56	0.00	17,927.44	82.07
202-5202-05-5621 Utilities - Sludge Disp	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL Utilities	172,500	13,440.99	130,900.75	0.00	41,599.25	75.88

Contract Services

202-5202-06-5620 Legal & Professional	6,000	2,655.00	3,604.95	0.00	2,395.05	60.08
202-5202-06-5766 Consultant - engineerin	8,000	0.00	0.00	0.00	8,000.00	0.00
TOTAL Contract Services	14,000	2,655.00	3,604.95	0.00	10,395.05	25.75

Fees & Other Services

202-5202-07-5190 Insurance - TML	15,000	0.00	13,712.39	0.00	1,287.61	91.42
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: JUNE 30TH, 2025

202-Sewer Fund

DEPARTMENT - Sewer

% OF YEAR COMPLETED: 75.00

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	9,000	0.00	8,991.97	0.00	8.03	99.91
202-5202-07-5666 Bank Fees	0	0.00	193.14	0.00 (	193.14)	0.00
202-5202-07-5901 Lab Fees	<u>15,000</u>	<u>2,230.74</u>	<u>10,675.14</u>	<u>0.00</u>	<u>4,324.86</u>	<u>71.17</u>
TOTAL Fees & Other Services	59,440	2,230.74	77,776.51	0.00 (	18,336.51)	130.85
<u>Debt Service</u>						
202-5202-98-5845 Interest - 2024A CO	<u>1,798,934</u>	<u>0.00</u>	<u>689,633.74</u>	<u>0.00</u>	<u>1,109,300.26</u>	<u>38.34</u>
TOTAL Debt Service	1,798,934	0.00	689,633.74	0.00	1,109,300.26	38.34
<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	2,704,264	82,353.53	1,456,514.53	86,208.38	1,161,541.09	57.05
TOTAL EXPENSES	2,704,264	82,353.53	1,456,514.53	86,208.38	1,161,541.09	57.05
REVENUE OVER/ (UNDER) EXPENSES	916,235	533,535.69	3,033,170.19 (	86,208.38) (	2,030,726.81)	321.64

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

205-Solid Waste Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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>62,431.15</u>	<u>1,707,075.95</u>	<u>0.00</u>	<u>838,924.05</u>	<u>67.05</u>
TOTAL GENERAL REVENUE	<u>2,546,000</u>	<u>62,431.15</u>	<u>1,707,075.95</u>	<u>0.00</u>	<u>838,924.05</u>	<u>67.05</u>
TOTAL REVENUE	<u>2,546,000</u>	<u>62,431.15</u>	<u>1,707,075.95</u>	<u>0.00</u>	<u>838,924.05</u>	<u>67.05</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Solid Waste

Fees & Other Services	<u>2,546,000</u>	<u>215,202.05</u>	<u>1,969,404.10</u>	<u>0.00</u>	<u>576,595.90</u>	<u>77.35</u>
TOTAL Solid Waste	<u>2,546,000</u>	<u>215,202.05</u>	<u>1,969,404.10</u>	<u>0.00</u>	<u>576,595.90</u>	<u>77.35</u>
TOTAL EXPENSES	<u>2,546,000</u>	<u>215,202.05</u>	<u>1,969,404.10</u>	<u>0.00</u>	<u>576,595.90</u>	<u>77.35</u>
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	0	(152,770.90)	(262,328.15)	0.00	262,328.15	0.00
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

205-Solid Waste Fund

% OF YEAR COMPLETED: 75.00

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>62,431.15</u>	<u>1,707,075.95</u>	<u>0.00</u>	<u>838,924.05</u>	<u>67.05</u>
TOTAL Charges for Services	2,546,000	62,431.15	1,707,075.95	0.00	838,924.05	67.05
<u>Miscellaneous</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Contingency/FB</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL REVENUE	2,546,000	62,431.15	1,707,075.95	0.00	838,924.05	67.05

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

205-Solid Waste Fund

DEPARTMENT - Solid Waste

% OF YEAR COMPLETED: 75.00

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	69,997.34	0.00	46,002.66	60.34
205-5205-07-5931 Franchise Fees 15%	315,000	29,802.31	266,781.13	0.00	48,218.87	84.69
205-5205-07-5941 Republic Waste	<u>2,115,000</u>	<u>185,399.74</u>	<u>1,632,625.63</u>	<u>0.00</u>	<u>482,374.37</u>	<u>77.19</u>
TOTAL Fees & Other Services	2,546,000	215,202.05	1,969,404.10	0.00	576,595.90	77.35
Contingency/FB						
TOTAL Solid Waste	2,546,000	215,202.05	1,969,404.10	0.00	576,595.90	77.35
TOTAL EXPENSES	2,546,000	215,202.05	1,969,404.10	0.00	576,595.90	77.35
REVENUE OVER/(UNDER) EXPENSES	0 (	152,770.90) (	262,328.15)	0.00	262,328.15	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

301-Debt Service Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	5,036.93	1,530,790.38	0.00 (	65,790.38)	104.49
Miscellaneous	28,500	921.05	17,602.02	0.00	10,897.98	61.76
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>5,957.98</u>	<u>1,548,392.40</u>	<u>0.00</u>	<u>379,026.60</u>	<u>80.34</u>
TOTAL REVENUE	1,927,419	5,957.98	1,548,392.40	0.00	379,026.60	80.34
	=====	=====	=====	=====	=====	=====
<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	5,957.98	80,503.57	0.00 (	80,503.57)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

301-Debt Service Fund

% OF YEAR COMPLETED: 75.00

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>5,036.93</u>	<u>1,530,790.38</u>	<u>0.00</u>	(<u>65,790.38</u>)	<u>104.49</u>
TOTAL Taxes	1,465,000	5,036.93	1,530,790.38	0.00	(65,790.38)	104.49
<u>Miscellaneous</u>						
301-4000-09-4500 Interest Income	<u>28,500</u>	<u>921.05</u>	<u>17,602.02</u>	<u>0.00</u>	<u>10,897.98</u>	<u>61.76</u>
TOTAL Miscellaneous	28,500	921.05	17,602.02	0.00	10,897.98	61.76
<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	5,957.98	1,548,392.40	0.00	379,026.60	80.34

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

301-Debt Service Fund

DEPARTMENT - Debt Service

% OF YEAR COMPLETED: 75.00

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	5,957.98	80,503.57	0.00 (	80,503.57)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

401-Special Revenue Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	1,252.01	16,292.04	0.00	307.96	98.14
Taxes	10,000	0.00	3,473.94	0.00	6,526.06	34.74
Grants	4,128	0.00	5,484.53	0.00 (	1,356.53)	132.86
Miscellaneous	<u>3,000</u>	<u>161.15</u>	<u>1,607.47</u>	<u>0.00</u>	<u>1,392.53</u>	<u>53.58</u>
TOTAL GENERAL REVENUE	<u>33,728</u>	<u>1,413.16</u>	<u>26,857.98</u>	<u>0.00</u>	<u>6,870.02</u>	<u>79.63</u>
TOTAL REVENUE	33,728	1,413.16	26,857.98	0.00	6,870.02	79.63
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

Officers Training Fund

Personnel	3,000	0.00	3,880.00	0.00 (	880.00)	129.33
Contract Services	3,500	0.00	3,500.00	0.00	0.00	100.00
Fees & Other Services	<u>4,000</u>	<u>0.00</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	0.00	16,019.95	1,200.00 (	6,719.95)	164.00

Seizure

Materials & Supplies	<u>0</u>	<u>344.40</u>	<u>344.40</u>	<u>0.00</u> (	<u>344.40)</u>	<u>0.00</u>
TOTAL Seizure	0	344.40	344.40	0.00 (	344.40)	0.00

Court Technology

Court Security

TOTAL EXPENSES	10,500	344.40	16,364.35	1,200.00 (	7,064.35)	167.28
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	23,228	1,068.76	10,493.63 (	1,200.00)	13,934.37	40.01
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

401-Special Revenue Fund

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Fines and Fees</u>						
401-4000-01-4310 Court Security Fee	4,600	661.26	4,891.08	0.00 (	291.08)	106.33
401-4000-01-4421 Child Safety Fees	8,000	46.30	7,386.97	0.00	613.03	92.34
401-4000-01-4710 Court Technology Fee	<u>4,000</u>	<u>544.45</u>	<u>4,013.99</u>	<u>0.00 (</u>	<u>13.99)</u>	<u>100.35</u>
TOTAL Fines and Fees	16,600	1,252.01	16,292.04	0.00	307.96	98.14
 <u>Taxes</u>						
401-4000-02-4170 Hotel/Motel Tax	<u>10,000</u>	<u>0.00</u>	<u>3,473.94</u>	<u>0.00</u>	<u>6,526.06</u>	<u>34.74</u>
TOTAL Taxes	10,000	0.00	3,473.94	0.00	6,526.06	34.74
 <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>0.00</u>	<u>4,506.93</u>	<u>0.00 (</u>	<u>378.93)</u>	<u>109.18</u>
TOTAL Grants	4,128	0.00	5,484.53	0.00 (	1,356.53)	132.86
 <u>Miscellaneous</u>						
401-4000-09-4500 Interest Income	<u>3,000</u>	<u>161.15</u>	<u>1,607.47</u>	<u>0.00</u>	<u>1,392.53</u>	<u>53.58</u>
TOTAL Miscellaneous	3,000	161.15	1,607.47	0.00	1,392.53	53.58
 <u>Contingency/FB</u>						
TOTAL REVENUE	33,728	1,413.16	26,857.98	0.00	6,870.02	79.63

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

401-Special Revenue Fund

DEPARTMENT - Officers Training Fund

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Personnel</u>						
401-5401-01-5621 Travel/training	<u>3,000</u>	<u>0.00</u>	<u>3,880.00</u>	<u>0.00</u>	(<u>880.00</u>)	<u>129.33</u>
TOTAL Personnel	3,000	0.00	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	<u>3,500</u>	<u>0.00</u>	<u>3,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL Contract Services	3,500	0.00	3,500.00	0.00	0.00	100.00
<u>Fees & Other Services</u>						
401-5401-07-5665 Court Technology	<u>4,000</u>	<u>0.00</u>	<u>8,639.95</u>	<u>1,200.00</u>	(<u>5,839.95</u>)	<u>246.00</u>
TOTAL Fees & Other Services	4,000	0.00	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	0.00	16,019.95	1,200.00	(6,719.95)	164.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

401-Special Revenue Fund

DEPARTMENT - Seizure

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Materials & Supplies</u>						
401-5402-03-5631 Seizure Equipment < \$10	0	344.40	344.40	0.00	(344.40)	0.00
TOTAL Materials & Supplies	0	344.40	344.40	0.00	(344.40)	0.00
<u>Contract Services</u>						
<u>Fees & Other Services</u>						
TOTAL Seizure	0	344.40	344.40	0.00	(344.40)	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

401-Special Revenue Fund

DEPARTMENT - Court Technology

% OF YEAR COMPLETED: 75.00

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: JUNE 30TH, 2025

401-Special Revenue Fund
DEPARTMENT - Court Security

% OF YEAR COMPLETED: 75.00

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	344.40	16,364.35	1,200.00 (	7,064.35)	167.28
REVENUE OVER/ (UNDER) EXPENSES	23,228	1,068.76	10,493.63 (	1,200.00)	13,934.37	40.01

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

402-TIRZ Jackson Ridge

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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>2,339.56</u>	<u>11,145.23</u>	<u>0.00</u>	(<u>1,145.23</u>)	<u>111.45</u>
TOTAL GENERAL REVENUE	<u>910,000</u>	<u>2,339.56</u>	<u>511,145.23</u>	<u>0.00</u>	<u>398,854.77</u>	<u>56.17</u>
 TOTAL REVENUE	 910,000	 2,339.56	 511,145.23	 0.00	 398,854.77	 56.17
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>Seizure Fund</u>						
Fees & Other Services	<u>900,000</u>	<u>0.00</u>	<u>730,424.13</u>	<u>0.00</u>	<u>169,575.87</u>	<u>81.16</u>
TOTAL Seizure Fund	<u>900,000</u>	<u>0.00</u>	<u>730,424.13</u>	<u>0.00</u>	<u>169,575.87</u>	<u>81.16</u>
 TOTAL EXPENSES	 900,000	 0.00	 730,424.13	 0.00	 169,575.87	 81.16
	=====	=====	=====	=====	=====	=====
 REVENUE OVER/ (UNDER) EXPENSES	 10,000	 2,339.56	(219,278.90)	 0.00	 229,278.90	 2,192.79-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

402-TIRZ Jackson Ridge

% OF YEAR COMPLETED: 75.00

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	2,339.56	11,145.23	0.00	(1,145.23)	111.45
TOTAL Miscellaneous	10,000	2,339.56	11,145.23	0.00	(1,145.23)	111.45
<u>Contingency/FB</u>						
TOTAL REVENUE	910,000	2,339.56	511,145.23	0.00	398,854.77	56.17

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

402-TIRZ Jackson Ridge

DEPARTMENT - Seizure Fund

% OF YEAR COMPLETED: 75.00

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
402-5402-07-5670 Keeneland PID TIRZ Cred	0	0.00	837.83	0.00	(837.83)	0.00
TOTAL Fees & Other Services	900,000	0.00	730,424.13	0.00	169,575.87	81.16
TOTAL Seizure Fund	900,000	0.00	730,424.13	0.00	169,575.87	81.16
TOTAL EXPENSES	900,000	0.00	730,424.13	0.00	169,575.87	81.16
REVENUE OVER/(UNDER) EXPENSES	10,000	2,339.56	(219,278.90)	0.00	229,278.90	2,192.79-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

403-Impact Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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>11,310.88</u>	<u>44,364.65</u>	<u>0.00</u>	(<u>30,364.65</u>)	<u>316.89</u>
TOTAL GENERAL REVENUE	<u>14,000</u>	<u>11,310.88</u>	<u>44,364.65</u>	<u>0.00</u>	(<u>30,364.65</u>)	<u>316.89</u>
TOTAL REVENUE	<u>14,000</u>	<u>11,310.88</u>	<u>44,364.65</u>	<u>0.00</u>	(<u>30,364.65</u>)	<u>316.89</u>
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

MCTF

Contract Services	<u>0</u>	<u>534.99</u>	<u>33,167.45</u>	<u>0.00</u>	(<u>33,167.45</u>)	<u>0.00</u>
TOTAL MCTF	<u>0</u>	<u>534.99</u>	<u>33,167.45</u>	<u>0.00</u>	(<u>33,167.45</u>)	<u>0.00</u>
TOTAL EXPENSES	<u>0</u>	<u>534.99</u>	<u>33,167.45</u>	<u>0.00</u>	(<u>33,167.45</u>)	<u>0.00</u>
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REVENUE OVER/ (UNDER) EXPENSES	14,000	10,775.89	11,197.20	0.00	2,802.80	79.98
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

403-Impact Fees

% OF YEAR COMPLETED: 75.00

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	11,310.88	44,364.65	0.00	(30,364.65)	316.89
TOTAL Miscellaneous	14,000	11,310.88	44,364.65	0.00	(30,364.65)	316.89
Contingency/FB						
TOTAL REVENUE	14,000	11,310.88	44,364.65	0.00	(30,364.65)	316.89

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

403-Impact Fees

DEPARTMENT - MCTF

% OF YEAR COMPLETED: 75.00

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	267.49	10,216.66	0.00 (	10,216.66)	0.00
403-5403-06-5767 Consulting Eng - Street	0	267.50	22,950.79	0.00 (	22,950.79)	0.00
TOTAL Contract Services	0	534.99	33,167.45	0.00 (	33,167.45)	0.00
 <u>Fees & Other Services</u>						
<u>Contingency/FB</u>						
TOTAL MCTF	0	534.99	33,167.45	0.00 (	33,167.45)	0.00
TOTAL EXPENSES	0	534.99	33,167.45	0.00 (	33,167.45)	0.00
REVENUE OVER/ (UNDER) EXPENSES	14,000	10,775.89	11,197.20	0.00	2,802.80	79.98

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

404-Development Fees

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	464,200	93,138.00	619,106.26	0.00 (	154,906.26)	133.37
Permits	1,176,800	208,182.34	1,275,926.34	0.00 (	99,126.34)	108.42
Miscellaneous	100,000	22,420.53	262,788.40	0.00 (	162,788.40)	262.79
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>323,740.87</u>	<u>2,157,821.00</u>	<u>0.00</u>	<u>583,179.00</u>	<u>78.72</u>
TOTAL REVENUE	2,741,000	323,740.87	2,157,821.00	0.00	583,179.00	78.72
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EXPENSE SUMMARY

MCSF

Contract Services	<u>2,348,000</u>	<u>207,766.95</u>	<u>2,065,670.65</u>	<u>651,524.34</u> (	<u>369,194.99)</u>	<u>115.72</u>
TOTAL MCSF	<u>2,348,000</u>	<u>207,766.95</u>	<u>2,065,670.65</u>	<u>651,524.34</u> (	<u>369,194.99)</u>	<u>115.72</u>
TOTAL EXPENSES	2,348,000	207,766.95	2,065,670.65	651,524.34 (	369,194.99)	115.72
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	393,000	115,973.92	92,150.35 (	651,524.34)	952,373.99	142.33-
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

404-Development Fees

% OF YEAR COMPLETED: 75.00

	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	93,138.00	619,106.26	0.00	(154,906.26)	133.37
TOTAL Fines and Fees	464,200	93,138.00	619,106.26	0.00	(154,906.26)	133.37
<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	32,682.34	195,926.34	0.00	204,073.66	48.98
404-4000-07-4710 Park Development Fees	691,800	175,500.00	1,080,000.00	0.00	(388,200.00)	156.11
TOTAL Permits	1,176,800	208,182.34	1,275,926.34	0.00	(99,126.34)	108.42
<u>Miscellaneous</u>						
404-4000-09-4500 Interest Income	100,000	22,420.53	262,788.40	0.00	(162,788.40)	262.79
TOTAL Miscellaneous	100,000	22,420.53	262,788.40	0.00	(162,788.40)	262.79
<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	323,740.87	2,157,821.00	0.00	583,179.00	78.72

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

404-Development Fees

DEPARTMENT - MCSF

% OF YEAR COMPLETED: 75.00

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	189,313.23	1,254,658.04	52,997.34 (	979,655.38)	398.68
404-5404-06-5913 Capital Expenditure - F	1,610,000	18,453.72	811,012.61	598,527.00	200,460.39	87.55
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	2,348,000	207,766.95	2,065,670.65	651,524.34 (	369,194.99)	115.72
<u>Public Safety</u>						
<u>Contingency/FB</u>						
TOTAL MCSF	2,348,000	207,766.95	2,065,670.65	651,524.34 (	369,194.99)	115.72
TOTAL EXPENSES	2,348,000	207,766.95	2,065,670.65	651,524.34 (	369,194.99)	115.72
REVENUE OVER/ (UNDER) EXPENSES	393,000	115,973.92	92,150.35 (	651,524.34)	952,373.99	142.33-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

405-Grant Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

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

GENERAL REVENUE

Miscellaneous	20,000	1,354.11	14,096.83	0.00	5,903.17	70.48
USDOJ PD Vests	104,000	0.00	102,282.06	0.00	1,717.94	98.35
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>1,354.11</u>	<u>116,378.89</u>	<u>0.00</u>	<u>109,621.11</u>	<u>51.50</u>
TOTAL REVENUE	226,000	1,354.11	116,378.89	0.00	109,621.11	51.50
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EXPENSE SUMMARY

Grants

CDBG Water lines	<u>206,000</u>	<u>180,359.50</u>	<u>394,310.16</u>	<u>55,431.67</u>	(<u>243,741.83</u>)	<u>218.32</u>
TOTAL Grants	<u>206,000</u>	<u>180,359.50</u>	<u>394,310.16</u>	<u>55,431.67</u>	(<u>243,741.83</u>)	<u>218.32</u>
TOTAL EXPENSES	206,000	180,359.50	394,310.16	55,431.67	(243,741.83)	218.32
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	20,000	(179,005.39)	(277,931.27)	(55,431.67)	353,362.94	1,666.81-
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

405-Grant Fund

% OF YEAR COMPLETED: 75.00

	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	1,354.11	14,096.83	0.00	5,903.17	70.48
TOTAL Miscellaneous	20,000	1,354.11	14,096.83	0.00	5,903.17	70.48
<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
405-4000-82-4126 Opioid Grant Proceeds	0	0.00	4,511.06	0.00	(4,511.06)	0.00
TOTAL USDOJ PD Vests	104,000	0.00	102,282.06	0.00	1,717.94	98.35
<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	1,354.11	116,378.89	0.00	109,621.11	51.50

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

405-Grant Fund

DEPARTMENT - Grants

% OF YEAR COMPLETED: 75.00

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 Libry</u>						
<u>USDOJ PD Vests</u>						
<u>CJD Video,Computers</u>						
<u>CDBG Water lines</u>						
405-5405-84-5121 TxDot Grant	104,000	0.00	0.00	0.00	104,000.00	0.00
405-5405-84-5122 CDBG water lines	0	0.00	20,327.83	0.00 (	20,327.83)	0.00
405-5405-84-5123 ARPA Pump Station Gener	102,000	180,359.50	373,982.33	55,431.67 (	327,414.00)	420.99
TOTAL CDBG Water lines	206,000	180,359.50	394,310.16	55,431.67 (	243,741.83)	218.32
<u>Contingency/FB</u>						
TOTAL Grants	206,000	180,359.50	394,310.16	55,431.67 (	243,741.83)	218.32
TOTAL EXPENSES	206,000	180,359.50	394,310.16	55,431.67 (	243,741.83)	218.32
REVENUE OVER/ (UNDER) EXPENSES	20,000 (	179,005.39) (	277,931.27) (	55,431.67)	353,362.94	1,666.81-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

406-Holding Acct Dev Agreemts

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	671,360.93	0.00	208,639.07	76.29
TOTAL GENERAL REVENUE	880,000	0.00	671,360.93	0.00	208,639.07	76.29
TOTAL REVENUE	880,000	0.00	671,360.93	0.00	208,639.07	76.29
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EXPENSE SUMMARY

Development Agreements

Contract Services	880,000	23,572.53	845,878.38	0.00	34,121.62	96.12
TOTAL Development Agreements	880,000	23,572.53	845,878.38	0.00	34,121.62	96.12
TOTAL EXPENSES	880,000	23,572.53	845,878.38	0.00	34,121.62	96.12
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REVENUE OVER/ (UNDER) EXPENSES	0	(23,572.53)	(174,517.45)	0.00	174,517.45	0.00
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

406-Holding Acct Dev Agreemts

% OF YEAR COMPLETED: 75.00

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	0	0.00	10,000.00	0.00 (	10,000.00)	0.00
406-4000-06-5426 Clear Water Car Wash	0	0.00	5,000.00	0.00 (	5,000.00)	0.00
406-4000-06-5427 SHOPS AT HIGH MEADOW	0	0.00	5,000.00	0.00 (	5,000.00)	0.00
TOTAL Charges for Services	880,000	0.00	671,360.93	0.00	208,639.07	76.29

Miscellaneous

TOTAL REVENUE	880,000	0.00	671,360.93	0.00	208,639.07	76.29
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

406-Holding Acct Dev Agreemts

DEPARTMENT - Development Agreements

% OF YEAR COMPLETED: 75.00

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	2,943.43	65,303.02	0.00 (	45,303.02)	326.52
406-5406-06-5723 DA - Aubrey Plant/N/S	100,000	223.00	42,627.38	0.00	57,372.62	42.63
406-5406-06-5724 CV Impact Credit PH2 Of	50,000	0.00	345,094.25	0.00 (	295,094.25)	690.19
406-5406-06-5725 Keenland Addition	10,000	0.00	9,985.08	0.00	14.92	99.85
406-5406-06-5727 DA - Maylar	0	675.00	1,350.00	0.00 (	1,350.00)	0.00
406-5406-06-5728 DA - RIBBONWOOD	50,000	112.50	21,976.32	0.00	28,023.68	43.95
406-5406-06-5729 Sweet Cow / Aub Hts	0	43.56	40,897.85	0.00 (	40,897.85)	0.00
406-5406-06-5732 SHOPS AT HIGH MEADOW	0	1,975.49	6,619.83	0.00 (	6,619.83)	0.00
406-5406-06-5733 403 S Main Development	0	0.00	1,172.52	0.00 (	1,172.52)	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	12,401.39	0.00 (	12,401.39)	0.00
406-5406-06-6460 Duck Point MM Aubrey	100,000	4,013.04	94,237.68	0.00	5,762.32	94.24
406-5406-06-6461 High Point Ranch Commer	50,000	1,524.24	23,895.47	0.00	26,104.53	47.79
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 PH2 Offsit	200,000	4,120.44	62,087.85	0.00	137,912.15	31.04
406-5406-06-6465 DA Lennar Loyd Ranch	50,000	1,687.50	48,974.59	0.00	1,025.41	97.95
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	0.00	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	4,330.58	15,311.98	0.00 (	15,311.98)	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	0	450.00	3,856.81	0.00 (	3,856.81)	0.00
406-5406-06-6479 7 ELEVEN	0	1,473.75	1,473.75	0.00 (	1,473.75)	0.00
TOTAL Contract Services	880,000	23,572.53	845,878.38	0.00	34,121.62	96.12
TOTAL Development Agreements	880,000	23,572.53	845,878.38	0.00	34,121.62	96.12
TOTAL EXPENSES	880,000	23,572.53	845,878.38	0.00	34,121.62	96.12
REVENUE OVER/(UNDER) EXPENSES	0 (	23,572.53) (	174,517.45)	0.00	174,517.45	0.00

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

501-Capital Projects Fund

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	23,945.89	397,481.67	0.00 (	170,226.67)	174.91
Charges for Services	0	646,042.50	2,695,146.27	0.00 (	2,695,146.27)	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>669,988.39</u>	<u>3,092,627.94</u>	<u>0.00</u>	<u>77,121,743.06</u>	<u>3.86</u>
TOTAL REVENUE	80,214,371	669,988.39	3,092,627.94	0.00	77,121,743.06	3.86
	=====	=====	=====	=====	=====	=====
 <u>EXPENSE SUMMARY</u>						
 <u>Capital Projects</u>						
Contract Services	251,960	0.00	0.00	4,463.00	247,497.00	1.77
Miscellaneous	81,263,286	670,229.76	25,749,523.49	552,705.52	54,961,056.99	32.37
Debt Service	<u>1,006,780</u>	<u>0.00</u>	<u>609,037.71</u>	<u>0.00</u>	<u>397,742.29</u>	<u>60.49</u>
TOTAL Capital Projects	<u>82,522,026</u>	<u>670,229.76</u>	<u>26,358,561.20</u>	<u>557,168.52</u>	<u>55,606,296.28</u>	<u>32.62</u>
TOTAL EXPENSES	82,522,026	670,229.76	26,358,561.20	557,168.52	55,606,296.28	32.62
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	(2,307,655)	(241.37)	(23,265,933.26)	(557,168.52)	21,515,446.78	1,032.35

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

501-Capital Projects Fund

% OF YEAR COMPLETED: 75.00

	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	23,945.89	353,552.62	0.00 (	126,297.62)	155.58
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	23,945.89	397,481.67	0.00 (	170,226.67)	174.91
 <u>Charges for Services</u>						
501-4000-06-4500 Developer Contrib ABP L	0	516,834.00	2,156,117.02	0.00 (	2,156,117.02)	0.00
501-4000-06-4510 Developer Cont Lennar H	<u>0</u>	<u>129,208.50</u>	<u>539,029.25</u>	<u>0.00</u> (	<u>539,029.25)</u>	<u>0.00</u>
TOTAL Charges for Services	0	646,042.50	2,695,146.27	0.00 (	2,695,146.27)	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	669,988.39	3,092,627.94	0.00	77,121,743.06	3.86

501-Capital Projects Fund

DEPARTMENT - Capital Projects

% OF YEAR COMPLETED: 75.00

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	101,960	0.00	0.00	4,463.00	97,497.00	4.38
501-5501-06-5766 Engineering	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contract Services	251,960	0.00	0.00	4,463.00	247,497.00	1.77
<u>Miscellaneous</u>						
501-5501-09-5650 Capital Public Safety 2	3,000,000	125,601.84	3,967,158.31	0.00 (	967,158.31)	132.24
501-5501-09-5651 Capital Vehicle Replace	1,947,436	0.00	786,940.38	458,261.66	702,233.96	63.94
501-5501-09-5652 Capital Project 38	3,500,000	0.00	3,209,794.00	0.00	290,206.00	91.71
501-5501-09-5655 Capital 305 S Main	1,500,000	0.00	620,733.80	0.00	879,266.20	41.38
501-5501-09-5657 Capital Modular Buildin	175,000	0.00	0.00	0.00	175,000.00	0.00
501-5501-09-5658 CO 2024 FS#2	5,708,336	196,817.57	3,182,410.90	0.00	2,525,925.10	55.75
501-5501-09-5659 Council Chambers 2023	89,411	0.00	89,411.18	4,269.58 (	4,269.76)	104.78
501-5501-09-5660 HW 377 Utility Relocate	6,000,000	51,291.80	170,722.52	0.00	5,829,277.48	2.85
501-5501-09-5661 Blackjack House	0	0.00	5,000.00	0.00 (	5,000.00)	0.00
501-5501-09-5689 Street Projects	0	11,037.89	315,433.07	8,532.28 (	323,965.35)	0.00
501-5501-09-5690 Admin Projects	343,848	0.00	277,552.23	0.00	66,295.77	80.72
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	0.00	279,861.33	0.00 (	236,861.33)	650.84
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	9,790.55	138,148.86	81,642.00 (	9,790.86)	104.66
501-5501-09-5952 2024 Ph 2 Offsites	0	11,117.15	447,951.66	0.00 (	447,951.66)	0.00
501-5501-09-5953 WWTP Expansion	0	109,787.12	10,970,089.20	0.00 (	10,970,089.20)	0.00
501-5501-09-5954 UTRWD Delivery Point	0	41,425.87	71,906.75	0.00 (	71,906.75)	0.00
501-5501-09-5955 FM 428 Lift Station	0	6,170.02	82,219.64	0.00 (	82,219.64)	0.00
501-5501-09-5956 Rock Hill Water Well	0	989.00	314,381.44	0.00 (	314,381.44)	0.00
501-5501-09-5957 201 Sycamore	0 (	374.51)	365,092.29	0.00 (	365,092.29)	0.00
501-5501-09-5959 Keeneland Lot Water/Sew	0	0.00	80,090.92	0.00 (	80,090.92)	0.00
501-5501-09-5960 Trevedi Well	0	33,048.00	54,731.60	0.00 (	54,731.60)	0.00
501-5501-09-5961 Faulkner Ground Storage	0	13,835.90	74,912.40	0.00 (	74,912.40)	0.00
501-5501-09-5962 500 Rock Hill Land	0	0.00	143,970.41	0.00 (	143,970.41)	0.00
501-5501-09-5963 Frontier St Reconstruct	0	17,168.40	29,036.97	0.00 (	29,036.97)	0.00
501-5501-09-5964 McNatt St Extension	0	65.06	10,094.75	0.00 (	10,094.75)	0.00
501-5501-09-5965 Pecan Ck LS Expand Ph3	0	30,608.10	30,608.10	0.00 (	30,608.10)	0.00
501-5501-09-5966 Storm Water Master Plan	0	11,850.00	17,850.00	0.00 (	17,850.00)	0.00
TOTAL Miscellaneous	81,263,286	670,229.76	25,749,523.49	552,705.52	54,961,056.99	32.37
<u>Debt Service</u>						
501-5501-98-5899 Bond Issue Costs	1,006,780	0.00	609,037.71	0.00	397,742.29	60.49
TOTAL Debt Service	1,006,780	0.00	609,037.71	0.00	397,742.29	60.49
<u>Contingency/FB</u>						
TOTAL Capital Projects	82,522,026	670,229.76	26,358,561.20	557,168.52	55,606,296.28	32.62
TOTAL EXPENSES	82,522,026	670,229.76	26,358,561.20	557,168.52	55,606,296.28	32.62
REVENUE OVER/(UNDER) EXPENSES	(2,307,655) (	241.37) (	23,265,933.26) (	557,168.52)	21,515,446.78	1,032.35

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

701-MDD

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	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	109,900.25	1,413,127.85	0.00 (	438,127.85)	144.94
Miscellaneous	<u>127,020</u>	<u>13,907.02</u>	<u>120,679.24</u>	<u>0.00</u>	<u>6,340.76</u>	<u>95.01</u>
TOTAL GENERAL REVENUE	<u>1,102,020</u>	<u>123,807.27</u>	<u>1,533,807.09</u>	<u>0.00 (</u>	<u>431,787.09)</u>	<u>139.18</u>
TOTAL REVENUE	1,102,020	123,807.27	1,533,807.09	0.00 (	431,787.09)	139.18
	=====	=====	=====	=====	=====	=====

EXPENSE SUMMARY

MDD

Personnel	161,609	11,416.60	124,074.42	0.00	37,534.58	76.77
Materials & Supplies	7,000	133.59	2,281.24	0.00	4,718.76	32.59
Repairs & Maintenance	41,000	1,548.12	25,822.54	0.00	15,177.46	62.98
Utilities	2,445	844.81	1,168.19	0.00	1,276.81	47.78
Contract Services	88,174	0.00	42,906.95	0.00	45,267.05	48.66
Fees & Other Services	86,105	3,180.73	61,221.05	0.00	24,883.95	71.10
Miscellaneous	501,500	345,199.75	353,415.60	0.00	148,084.40	70.47
Contingency/FB	<u>342,400</u>	<u>1,450.00</u>	<u>68,050.00</u>	<u>0.00</u>	<u>274,350.00</u>	<u>19.87</u>
TOTAL MDD	<u>1,230,233</u>	<u>363,773.60</u>	<u>678,939.99</u>	<u>0.00</u>	<u>551,293.01</u>	<u>55.19</u>
TOTAL EXPENSES	1,230,233	363,773.60	678,939.99	0.00	551,293.01	55.19
	=====	=====	=====	=====	=====	=====

REVENUE OVER/ (UNDER) EXPENSES	(128,213)	(239,966.33)	854,867.10	0.00 (	983,080.10)	666.76-
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

701-MDD

% OF YEAR COMPLETED: 75.00

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	109,900.25	1,413,127.85	0.00	(438,127.85)	144.94
TOTAL Taxes	975,000	109,900.25	1,413,127.85	0.00	(438,127.85)	144.94
<u>Grants</u>						
<u>Miscellaneous</u>						
701-4000-09-4500 Interest Income	109,000	12,407.02	107,159.24	0.00	1,840.76	98.31
701-4000-09-4730 Property Rental Income	18,020	1,500.00	13,520.00	0.00	4,500.00	75.03
TOTAL Miscellaneous	127,020	13,907.02	120,679.24	0.00	6,340.76	95.01
<u>Contingency/FB</u>						
TOTAL REVENUE	1,102,020	123,807.27	1,533,807.09	0.00	(431,787.09)	139.18

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

701-MDD

DEPARTMENT - MDD

% OF YEAR COMPLETED: 75.00

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	8,992.70	89,019.11	0.00	27,880.89	76.15
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	8,244.49	0.00	4,210.51	66.19
701-5176-01-5108 Payroll Tax Expense (me	1,696	123.64	1,245.51	0.00	450.49	73.44
701-5176-01-5109 Group Health Insurance	11,878	1,072.90	13,029.00	0.00 (	1,151.00)	109.69
701-5176-01-5110 Workmens Comp TML	230	0.00	206.45	0.00	23.55	89.76
701-5176-01-5621 Travel/training	18,400	269.64	12,279.86	0.00	6,120.14	66.74
TOTAL Personnel	161,609	11,416.60	124,074.42	0.00	37,534.58	76.77
<u>Capital</u>						
<u>Materials & Supplies</u>						
701-5176-03-5050 Office Supplies	2,000	133.59	409.86	0.00	1,590.14	20.49
701-5176-03-5060 Promotional Materials	5,000	0.00	1,871.38	0.00	3,128.62	37.43
TOTAL Materials & Supplies	7,000	133.59	2,281.24	0.00	4,718.76	32.59
<u>Repairs & Maintenance</u>						
701-5176-04-5120 Building Maintenance	41,000	1,548.12	25,822.54	0.00	15,177.46	62.98
TOTAL Repairs & Maintenance	41,000	1,548.12	25,822.54	0.00	15,177.46	62.98
<u>Utilities</u>						
701-5176-05-5616 Utilities - Electricity	1,850	758.35	758.35	0.00	1,091.65	40.99
701-5176-05-5618 Telephone	595	86.46	409.84	0.00	185.16	68.88
TOTAL Utilities	2,445	844.81	1,168.19	0.00	1,276.81	47.78
<u>Contract Services</u>						
701-5176-06-5620 Legal & Professional	63,000	0.00	24,233.20	0.00	38,766.80	38.47
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	13,674	0.00	13,673.75	0.00	0.25	100.00
TOTAL Contract Services	88,174	0.00	42,906.95	0.00	45,267.05	48.66
<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	777.03	0.00	152.97	83.55
701-5176-07-5260 Dues & Memberships	14,500	0.00	13,017.00	0.00	1,483.00	89.77
701-5176-07-5280 Copier Maintenance Cont	1,400	92.27	685.95	0.00	714.05	49.00
701-5176-07-5665 Technology/Promotional	38,800	940.97	39,166.96	0.00 (	366.96)	100.95
701-5176-07-5667 Marketing and Advertisi	27,475	2,147.49	7,574.11	0.00	19,900.89	27.57
TOTAL Fees & Other Services	86,105	3,180.73	61,221.05	0.00	24,883.95	71.10
<u>Miscellaneous</u>						
701-5176-09-5131 Meetings	1,500	34.95	450.14	0.00	1,049.86	30.01
701-5176-09-5630 Property Purchase	500,000	345,164.80	352,965.46	0.00	147,034.54	70.59
TOTAL Miscellaneous	501,500	345,199.75	353,415.60	0.00	148,084.40	70.47

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

701-MDD

DEPARTMENT - MDD

% OF YEAR COMPLETED: 75.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Debt Service</u>						
<u>Contingency/FB</u>						
701-5176-99-4091 Administrative fee	17,400	1,450.00	13,050.00	0.00	4,350.00	75.00
701-5176-99-5700 Grant Match	150,000	0.00	30,000.00	0.00	120,000.00	20.00
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>25,000</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL Contingency/FB	342,400	1,450.00	68,050.00	0.00	274,350.00	19.87
TOTAL MDD	1,230,233	363,773.60	678,939.99	0.00	551,293.01	55.19
TOTAL EXPENSES	1,230,233	363,773.60	678,939.99	0.00	551,293.01	55.19
REVENUE OVER/ (UNDER) EXPENSES	(128,213)	(239,966.33)	854,867.10	0.00	(983,080.10)	666.76-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

801-Employee Benefit Trust

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

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

GENERAL REVENUE

Miscellaneous	<u>1,577,500</u>	<u>152,487.14</u>	<u>1,367,782.59</u>	<u>0.00</u>	<u>209,717.41</u>	<u>86.71</u>
TOTAL GENERAL REVENUE	<u>1,577,500</u>	<u>152,487.14</u>	<u>1,367,782.59</u>	<u>0.00</u>	<u>209,717.41</u>	<u>86.71</u>
TOTAL REVENUE	<u>1,577,500</u>	<u>152,487.14</u>	<u>1,367,782.59</u>	<u>0.00</u>	<u>209,717.41</u>	<u>86.71</u>
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EXPENSE SUMMARY

Insurance Premiums

Personnel	<u>1,396,500</u>	<u>126,204.46</u>	<u>1,026,995.32</u>	<u>0.00</u>	<u>369,504.68</u>	<u>73.54</u>
TOTAL Insurance Premiums	<u>1,396,500</u>	<u>126,204.46</u>	<u>1,026,995.32</u>	<u>0.00</u>	<u>369,504.68</u>	<u>73.54</u>
TOTAL EXPENSES	<u>1,396,500</u>	<u>126,204.46</u>	<u>1,026,995.32</u>	<u>0.00</u>	<u>369,504.68</u>	<u>73.54</u>
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REVENUE OVER/ (UNDER) EXPENSES	181,000	26,282.68	340,787.27	0.00 (	159,787.27)	188.28
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CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

801-Employee Benefit Trust

% OF YEAR COMPLETED: 75.00

	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	128,101.22	1,138,737.31	0.00	121,262.69	90.38
801-4000-09-4440 Employee Insurance Prem	302,500	21,640.06	209,041.69	0.00	93,458.31	69.10
801-4000-09-4480 Flex Spending Account	10,000	1,167.80	10,766.57	0.00 (	766.57)	107.67
801-4000-09-4500 Interest Income	<u>5,000</u>	<u>1,578.06</u>	<u>9,237.02</u>	<u>0.00 (</u>	<u>4,237.02)</u>	<u>184.74</u>
TOTAL Miscellaneous	1,577,500	152,487.14	1,367,782.59	0.00	209,717.41	86.71
TOTAL REVENUE	1,577,500	152,487.14	1,367,782.59	0.00	209,717.41	86.71

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

801-Employee Benefit Trust

DEPARTMENT - Insurance Premiums

% OF YEAR COMPLETED: 75.00

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	124.00	958.07	0.00	541.93	63.87
801-5000-01-5111 Health Insurance	1,160,000	105,464.67	838,679.45	0.00	321,320.55	72.30
801-5000-01-5112 Dental Insurance	90,000	7,190.39	61,591.29	0.00	28,408.71	68.43
801-5000-01-5113 Vision Insurance	15,000	1,105.92	9,753.05	0.00	5,246.95	65.02
801-5000-01-5115 Life Insurance	75,000	8,240.20	72,245.25	0.00	2,754.75	96.33
801-5000-01-5117 Voluntary Policies	20,000	1,512.90	10,592.08	0.00	9,407.92	52.96
801-5000-01-5118 Flex Spending	15,000	470.68	10,998.93	0.00	4,001.07	73.33
801-5000-01-5119 New Benefits	12,000	1,955.70	16,822.20	0.00 (	4,822.20)	140.19
801-5000-01-5120 Careflight/PHI	<u>8,000</u>	<u>140.00</u>	<u>5,355.00</u>	<u>0.00</u>	<u>2,645.00</u>	<u>66.94</u>
TOTAL Personnel	1,396,500	126,204.46	1,026,995.32	0.00	369,504.68	73.54
TOTAL Insurance Premiums	1,396,500	126,204.46	1,026,995.32	0.00	369,504.68	73.54
TOTAL EXPENSES	1,396,500	126,204.46	1,026,995.32	0.00	369,504.68	73.54
REVENUE OVER/ (UNDER) EXPENSES	181,000	26,282.68	340,787.27	0.00 (	159,787.27)	188.28



Balance Sheet by Fund

(Unaudited)

June 2025

BALANCE SHEET

AS OF: JUNE 30TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
101-11-000-00	General Fund Cash	618,060.60	
101-11-000-10	Cash on hand - Court drawer	200.00	
101-11-000-84	Claim on Cash General	6,949,468.42	
101-11-000-90	Investment Account	6,157,551.19	
101-11-013-20	Taxes Receivable	28,517.98	
101-11-013-25	Emergicon EMS AR	3,597,015.00	
101-11-013-33	Allowance for Taxes	(7,465.40)	
101-11-013-35	Allowance for EMS AR	(3,253,048.00)	
101-11-013-37	Sales Tax Receivable	427,606.59	
101-11-015-00	Court Fees Receivable	437,291.24	
101-11-015-50	Allowance for Court Fees	(143,517.12)	
101-11-021-00	Prepays	1,455,048.00	
101-11-050-00	Inventory	32,450.64	
101-12-016-10	Land	1,083,000.00	
101-13-000-80	Due from other funds EBT	50,000.00	
101-19-000-00	Net Pension Asset	<u>169,424.00</u>	
			<u>17,601,603.14</u>
TOTAL ASSETS			17,601,603.14
=====			
LIABILITIES			
=====			
101-21-010-00	Accounts Payable Pooled	131,052.57	
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	293,776.00	
101-21-010-18	Net Pension Liability	200,306.00	
101-21-010-19	Deferred Pension Outflows	(489,970.00)	
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	450.00	
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	612.41	
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>435.94</u>)	
TOTAL LIABILITIES			<u>803,542.10</u>
EQUITY			
=====			
101-31-033-00	Fund Balance General Fund	13,253,399.55	
101-31-033-80	Net Pension Obligation	<u>165,312.00</u>	
TOTAL BEGINNING EQUITY			13,418,711.55

BALANCE SHEET

AS OF: JUNE 30TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
TOTAL REVENUE		17,146,686.91
TOTAL EXPENSES		<u>13,767,337.42</u>
TOTAL REVENUE OVER/ (UNDER) EXPENSES		3,379,349.49
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>16,798,061.04</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		17,601,603.14
=====		

BALANCE SHEET

AS OF: JUNE 30TH, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
201-11-000-00	Water Fund Cash	73,081.54
201-11-000-10	Cash Drawer	200.00
201-11-000-84	Claim on Cash Water	1,457,390.36
201-11-000-90	Investment Account	246,588.70
201-11-000-91	Water Impact Fees	655,390.93
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>24,893,639.69</u>
TOTAL ASSETS		24,893,639.69
		=====
LIABILITIES		
=====		
201-21-010-00	Accounts Payable Pooled	24,216.35
201-21-010-05	Unapplied Credits	4,253.88
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	34,060.45
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	213,987.88
201-21-029-81	Customer Refunds Payable	29.01
201-23-901-00	Due to Payroll Fund	(3,102.78)
TOTAL LIABILITIES		<u>12,589,995.00</u>

BALANCE SHEET

AS OF: JUNE 30TH, 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	2,811,091.77
	TOTAL EXPENSES	<u>1,460,716.92</u>
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	1,350,374.85
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>12,303,644.69</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.	24,893,639.69
=====		

BALANCE SHEET

AS OF: JUNE 30TH, 2025

202-Sewer Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
202-11-000-84	Claim on Cash Sewer	6,944,600.67	
202-11-000-91	Sewer Impact Fees	853,509.22	
202-11-000-92	Utility Funding Series 2024A	42,363,324.65	
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>63,450,674.79</u>
TOTAL ASSETS			63,450,674.79
=====			
LIABILITIES			
=====			
202-21-010-00	Accounts Payable Pooled	16,661.06	
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>52,866,050.41</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		4,489,684.72	
TOTAL EXPENSES		<u>1,456,514.53</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		3,033,170.19	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>10,584,624.38</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			63,450,674.79
=====			

BALANCE SHEET

AS OF: JUNE 30TH, 2025

205-Solid Waste Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
205-11-000-84	Claim on Cash Garbage	(507,479.41)
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>321,931.03</u>)
TOTAL ASSETS		(321,931.03)
		=====
LIABILITIES		
=====		
205-21-010-00	Accounts Payable Pooled	185,399.74
205-21-021-90	Sales Tax Payable	11,702.25
205-23-000-00	Due to other funds	<u>16,219.00</u>
TOTAL LIABILITIES		<u>213,320.99</u>
EQUITY		
=====		
205-31-033-00	Fund Balance	(<u>272,923.87</u>)
TOTAL BEGINNING EQUITY		(272,923.87)
TOTAL REVENUE		1,707,075.95
TOTAL EXPENSES		<u>1,969,404.10</u>
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(262,328.15)
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		(<u>535,252.02</u>)
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		(321,931.03)
		=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

301-Debt Service Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
301-11-000-00	Debt Service Cash	186,686.01	
301-11-000-84	Claim on Cash Debt Service	122,907.62	
301-11-000-90	Investment Account	74,766.00	
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>510,056.49</u>
TOTAL ASSETS			510,056.49
=====			
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		1,548,392.40	
TOTAL EXPENSES		<u>1,467,888.83</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		80,503.57	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>499,179.63</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			510,056.49
=====			

BALANCE SHEET

AS OF: JUNE 30TH, 2025

401-Special Revenue Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
401-11-000-00	Special Revenue Cash	45,665.83	
401-11-000-84	Claim on Cash Special Revenue	<u>34,479.01</u>	
			<u>80,144.84</u>
TOTAL ASSETS			80,144.84
			=====
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		26,857.98	
TOTAL EXPENSES		<u>16,364.35</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		10,493.63	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>80,144.84</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			80,144.84
			=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

402-TIRZ Jackson Ridge

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
402-11-000-00	TIRZ Cash	662,981.83
402-11-000-84	Claim on Cash TIRZ	(81,267.42)
		<u>581,714.41</u>
TOTAL ASSETS		581,714.41
		=====
LIABILITIES		
=====		
EQUITY		
=====		
402-31-033-06	Fund balance - TIRZ Fund	<u>800,993.31</u>
TOTAL BEGINNING EQUITY		800,993.31
TOTAL REVENUE		511,145.23
TOTAL EXPENSES		<u>730,424.13</u>
TOTAL REVENUE OVER/ (UNDER) EXPENSES		(219,278.90)
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>581,714.41</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		581,714.41
		=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

403-Impact Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
403-11-000-00	Impact Fees Cash	3,726,899.67	
403-11-000-84	Claim on Cash Impact Fees	(3,339,832.97)	
		<u>387,066.70</u>	
	TOTAL ASSETS		387,066.70
			=====
LIABILITIES			
=====			
403-21-010-00	Accounts Payable Pooled	<u>534.99</u>	
	TOTAL LIABILITIES		<u>534.99</u>
EQUITY			
=====			
403-31-033-20	Restricted FB- Street Impact	<u>375,334.51</u>	
	TOTAL BEGINNING EQUITY	375,334.51	
	TOTAL REVENUE	44,364.65	
	TOTAL EXPENSES	<u>33,167.45</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	11,197.20	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>386,531.71</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		387,066.70
			=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

404-Development Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
404-11-000-50	Investment Acct-Park Fees	1,364,323.98	
404-11-000-60	Investment acct-Fire Station	2,709,458.51	
404-11-000-70	Investment Acct-Street Fees	2,048,370.14	
404-11-000-84	Claim on Cash Development Fees	5,264,277.84	
404-11-000-90	Investment Account	<u>1,852.77</u>	
			<u>11,388,283.24</u>
TOTAL ASSETS			11,388,283.24
=====			
LIABILITIES			
=====			
404-21-010-00	Accounts Payable Pooled	<u>132,609.83</u>	
TOTAL LIABILITIES			<u>132,609.83</u>
EQUITY			
=====			
404-31-033-00	Fund Balance	<u>11,163,523.06</u>	
TOTAL BEGINNING EQUITY			11,163,523.06
TOTAL REVENUE		2,157,821.00	
TOTAL EXPENSES		<u>2,065,670.65</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		92,150.35	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.			<u>11,255,673.41</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			11,388,283.24
=====			

BALANCE SHEET

AS OF: JUNE 30TH, 2025

405-Grant Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
405-11-000-00	Grant Fund Cash	383,726.98	
405-11-000-84	Claim on Cash Grants	786,409.57	
405-11-013-15	AR Due From State	<u>74,767.93</u>	
			<u>1,244,904.48</u>
	TOTAL ASSETS		1,244,904.48
=====			
LIABILITIES			
=====			
405-21-010-00	Account Payable Pooled	180,359.50	
405-21-021-60	Unearned Revenue - Grants	<u>354,759.56</u>	
	TOTAL LIABILITIES		<u>535,119.06</u>
EQUITY			
=====			
405-31-033-04	Fund Balance - Grant Fund	<u>987,716.69</u>	
	TOTAL BEGINNING EQUITY		987,716.69
	TOTAL REVENUE	116,378.89	
	TOTAL EXPENSES	<u>394,310.16</u>	
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(277,931.27)	
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>709,785.42</u>
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		1,244,904.48
=====			

BALANCE SHEET

AS OF: JUNE 30TH, 2025

406-Holding Acct Dev Agreemts

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
406-11-000-84	Claim on Cash Holding	<u>434,737.23</u>	
			<u>434,737.23</u>
	TOTAL ASSETS		434,737.23
			=====
LIABILITIES			
=====			
406-21-010-00	Accounts Payable Pooled	13,806.35	
406-23-000-00	Due to Other Funds	<u>368,290.00</u>	
	TOTAL LIABILITIES		<u>382,096.35</u>
EQUITY			
=====			
406-31-033-00	Fund Balance	<u>227,158.33</u>	
	TOTAL BEGINNING EQUITY	227,158.33	
	TOTAL REVENUE	671,360.93	
	TOTAL EXPENSES	<u>845,878.38</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	(174,517.45)	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>52,640.88</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		434,737.23
			=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

501-Capital Projects Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
501-11-000-55	Vehicle Replacement Fund	796,506.24
501-11-000-58	Escrow Cash - AHE	246,764.59
501-11-000-59	Cash - CO 2022 Public Safety	243,114.70
501-11-000-60	Cash - CO 2023 Keeneland Phl	(3,880,120.86)
501-11-000-61	Cash - CO 2024 Station 2	1,043,857.61
501-11-000-62	ABP LLC Cash Escrow	7,922,051.26
501-11-000-63	HPR Lennar Escrow	2,986,973.62
501-11-000-84	Claim on Cash Capital Projects	(17,021,694.95)
501-11-008-38	Cash - Water Bond S16	<u>885.18</u>
		(<u>7,661,662.61</u>)
TOTAL ASSETS		(7,661,662.61)
		=====
LIABILITIES		
=====		
501-21-010-00	Accounts Payable Pooled	349,125.89
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	(1,867,275.71)
501-21-021-61	Unearned Revenue - HPR Lennar	2,441,519.50
501-21-021-65	Unearned Revenue - AHE	<u>246,764.59</u>
TOTAL LIABILITIES		<u>1,391,516.27</u>
EQUITY		
=====		
501-31-033-03	Restricted FB - Contruction	<u>14,212,754.38</u>
TOTAL BEGINNING EQUITY		14,212,754.38
TOTAL REVENUE		3,092,627.94
TOTAL EXPENSES		<u>26,358,561.20</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		(23,265,933.26)
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(<u>9,053,178.88</u>)
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		(7,661,662.61)
		=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
701-11-000-00	MDD Cash	1,764,499.61	
701-11-000-84	Claim on Cash MDD	(47,591.91)	
701-11-000-90	Investment Account	1,682,947.27	
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>4,568,519.38</u>	
TOTAL ASSETS			4,568,519.38
			=====
LIABILITIES			
=====			
701-21-010-00	Accounts Payable Pooled	433.99	
701-21-021-10	Accrued Vacation	<u>1,458.00</u>	
TOTAL LIABILITIES			<u>1,891.99</u>
EQUITY			
=====			
701-31-040-10	Fund Balance - MDD	<u>3,711,760.29</u>	
TOTAL BEGINNING EQUITY			3,711,760.29
TOTAL REVENUE		1,533,807.09	
TOTAL EXPENSES		<u>678,939.99</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		854,867.10	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>4,566,627.39</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			4,568,519.38
			=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

801-Employee Benefit Trust

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
801-11-000-00	Employee Benefit Trust Cash	419,334.05	
801-11-000-84	Claim on Cash EBT	(65,196.42)	
		<u>354,137.63</u>	
TOTAL ASSETS			354,137.63
			=====
LIABILITIES			
=====			
801-21-010-00	Accounts Payable Pooled	140.00	
801-21-010-13	Accounts Payable	60.00	
801-23-000-00	Due to other funds	<u>50,000.00</u>	
TOTAL LIABILITIES		<u>50,200.00</u>	
EQUITY			
=====			
801-31-033-00	Fund Balance	(36,849.64)	
TOTAL BEGINNING EQUITY		(36,849.64)	
TOTAL REVENUE		1,367,782.59	
TOTAL EXPENSES		<u>1,026,995.32</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		340,787.27	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>303,937.63</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			354,137.63
			=====

BALANCE SHEET

AS OF: JUNE 30TH, 2025

901-Pooled Cash Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
901-11-000-00	Pooled Cash	931,207.64	
901-13-101-00	Due from General Fund	131,052.57	
901-13-201-00	Due from Water Fund	24,216.35	
901-13-202-00	Due from Sewer Fund	16,661.06	
901-13-205-00	Due from Solid Waste Fund	185,399.74	
901-13-403-00	Due from Impact Fee Fund	534.99	
901-13-404-00	Due from Development Fee Fund	132,609.83	
901-13-405-00	Due from Grants	180,359.50	
901-13-406-00	Due from Holding Acct	13,806.35	
901-13-501-00	Due from Capital Projects Fund	349,125.89	
901-13-701-00	Due from MDD	433.99	
901-13-801-00	Due from EBT	<u>140.00</u>	
			<u>1,965,547.91</u>
TOTAL ASSETS			1,965,547.91
=====			
LIABILITIES			
=====			
901-21-010-01	Accounts Payable Control	1,034,340.27	
901-23-000-00	Due to Other Funds	<u>931,207.64</u>	
TOTAL LIABILITIES			<u>1,965,547.91</u>
EQUITY			
=====			
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			1,965,547.91
=====			



**City Council Meeting
Staff Report
July 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 June 30, 2025. Average interest earned was 4.426%.

Financial Summary

Ending cash balance at 6/30/25 was \$81.2 million compared to \$91.2 million at 3/31/25. The quarter over quarter reduction in cash balance was due to CIP projects, primarily the two fire stations and the WWTP and water well.

Staff Recommended Action

Approve

Staff Recommended Motion



City of Aubrey, Texas
Quarterly Investment Report
April 1, 2025 to June 30, 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).

03/31/25

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

06/30/25

Beginning Book Value: \$81,161,826
Beginning Market Value: 81,161,826
Beginning Par Value: 81,161,826

WAM at Beginning Period Date

43 days

WAM at Ending Period Date

46 days

Increase/(Decrease) in Investment Holdings
Market Value (\$10,016,036)

Average Yield to Maturity for quarter 4.426%
Average Yield to Maturity 6-month T-Bill 4.290%

Chris Rich, Mayor

Mike English, Finance Director

CITY OF AUBREY, TEXAS
CURRENT INVESTMENT PORTFOLIO AS OF
JUNE 30, 2025

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 6/30/2025	DAYS TO MATURITY 6/30/2025	% TOTAL	WEIGHTED AVG MATURITY	WEIGHTED AVG YIELD
<u>Cash Positions : Bank Cash Investments</u>											
Point Bank	DDA	\$7,253,309	4.3900%	6/30/2025	6/30/2025	1	0	0	8.94%	0	4.4100%
Subtotal Cash Positions		<u>\$7,253,309</u>									
<u>Cash Positions : Pooled Investments</u>											
LOGIC	Pool	\$73,908,518	4.4108%	6/30/2025	6/30/2025	1	0	0	91.06%	46	4.4281%
Subtotal Cash Positions		<u>\$73,908,518</u>									
<u>Cash Positions : Treasuries, Agencies, CD Investments</u>											
		<u>\$0</u>									
Subtotal Cash Positions		<u>\$0</u>									
Grand Total		<u>\$81,161,826</u>							<u>100.00%</u>	<u>46</u>	<u>4.4265%</u>

CITY OF AUBREY, TEXAS
 QUARTERLY POSITION CHANGE REPORT
 April 1, 2025 to June 30, 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 3/31/2025	ENDING 6/30/2025	CHANGE	BEGINNING 3/31/2025	ENDING 6/30/2025	CHANGE
<u>Cash Positions : Bank Cash Investments</u>											
Bank Deposits	DDA	\$7,253,309	4.3900%	6/30/2025	6/30/2025	\$4,959,704	\$7,253,309	\$2,293,605	\$4,959,704	\$7,253,309	\$2,293,605
Subtotal Cash Positions		<u>\$7,253,309</u>				<u>\$4,959,704</u>	<u>\$7,253,309</u>	<u>\$2,293,605</u>	<u>\$4,959,704</u>	<u>\$7,253,309</u>	<u>\$2,293,605</u>
<u>Cash Positions : Pooled Investments</u>											
LOGIC	Pool	\$73,908,518	4.4108%	6/30/2025	6/30/2025	\$86,218,158	\$73,908,518	(\$12,309,641)	\$86,218,158	\$73,908,518	(\$12,309,641)
Subtotal Cash Positions		<u>\$73,908,518</u>				<u>\$86,218,158</u>	<u>\$73,908,518</u>	<u>(\$12,309,641)</u>	<u>\$86,218,158</u>	<u>\$73,908,518</u>	<u>(\$12,309,641)</u>
<u>Cash Positions : Treasuries, Agencies, CD Investments</u>											
		\$0				\$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>\$81,161,826</u>				<u>\$91,177,862</u>	<u>\$81,161,826</u>	<u>(\$10,016,036)</u>	<u>\$91,177,862</u>	<u>\$81,161,826</u>	<u>(\$10,016,036)</u>

INTEREST EARNED FOR QUARTER

MONTH	TYPE OF SECURITY	AVERAGE BALANCE	AVERAGE RATE	INTEREST EARNED
<u>Cash Positions : Bank Cash Investments</u>				
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
Apr-25	DDA	\$7,160,954	4.4200%	\$ 26,376.18
May-25	DDA	\$9,449,834	4.4200%	\$ 34,806.89
Jun-25	DDA	\$7,731,392	4.3900%	\$ 28,284.01
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				\$ 209,470.29
TOTAL INTEREST EARNED FOR QUARTER				\$ 89,467.08
<u>Cash Positions : Pooled Investments</u>				
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
Apr-25	Pool	\$82,488,154	4.4512%	\$ 305,976.06
May-25	Pool	\$80,925,310	4.4223%	\$ 298,230.00
Jun-25	Pool	\$70,799,040	4.4108%	\$ 260,233.67
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				\$ 2,806,446.86
TOTAL INTEREST EARNED FOR QUARTER				\$ 864,439.73
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				\$ 3,015,917.15
TOTAL INTEREST EARNED FOR QUARTER				\$ 953,906.81



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

Agenda Item

Accept the resignations of Jesse Kemp and Jason Noyes from the Parks and Recreation Board.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

Both Jason Noyes and Jesse Kemp submitted resignations from the board on July 1st.

Financial Summary

NA

Staff Recommended Action

Approve

Staff Recommended Motion

I move to accept the resignations of Jesse Kemp and Jason Noyes.

To whom it may concern,

I am unfortunately resigning my position on the parks and recreation board effectively immediately. I have enjoyed being on this board since the very beginning, but I am unable to commit to the monthly meetings due to my job. I wish the best for you all and hope that you are able to fulfill one of our main goals we set had established in the beginning years ago, and that was a sports complex for the city of Aubrey. I know we are getting close and excited for the future! I have one request moving forward and that is to create more pickleball courts, that are fenced in and lighted, for our Aubrey Community. This sport has become wildly popular for all age groups and would be used frequently by many of our residents.

Thank you and best wishes,

A handwritten signature in black ink, appearing to read "J Noyes", written in a cursive style.

Jason Noyes

7/1/25

From: [Jesse Kemp](#)
To: [Jenny Hicks](#)
Subject: Resignation of Alternate Position
Date: Tuesday, July 01, 2025 5:01:16 PM

Hi Jenny,

I wanted to let you know that, after some thought, I've decided to step down from my position as an alternate on the Parks and Rec Board. I truly appreciate the opportunity, but with everything I have on my plate right now, I'm unable to give the board the attention and commitment it deserves and I agreed to. I believe it would be best to allow someone else to fill the role who can be more present and actively involved.

That said, I'd love to be considered if there's ever a need for a volunteer in the future. Once we wrap up the opening of the five new stores, I'll have much more time available, and I'd love to readdress the possibility of rejoining in some capacity at that point.

Thank you again for understanding and for all you do.

Best,

Jesse Kemp

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

Agenda Item

Accept the resignation of Sina Tidwell from the Planning & Zoning Commission.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

Planning & Zoning Chairperson Sina Tidwell announced her resignation during the July 10th Planning & Zoning Commission meeting.

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

motion to accept the resignation of Sina Tidwell.



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

Agenda Item

Approve an Interlocal Agreement with the City of Oak Point for the sale of a surplus ambulance, and authorize the City Manager to execute the agreement.

Staff Contact

Eric Schlotter, Fire Chief
eschlotter@aubreytx.gov
940-365-9785

Summary

This item if approved would authorize the sale of a surplus ambulance to the City of Oak Point Fire Department.

The Oak Point Fire Department is actively working to start providing transport EMS services to their citizens. Currently, we provide EMS services to the City of Oak Point and Cross Oaks Ranch through an ILA. We have been actively assisting the City of Oak Point with their efforts to begin providing EMS services.

We have a 2013 model ambulance that we are no longer using, and we were preparing to sell as surplus. The Oak Point Fire Department would like to purchase this unit to use as a back-up for their new ambulance.

We have offered to sell the unit for an agreed upon price of \$5,000.

Financial Summary

The funds received for the sale of the unit will be added to the Vehicle Replacement Fund.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the Interlocal agreement with the City of Oak Point, for the purchase of a surplus ambulance and authorize the City Manager to execute any necessary documents.

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF AUBREY AND CITY OF OAK POINT, TX**

STATE OF TEXAS

COUNTY OF DENTON

THIS INTERLOCAL AGREEMENT (the "Agreement") is made on the _____ day of _____, 20____, between the City of Oak Point, and City of Aubrey; jointly referred to herein as "parties" and each separately as a "party."

WHEREAS, each party is authorized by Chapter 791 of the Texas Government Code (the "Interlocal Cooperation Act"), to enter into agreements for the sale of surplus property;

WHEREAS, the parties recognize that participation in this interlocal agreement will be beneficial to the taxpayers of the parties;

WHEREAS, the parties cannot normally obtain the best possible purchase price for surplus vehicles acting individually and without cooperation;

WHEREAS, it is deemed in the best interest of all parties that said governments enter into a mutually satisfactory agreement for the purchase of a surplus ambulance; and

WHEREAS, the parties, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party;

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and conditions contained herein and pursuant to the authority permitted under the Texas Local Government Code, promise and agree as follows:

**I.
Purpose**

- A. The purpose of this Agreement is to transfer surplus property between the parties in accordance the rules set forth in the Texas Local Government Code.
 - a. The surplus property being sold is a: 2013 Ford F-450, Frazier Ambulance, VIN # 1FDUF4GT7DEA35047, Build # E-2338.

**II.
Consideration**

- A. The City of Oak Point agrees to pay an amount of five thousand dollars (\$5,000), to the City of Aubrey, for the aforementioned surplus ambulance.

- B. The surplus ambulance is being sold “as is”, with no warranties or guarantees.

III.

Relationship of Parties

- A. Each party shall ensure that all applicable laws and ordinances have been satisfied with respect to any action taken by such party pursuant to this Agreement.
- B. The Mayor or their designee, is the official representative to act for the City of Oak Point in all matters relating to this Agreement.
- C. The Mayor or their designee, is the official representative to act for the City of Aubrey in all matters relating to this Agreement.

V.

Liability and Immunity Provisions

- A. It is understood and agreed between the parties that each party hereto shall be responsible for its own and its employees’ acts of negligence in connection with this Agreement. Neither party shall be responsible for any negligent act or omission of the other party or its employees in connection with this Agreement. It is specifically agreed that, as between the parties, each party to this Agreement shall be individually and respectively responsible for responding to, dealing with, insuring against, defending, and otherwise handling and managing liability and potential liability of itself and its employees pursuant to this Agreement.
- B. Notwithstanding the foregoing, each party hereto reserves and expressly does not waive any immunity or defense available at law or in equity, including governmental immunity, for any claim or cause of action whatsoever that may arise or result from the services provided and/or any circumstances arising under this Agreement. These provisions are solely for the benefit of the parties hereto and are not for the benefit of any person or entity not a party hereto; this Agreement shall not be interpreted nor construed to give any claim or cause of action to any third party. Neither party shall be held legally liable for any claim or cause of action arising pursuant to or out of the services provided under this Agreement, except as specifically provided by law. Where injury or property damages results from the joint or concurrent negligence of both parties, liability, if any, shall be shared by each party based on comparative responsibility in accordance with the applicable laws of the State of Texas, subject to all defenses available to them, including governmental immunity.
- C. This Agreement is expressly made subject to the parties’ governmental immunity under the Texas Civil Practice and Remedies Code and all applicable federal, state, and local laws, rules, regulations, ordinances, and policies. Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to either party or to create any legal rights or claim on behalf of any third party. Neither party waive, modify, or alter,

to any extent whatsoever, the availability of the defense of governmental immunity under the laws of the State of Texas.

VI. Miscellaneous

- A. Each party has the full power and authority to enter into and perform this Agreement and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective party.
- B. In the event any one or more of the provisions contained in this Agreement shall be held, for any reason, to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.
- C. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives, and assigns. Neither party will assign or transfer an interest in this Agreement without the prior written consent of the other party.
- D. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in, or claims by, third parties who are not signatories to this Agreement.
- E. This Agreement shall be interpreted in accordance with the laws of the State of Texas and venue of any cause of action concerning this Agreement shall be in a court of competent jurisdiction sitting in Denton County, Texas.
- F. This Agreement, together with any referenced exhibits and attachments, constitutes the entire agreement between the parties hereto, and any prior agreement, assertion, statement, understanding, or other commitment occurring during the term of this Agreement, or subsequent thereto, has no legal force or effect whatsoever, unless properly executed in writing in accordance with Section II.A, and if appropriate, recorded as an amendment of this Agreement.
- G. Failure of any party, at any time, to enforce a provision of this Agreement, shall in no way constitute a waiver of that provision nor in any way affect the validity of this Agreement or the right of either party thereafter to enforce each provision hereof. No term of this Agreement shall be deemed waived or any breach excused unless the waiver shall be in writing and signed by the party claimed to have waived. Furthermore, any consent to or waiver of a breach will not constitute consent to or waiver or excuse of any other different or subsequent breach.

- H. Each party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized officers thereon the day and the year first above written.

CITY OF AUBREY

CITY OF OAK POINT, TEXAS

CITY MANAGER

CITY MANAGER

ATTEST:
JENNY HUCKABEE
CITY SECRETARY

ATTEST:
TRISH TIMM
CITY SECRETARY

BY: _____

BY: _____

APPROVED AS TO LEGAL FORM:
PATRICIA ADAMS
CITY ATTORNEY

APPROVED AS TO LEGAL FORM:
CITY ATTORNEY

BY: _____

BY: _____



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

Agenda Item

Approve an Interlocal Cooperation Agreement with the Town of Little Elm for the coordination of the Ironman Competition route and reimbursement of expenses incurred, and authorize the City Manager to execute the agreement.

Staff Contact

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

Summary

Executive Summary – Interlocal Cooperation Agreement with Town of Little Elm for IRONMAN Event

This agreement between the City of Aubrey and the Town of Little Elm formalizes cooperation for the coordination and support of the IRONMAN competition scheduled for March 15, 2026. The event route includes a portion of roadway within the City of Aubrey, requiring joint planning and public safety coordination.

Under the agreement, the City of Aubrey agrees to approve the proposed event route, assist with traffic control and emergency services, support public communication regarding road closures, and coordinate permitting as needed. The Town of Little Elm will oversee overall event logistics, provide the final route and schedule, and reimburse the City of Aubrey for reasonable personnel and operational costs associated with the event.

The agreement is authorized under Chapter 791 of the Texas Government Code (Interlocal Cooperation Act) and will remain in effect for one year, renewing annually unless terminated by either party with advance notice.

Financial Summary

Costs to be reimbursed by the Town of Little Elm

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the ILA with Little Elm for the Ironman Event

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
TOWN OF LITTLE ELM, TEXAS &
THE CITY OF AUBREY, TEXAS
FOR THE COORDINATION OF THE IRONMAN
COMPETITION ROUTE**

This Agreement (hereinafter referred to as the “Agreement”), is made and entered into by and between the Town of Little Elm, Texas (hereinafter referred to as the “Town”) located in Denton County, Texas, and the City of Aubrey, Texas (hereinafter referred to as the “City”) located in Denton County, Texas.

WHEREAS, the Interlocal Cooperation Act, Chapter 791, Texas Government Code (hereinafter referred to as the “Act”), authorizes local governments to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, the Town and the City are both local governments as defined by Section 791.003(a) of the Act engaged in the provision of local governmental functions and services to their citizens; and

WHEREAS, these functions and services serve the public health, safety, and welfare, promote efficiency and effectiveness of local governments, and are of mutual concern to the contracting parties; and

WHEREAS, the Town and the City, in expending funds in the performance of the governmental functions or in performing such governmental functions under this Agreement, shall make payments therefore only from current revenues legally available to such party; and

WHEREAS, the Town is organizing an Ironman competition (hereinafter referred to as the “Event”) scheduled for March 15, 2026, which Event includes a route extending into the jurisdiction of the City; and

WHEREAS, the City agrees to cooperate and provide support to facilitate the Event within its jurisdiction; and

WHEREAS, the Town and City desire to formalize their mutual responsibilities and expectations related to the coordination, safety, traffic control, public communication, and event logistics necessary to facilitate the Event;

NOW, THEREFORE, the Town and the City, for the mutual consideration hereinafter stated, agree, and understand as follows:

1. **PURPOSE.** To establish the terms and conditions under which both the Town and City collaborate to facilitate the Event route through their respective jurisdictions.
2. **ROUTE DESIGNATION.** The Event route shall enter and exit the City’s streets identified in Exhibit A. Any changes to the designated route through the respective jurisdiction must be approved in writing by both the Town and City. Any ongoing construction or scheduled construction in relation to the Event route must be identified and acknowledged by both the Town and City, so that it will not impact the finalized route through both jurisdictions.
3. **TERM.** This Agreement shall continue to remain in effect for a period of one (1) year from the date of execution and thereafter on a year-to-year basis until either the Town or the City shall give the other

respective party nine (9) months written notice of intent to terminate as provided hereafter, or until superseded.”

4. **CITY OBLIGATIONS.**

- A. Approve the proposed Event route and traffic control plan within the City’s respective jurisdiction.
- B. Providing reasonable public safety support with police and EMS during the Event.
- C. Assist with public communication efforts to identify and notify residents and businesses of all temporary road closures related to the Event.
- D. Assist the Town in ensuring that any required city permits or approvals for use of public rights-of-way are issued in coordination with this Agreement.
- E. Maintain communication between the Town and Event staff in addressing any and all safety, sanitation, and emergency response within the City’s jurisdiction.
- F. Designate and identify a contact person who will represent the City regarding this Agreement.

5. **TOWN OBLIGATIONS.**

- A. To coordinate and communicate the proposed event planning, logistics, and public safety plan for the Event.
- B. Provide the finalized Event route and schedule to the respective City.
- C. Obtain all required permits necessary by the state and regional agencies.
- D. Provide a traffic control plan approved by the Town’s Public Safety Office.
- E. Designate and identify a contact person who will represent the Town regarding this Agreement.
- F. Reimburse City for all reasonable personnel and operational expenses incurred by City for performing its obligations under Section 4 of this Agreement ("Event Costs"). Town shall reimburse City for Event Costs within thirty (30) days of the date of City's invoice.

6. **MISCELLANEOUS PROVISIONS.**

- A. **Entire Agreement.** The Agreement represents the entire agreement between the Town, the City and supersedes all prior negotiations, representations, or agreements, written or oral. This Agreement may be amended by a written instrument signed by the governing bodies of both the Town and City or those authorized to sign on behalf of the respective governing parties.
- B. **Indemnification Clause.** To the extent allowed by law, the Town and City agree to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages

(including loss of use), and any other losses, demand, suits, judgments and costs, including reasonable attorney's fees and expenses, in any way arising out of, related to or resulting from its performance under this Agreement, caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this Agreement.

- C. **Immunity and Defenses.** It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defenses that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Town and the City do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

7. **NOTICE.** Notices required by this Agreement shall be submitted to the persons and/or organizations, as follows:

Town of Little Elm:

Att. Matt Mueller
Town of Little Elm
Town Manager
100 W. Eldorado Parkway
Little Elm, TX 75068
214-618-2914

City of Aubrey:

Att. Charles Kreidler
City of Aubrey
City Manager
107 S. Main Street,
Aubrey, TX 76227
940-440-9343

The Town or the City may later designate in writing any other individual or entity to whom notices or referrals shall be submitted.

8. **GOVERNING LAW & VENUE.** This Agreement shall be governed by and is to be construed, interpreted, and enforced under the laws of the State of Texas and of the United States of America. The Town and the City agree and consent to the exclusive jurisdiction of the District Courts and County Courts at Law of Denton County, Texas, and of the United States District Court for the Northern District of Texas (Dallas Division) and acknowledge that such courts shall constitute proper and convenient forums for the resolution of any actions between the Town and the City agree that such courts shall be the exclusive forums for the resolution of any actions between the Town and the City.

9. **SEVERABILITY CLAUSE.** Provisions of this Agreement are severable. If any paragraph, section, subsection, sentence, clause, or phrase of this Agreement is for any reason held by a court competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

10. **SUCCESSORS & ASSIGNS.** This Agreement shall be binding upon the Town and City hereto, their successors, and assigns. Neither the Town nor the City will assign or transfer an interest in this Agreement

without the written consent of both respective parties.

ACKNOWLEDGMENT

TOWN OF LITTLE ELM:

APPROVED by the Town Council of the Town of Little Elm, Texas, in this meeting held on the _____ day of _____, 2025, and executed by its authorized representative.

X

Matt Mueller, Town Manager
Little Elm, Texas

X

Drew Bailey, Dircetor of Tourism & Comm...
Little Elm, Texas

X

Robert Brown
Town Attorney

STATE OF TEXAS: DENTON COUNTY

This instrument was acknowledged before me on the _____ day of _____, 2025, by Matt Mueller, Town Manager of the Town of Little Elm, Texas, a home-rule municipality, on behalf of said municipality.

X

Notary Public in and for the State of Texas

CITY OF AUBREY:

APPROVED by the City Council of the City of Aubrey, Texas, in this meeting held on the _____ day of _____, 2025, and executed by its authorized representative.

X

NAME & TITLE
CITY

X

ATTEST
CITY

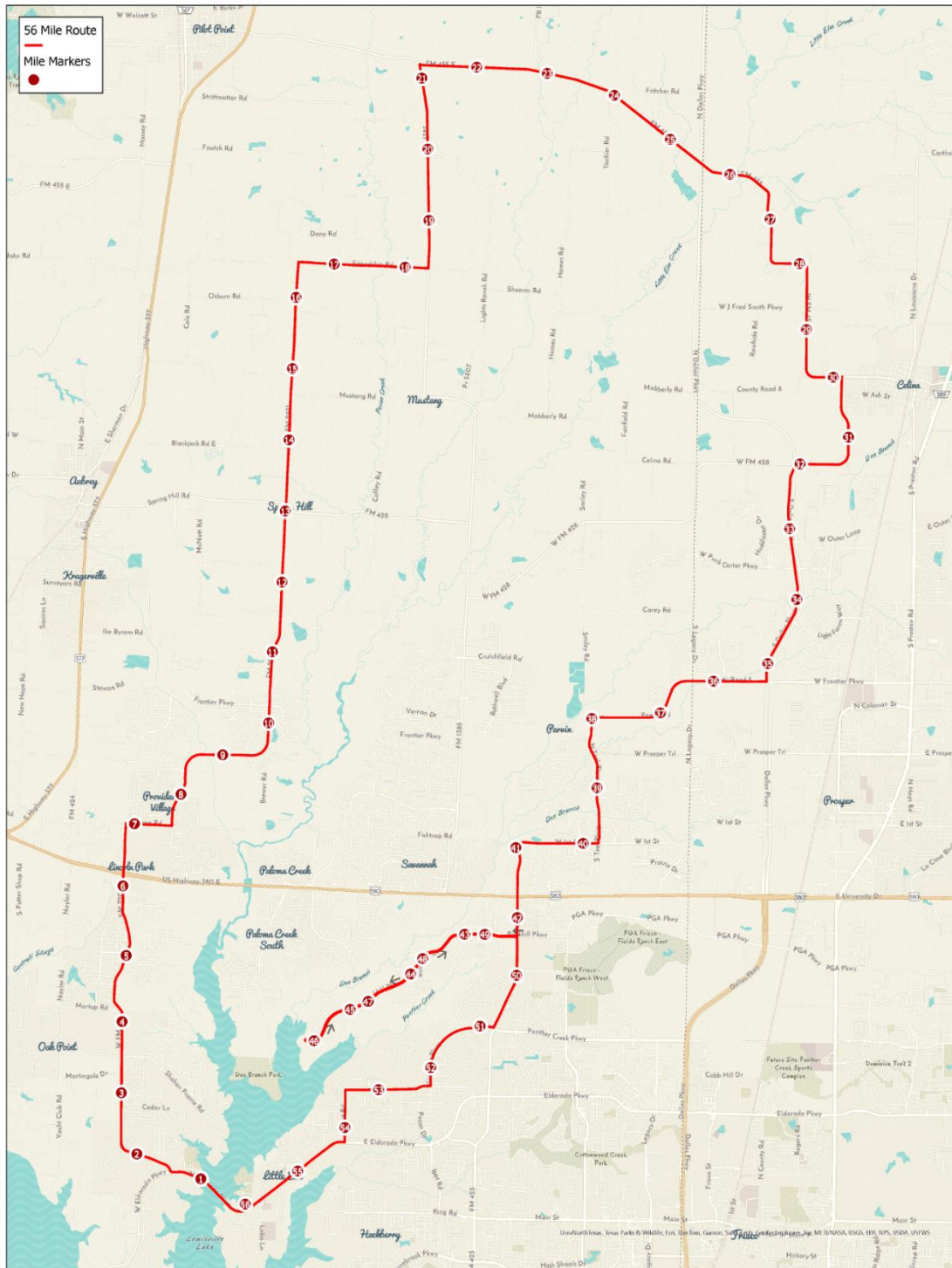
STATE OF TEXAS: DENTON COUNTY

This instrument was acknowledged before me on the _____ day of _____, 2025, by Charles Kreidler, City Manager of the City of Aubrey, Texas, a home-rule municipality, on behalf of said municipality.

X

Notary Public in and for the State of Texas

EXHIBIT A PROPOSED ROUTE



Ironman Bike Route:

Mile 10-15

Continue north on FM 2931

Mile 15

Continue north on FM 2931

Mile 16

At the stop sign, turn right on Friendship

Continue east on Friendship Rd

Mile 17

Continue east on Friendship Rd

At the stop sign, turn left on FM 1385

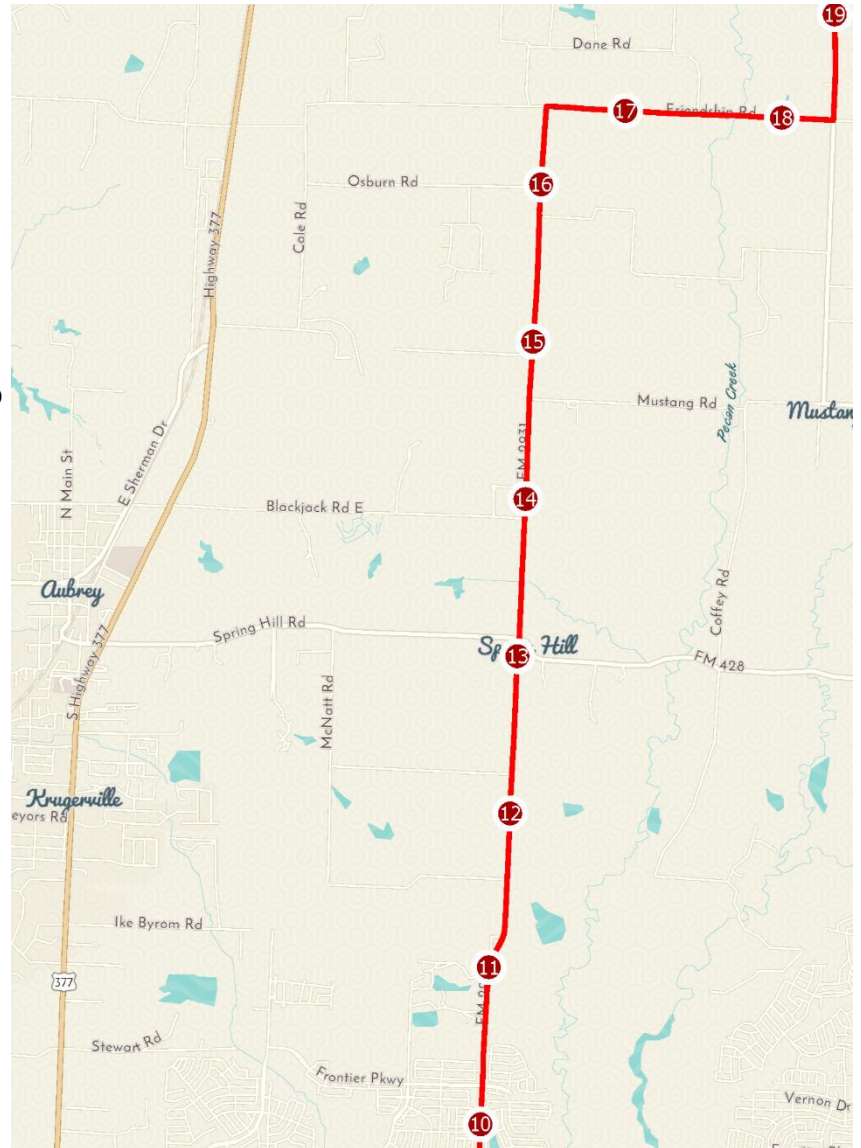
Mile 18

At the stop sign, turn left on FM 1385

Continue north on FM 1385

Mile 19

Continue north on FM 1385





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

Agenda Item

Approve final acceptance of Highpointe Ranch, Phase 1C, Public Improvements..

Staff Contact

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

Summary

Highpointe Ranch, Phase 1C consists of 13 residential lots, and 3 HOA lots with the following infrastructure.

10,527 LF of paving
16,065 LF of 5' sidewalk
2,555 LF of drainage pipe
3,270 LF of water main
7,219 LF of sewer main
4 regulatory signs

The total cost of improvements is \$4,104,936.34.

A final walk-through was conducted on July 15, 2025, and all public improvement punch list items were completed. At the time of the report, the developer was working on completing the entry monument and landscaping.

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

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to accept Highpointe Ranch 1C



July 10th, 2025

Lennar Homes

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

1231 Greenway Drive, Suite 800

Irving, TX 75038

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

Ms. Hepner:

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

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

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

By: Kimley-Horn & Associates, Inc.

A handwritten signature in black ink, appearing to read 'K Brockman'.

Kyle Brockman, P.E.
Project Manager



July 10th, 2025

Lennar Homes

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

1231 Greenway Drive, Suite 800

Irving, TX 75038

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

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by MX Construction Services, INC. As of July 10, 2025, Utilities for Highpointe Ranch Phase 1C construction was deemed substantially complete. A copy of the latest pay application is provided showing substantial completion of Phase 1C items.

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

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

By: Kimley-Horn & Associates, Inc.

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

Kyle Brockman, P.E.
Project Manager



July 10th, 2025

Lennar Homes

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

1231 Greenway Drive, Suite 800

Irving, TX 75038

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

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by RPM xConstruction, LLC. As of July 10, 2025, Paving for Highpointe Ranch Phase 1C construction was deemed substantially complete. A copy of the latest pay application is provided showing substantial completion of Phase 1C items.

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

Sincerely,

High Pointe Ranch Municipal Utility District No. 1

By: Kimley-Horn & Associates, Inc.

A handwritten signature in black ink, appearing to read "K Brockman".

Kyle Brockman, P.E.
Project Manager

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - NORTH CENTRAL TEXAS

October 2004

Form A.5.

MAINTENANCE BOND

STATE OF TEXAS

§

§

COUNTY OF Edwards

§

KNOW ALL MEN BY THESE PRESENTS:

THAT MX Construction Services, Inc., a corporation organized and existing under the laws of the State of Texas, and fully authorized to transact business in the State of Texas, whose address is 8951 Collin McKinney Pkway, Suite 1001 of the City of McKinney, County of Collin, State of Texas, (hereinafter referred to as "Principal"), and PHILADELPHIA INDEMNITY INSURANCE COMPANY (hereinafter referred to as "Surety"), a corporation organized under the laws of the State of Pennsylvania and authorized under the laws of the State of Texas to act as Surety on bonds for principals, are held and firmly bound unto High Pointe Ranch Municipal Utility District No. 1 (hereinafter referred to as "Obligee") in the penal sum of \$ 1,930,902.73 in lawful money of the United States, for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents:

WHEREAS, the Principal has entered into a certain written Contract with Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1, dated the 29th day of February, 2024, to which said Contract is hereby referred to and made a part hereof and as fully and to the same extent as if copied at length herein for the construction of Highpointe Ranch Phase 1C

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

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

The undersigned and designated agent is hereby designated by Surety herein as the agent resident to whom any requisite notice may be delivered and on whom service of process may be had in matters arising out of such suretyship. IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument on this the 26th day of June, 2025.

WITNESS

Carlos Campa

PRINCIPAL

Printed/Typed

Name

Title:

Company: MX Construction Services, Inc.Address: 8951 Collin McKinney Pkway, Suite 1001McKinney, Texas 75070

WITNESS

Melissa Pitts
Melissa Pitts, Bond Secretary

Surety

Printed/Typed

Name Jordan PittsTitle: Attorney-In-FactCompany: PHILADELPHIA INDEMNITY INSURANCE COMPANYAddress: One Bala Plaza, Suite 100Bala Cynwyd, PA 19004-0950

The Resident Agent of the Surety for delivery of notice and service of process is:

Name: Pitts Bonds & InsuranceAddress: 1206 Apollo Rd #850367, Richardson, TX 75085Phone number: 469-661-0314Note: Date of Bond must NOT be prior
to date of contract

PHILADELPHIA INDEMNITY INSURANCE COMPANY

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

Power of Attorney

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

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

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

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

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

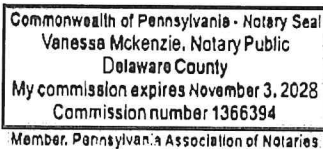
(Seal)



John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

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

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

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

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 26th day of June, 20 25.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

IMPORTANT NOTICE

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

1-877-438-7459

You may also write Philadelphia Indemnity Insurance Company at:

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

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

1-800-252-3439

You may write the Texas Department of Insurance at:

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

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

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

ADVISOR IMPORTANTE

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

1-877-438-7459

Usted tambien puede escribir a Philadelphia Indemnity Insurance Company:

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

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

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

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

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

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

Swiss Re Corporate Solutions America Insurance Corporation
1200 Main St., Suite 800
Kansas City, MO 64105

CHANGE RIDER

To be attached to and form a part of:

Type of Bond: Maintenance

Bond No: 2354504

Principal: RPM xConstruction, LLC

Surety: Swiss Re Corporate Solutions America Insurance Corporation

In favor of Oblige: Lennar Homes of Texas Land and Construction, Ltd

Dated: March 12, 2025

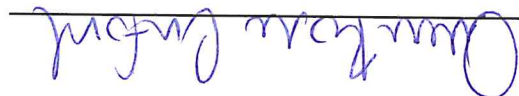
In consideration of the premium charged for the attached bond, it is hereby agreed to change the following:

Description: THE BOND AMOUNT IS INCREASED

From: \$2,213,484.20

To: \$3,381,875.26

The attached bond shall be subject to all its agreements, limitations and conditions except as herein expressly modified.
The rider is effective: June 26, 2025

By: 

Name: Andrea Rose Crawford

Title: Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

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

GENERAL POWER OF ATTORNEY

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

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

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

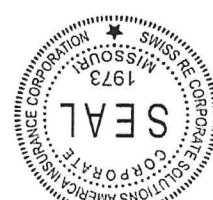
TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

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

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

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

By Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC
By Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC

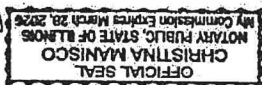


IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 11th day of January, 2024

State of Illinois
County of Cook
Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 11th day of January, 2024, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Gerald Jagrowski, Vice President of WIC and SRCSPIC and SRCSAIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.



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

IMPORTANT NOTICE

In order to obtain information or make a complaint:

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

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

1-816-235-3702

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

1200 Main Street, Suite 800
Kansas City, MO 64105

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

1-800-252-3439

You may write the Texas Department of Insurance:

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

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

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

AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con Surety Claims Department al 1-816-235-3702.

Usted puede llamar Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation para informacion o para someter una queja al:

1-816-235-3702

Usted tambien puede escribir a Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation al:

1200 Main Street, Suite 800
Kansas City, MO 64105

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

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

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

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

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

DirtSavers, LLC.

PO Box 566
Aledo, Texas 76008

dirtsavers@gmail.com
F-14138

Date: 07.08.2025
C&W Stoneworks, LLC.
PO Box 1023
Rockwall, TX 75087

RE: Construction Review of Masonry Stone Retaining Walls
Job Name: Highpointe Ranch Ph 1C
Job Location: Aubrey, Texas
DirtSavers Job: RW010925-2 dated 01.09.2025

To whom it may concern:

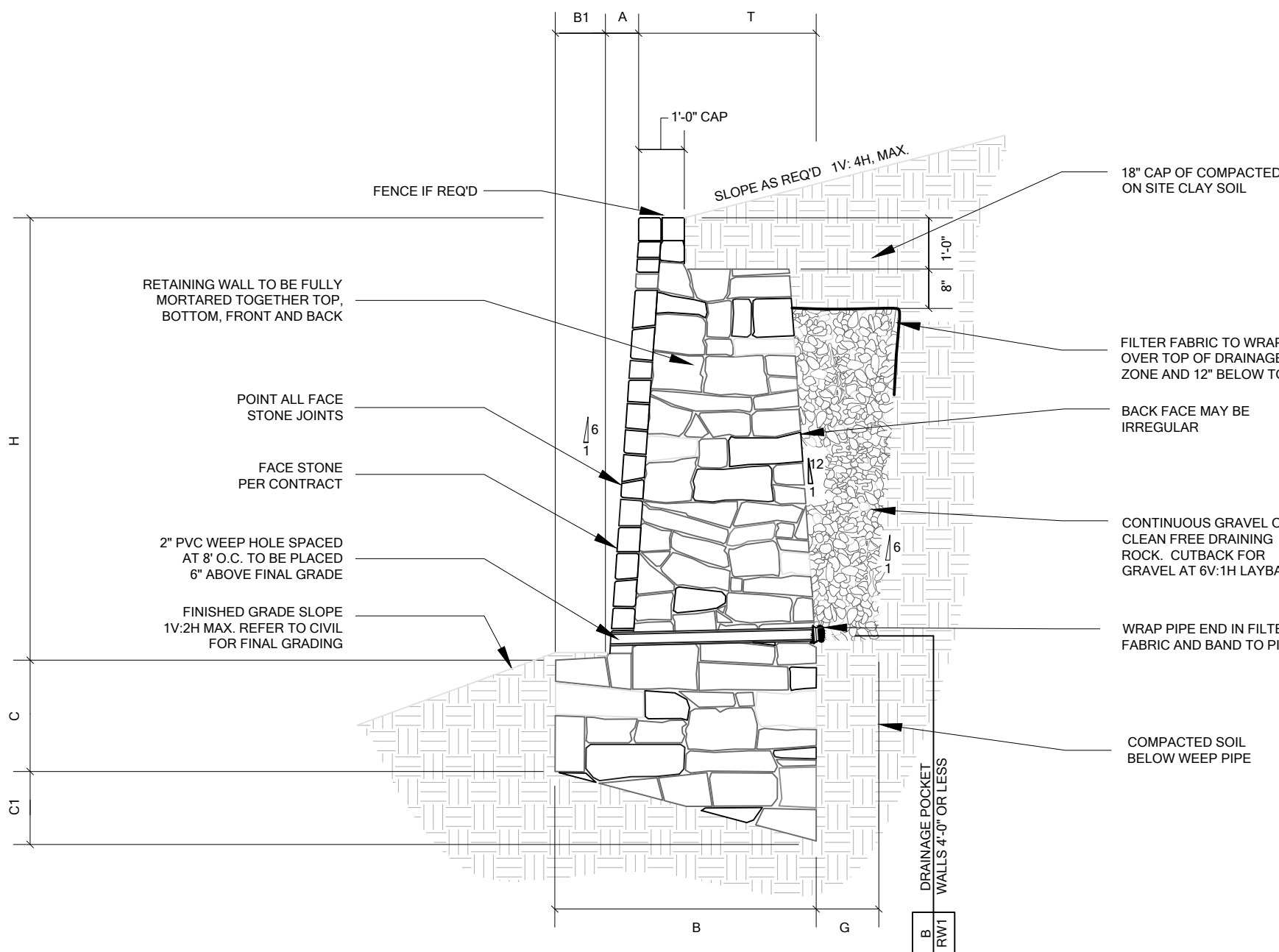
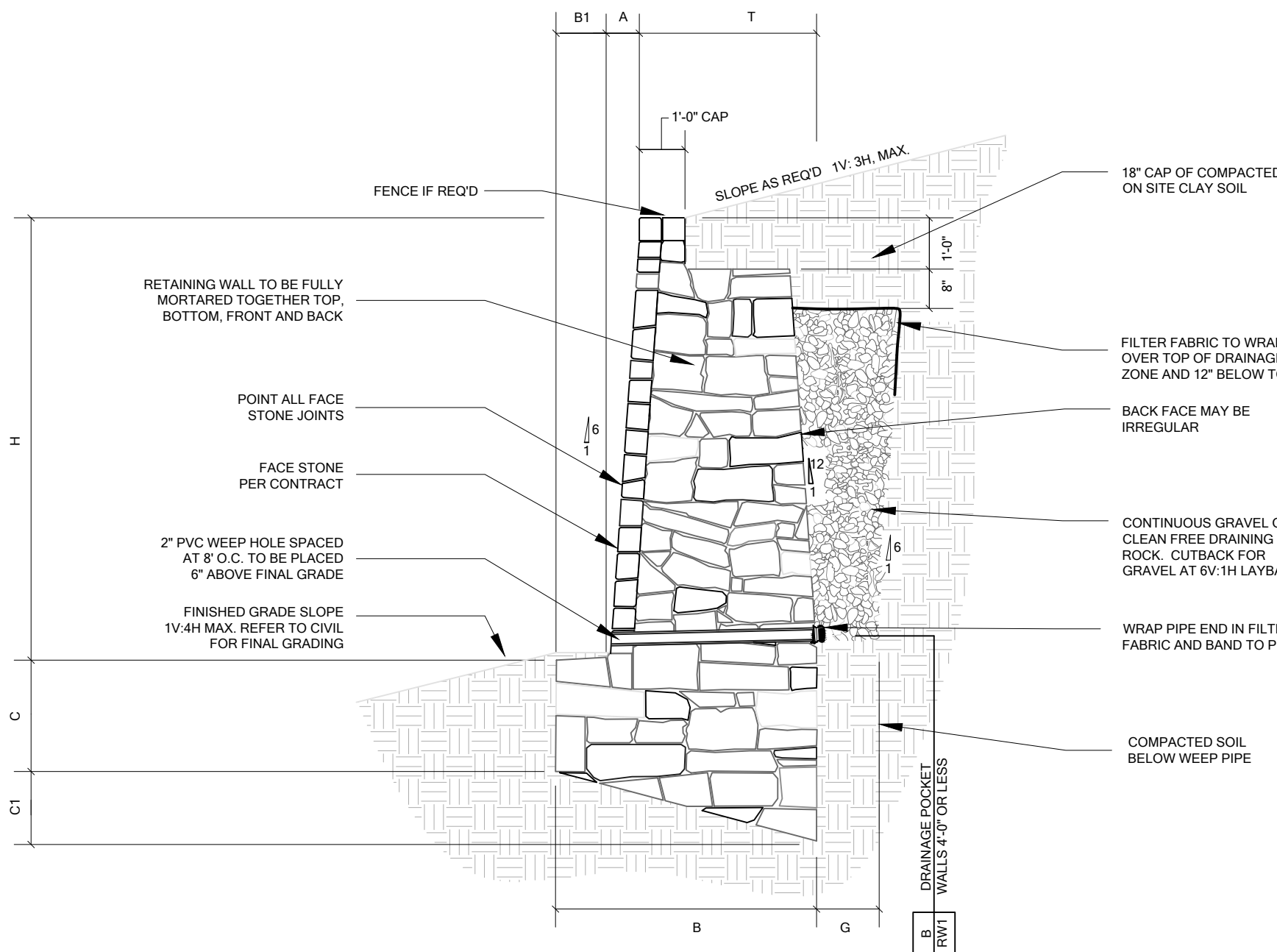
A representative of DirtSavers, LLC. visited the above-mentioned site to review the construction of the masonry stone retaining walls designed by DirtSavers. The construction of the walls was found to be acceptable, and in accordance with the plans and specifications designed by DirtSavers, LLC.

The retaining walls were designed using the 2021 IBC

Sincerely,

Michael Marshall, P.E.





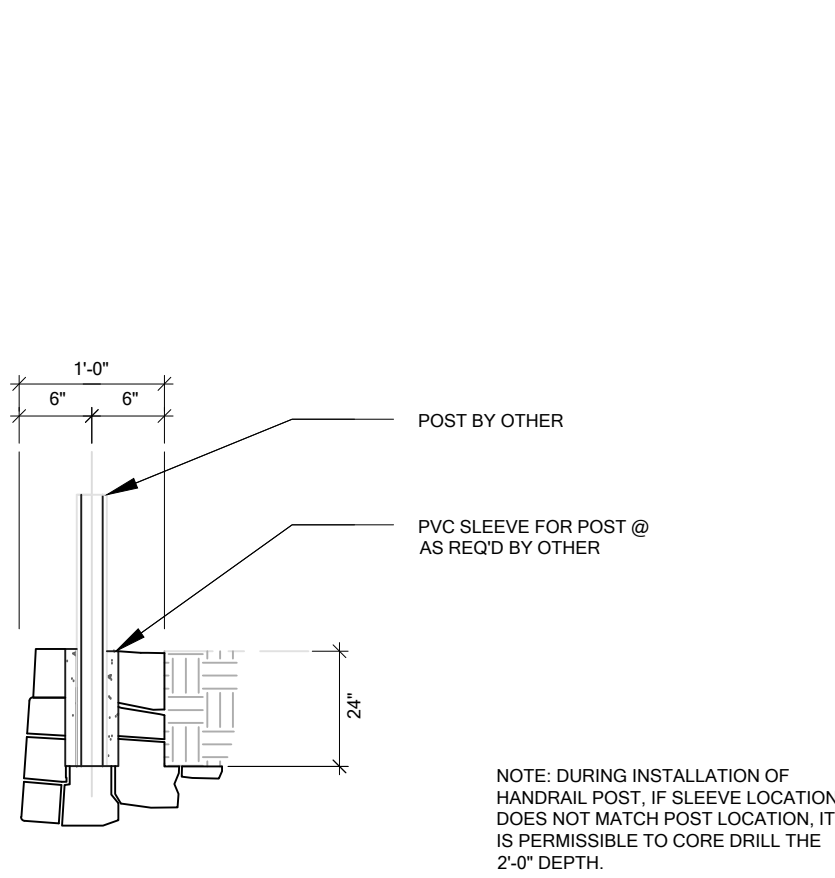
RW1/1 MASONRY WALL SCHEDULE -2500 psf - 6V:1H BATTER								
BEARING CAPACITY ON NATURAL SOIL OR COMPACTED AND TESTED FILLS								
WALL	BASE	TOE	BASE	BASE	BATTER	THICKNESS	DRAINAGE ZONE	BEARING
HEIGHT	WIDTH		DEPTH (TOE)	DEPTH (HEEL)		OF WALL	THICKNESS	CAPACITY
H	B	B1	C	C1	A	T	G	
1' - 0"	1' - 0"	0' - 0"	0' - 9"	0' - 2"	0' - 2"	1' - 0"	SEE B/RW1	2500 psf
2' - 0"	1' - 4"	0' - 1"	0' - 10"	0' - 5"	0' - 4"	1' - 3"	SEE B/RW1	
3' - 0"	1' - 9"	0' - 1"	0' - 11"	0' - 6"	0' - 6"	1' - 8"	SEE B/RW1	
4' - 0"	2' - 3"	0' - 1"	1' - 0"	0' - 5"	0' - 8"	2' - 2"	SEE B/RW1	
5' - 0"	2' - 10"	0' - 1"	1' - 2"	0' - 6"	0' - 10"	2' - 9"	0' - 10"	
6' - 0"	3' - 2"	0' - 2"	1' - 6"	0' - 7"	1' - 0"	3' - 0"	0' - 10"	
WALL DESIGN CRITERIA								
BEARING	SLOPE TOP	SLOPE BOT	ACTIVE PRESSURE	PASSIVE PRESSURE	COEFFICIENT OF FRICTION	SURCHARGE		
Q _a	β	β ₁	Φ _a	Φ _p		q		
2500 psf	18.3 deg	14.3 deg	30 deg	30 deg	0.4	0 psf		

RW1/2 MASONRY WALL SCHEDULE -2500 psf - 6V:1H BATTER								
BEARING CAPACITY ON NATURAL SOIL OR COMPACTED AND TESTED FILLS								
WALL	BASE	TOE	BASE	BASE	BATTER	THICKNESS	DRAINAGE ZONE	BEARING
HEIGHT	WIDTH		DEPTH (TOE)	DEPTH (HEEL)		OF WALL	THICKNESS	CAPACITY
H	B	B1	C	C1	A	T	G	
1' - 0"	1' - 0"	0' - 0"	1' - 0"	0' - 2"	0' - 2"	1' - 0"	SEE B/RW1	2500 psf
2' - 0"	1' - 5"	0' - 2"	1' - 6"	0' - 5"	0' - 4"	1' - 3"	SEE B/RW1	
3' - 0"	1' - 10"	0' - 2"	1' - 6"	0' - 6"	0' - 6"	1' - 8"	SEE B/RW1	
4' - 0"	2' - 5"	0' - 2"	1' - 6"	0' - 5"	0' - 8"	2' - 3"	SEE B/RW1	
5' - 0"	2' - 11"	0' - 2"	1' - 8"	0' - 6"	0' - 10"	2' - 9"	0' - 10"	
6' - 0"	3' - 2"	0' - 2"	1' - 9"	0' - 7"	1' - 0"	3' - 0"	0' - 10"	
WALL DESIGN CRITERIA								
BEARING	SLOPE TOP	SLOPE BOT	ACTIVE PRESSURE	PASSIVE PRESSURE	COEFFICIENT OF FRICTION	SURCHARGE		
Q _a	β	β ₁	φ _a	φ _p		q		
2500 psf	14.3 deg	21 deg	30 deg	30 deg	0.4	0 psf		

1. Design Building Code
International Building Code, 2018 Edition
2. Geotechnical Report
Firm: ECS Southwest, LLP.
Project No: 19:7950
Dated: April 10, 2020
Allowable Bearing Capacity: 2500psf bearing into undisturbed, on-site soils or compacted and tested fill
3. Geotechnical Criteria
Bearing on Stiff Natural Undisturbed Clayey Soils or Compacted and Tested Soils
Allowable Bearing: 2500psf for soils
- Coefficient of Friction between Base of Wall and Soil - 0.40 for soils
Backfill Soil Parameters:
Backfill Soil - Natural Clays or Fill Soils
- Base Soil Parameters:
Soil at Toe - natural, Undisturbed or Fill Soils
- The backfill soil angle of internal friction referred to above is a composite angle of internal friction and includes both cohesion and angle of internal friction of the soils.
- The use of very wet or very dry backfill soil should be avoided. The use of heavy equipment within 3'-0" of the wall could damage the wall and should be avoided.
- Locate base of walls on undisturbed or properly compacted soil.
4. Materials
Average density of masonry stone wall varies from 135 pcf to 145 pcf. Size of stone within wall varies from 4" to 18".
Drainage zone materials may be composed of clean gravel or stone ranging from 1" to 5". Crushed concrete is acceptable provided it is clean and generally free of dust or other deleterious materials.
- Portland Cement Mortar for Retaining Wall Construction.
- The Portland cement mortar used for construction of the above grade portion of the masonry stone retaining walls shall be provided with the following proportions per cubic yard of concrete. The Portland cement mortar supplier shall provide "batch tickets" clearly indicating that the appropriate amount of materials are provided in each concrete mixer truck load. The batch tickets shall clearly indicate the amount batched, the date, the project name and shall be provided to DirtSavers, LLC. for review, documentation, and file.
- | | |
|-------------------------|-----------------------|
| Contents | Amount per cubic yard |
| Type F Fly Ash: | 94 lbs. |
| Fine Aggregate (sand): | 3,250 lbs. |
| Potable Water: | 235 lbs. |
| Type 1 Portland Cement: | 376 lbs. |
| Admixture Eucon 100: | 48 oz. average |
- Concrete retarders such as "Eucon 100 Retarder" may be used at the discretion of the masonry wall contractor. A greater amount of retarder (about 64 ounces) is typically used during hot periods and a less amount of retarder (about 32 ounces) is typically used during cool weather.
- Please note that the above proportions will provide a Portland cement mortar with a compressive strength of about f'c = 2000 psi. DirtSavers, LLC. does not require any concrete testing provided the above proportions are verified by way of the "batch tickets".
5. Construction Reviews
DirtSavers, LLC. shall be called for construction review of masonry wall.
6. Retaining Wall Design Constraints
Retaining walls should not have solid fence placed on top of wall other than that shown on these plans. Retaining walls shall not have additional surcharge placed above the wall other than that shown on these plans. Retaining walls shall not have slope at base or top of wall that exceeds that which is shown on these plans. The retaining walls noted above require special design.
- Minor variations in the construction of the retaining walls from these documents may be accepted at the discretion of the design engineer.

RW1/1 MASONRY WALL W/ 6V:1H BATTER
SCALE: N.T.S.

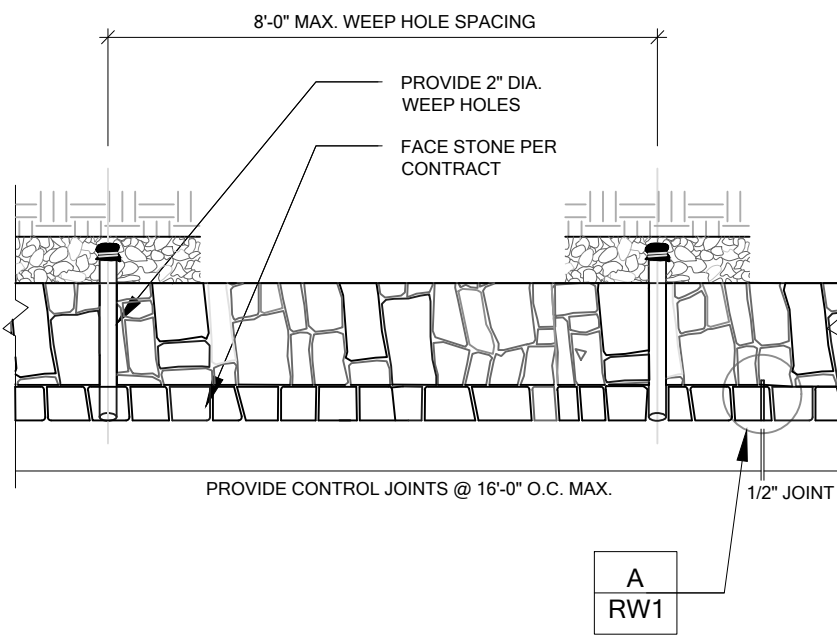
RW1/2 MASONRY WALL W/
BASE SLOPE OVER 4:1
SCALE: N.T.S.



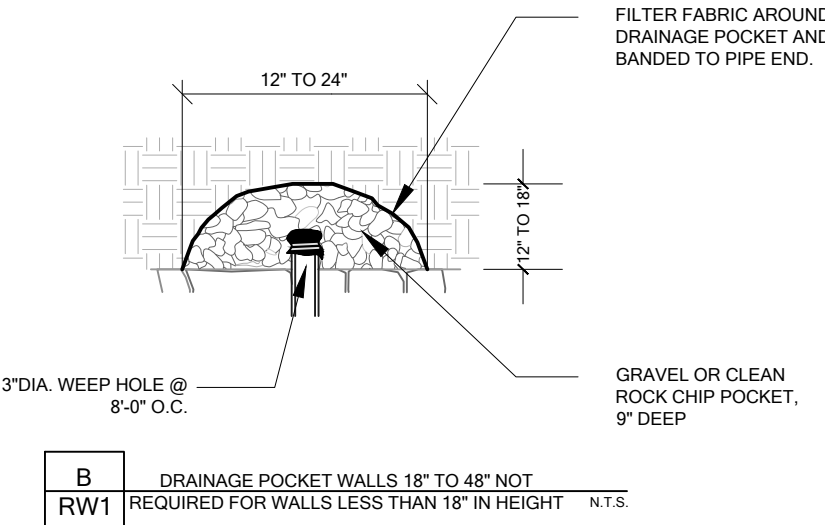
RW1/3 WALL SECTION W/ FENCE POST
SCALE: N.T.S.



RW1/4 TYPICAL PLAN VIEW AT CORNER
SCALE: N.T.S.



RW1/5 TYPICAL PLAN VIEW AT BASE
SCALE: N.T.S.



DIRTSAVERS
PO BOX 566
ALEDO, TX 76008
PH: 469.834.7446
F-14138

SILO & BRANCH
MASONRY RETAINING WALLS
CELINA, TEXAS

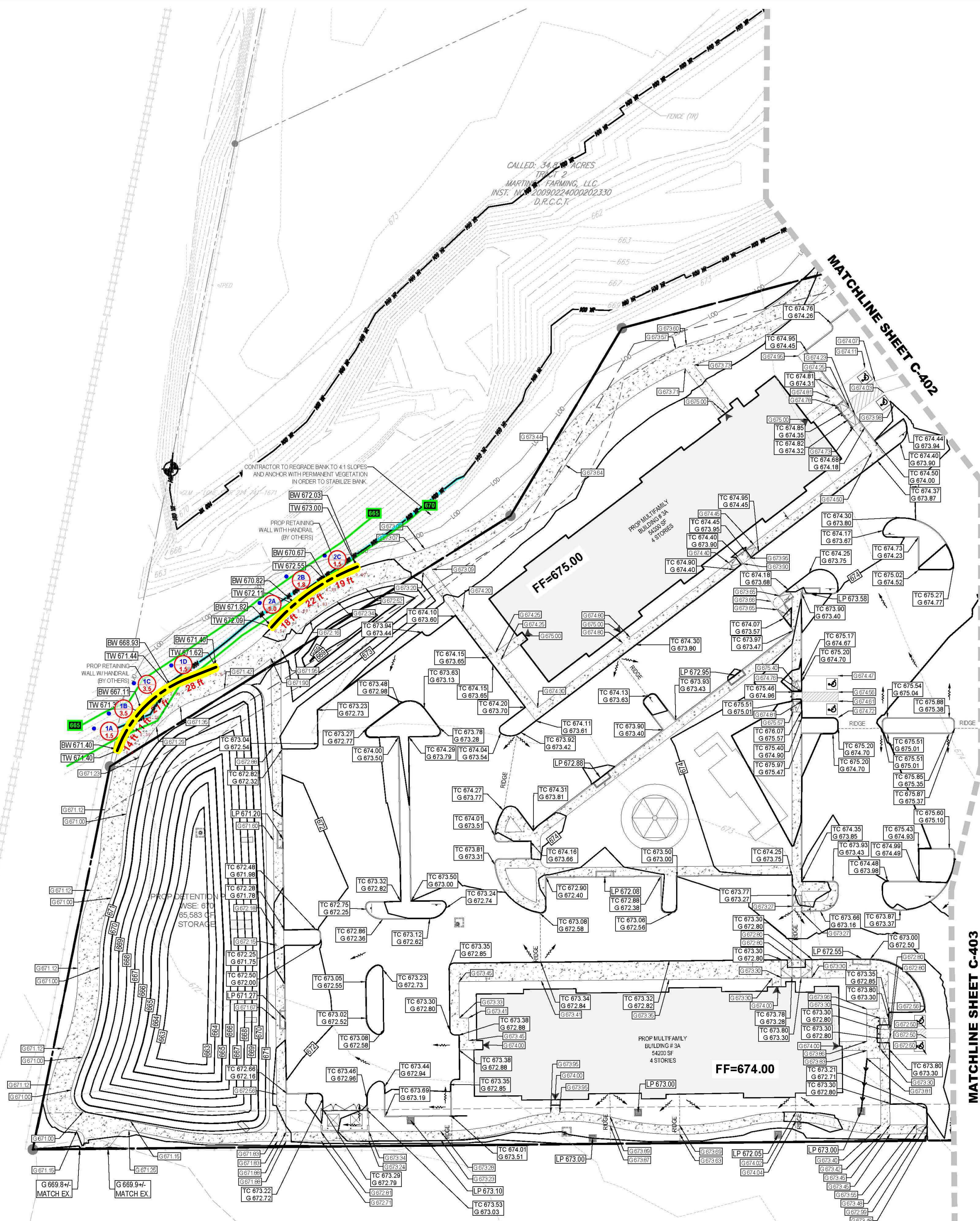
No.	Date	Item	REVISIONS
DB: MAM	CHKD: MAM	APPD: MAM	



RETAINING WALL
DETAILS AND NOTES

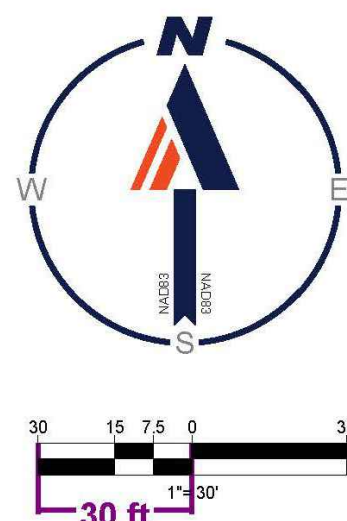
Project No.	RW071522-1
Date	07.15.2022
Last Revision	07.15.2022

RW1



GRADING NOTES

2. SEE SHEET C-102 FOR GENERAL NOTES.
3. REFERENCE THE ALPANS LAND TITLE SURVEY BY BOHLER ENGINEERING, DATED 06/12/19, FOR MORE INFORMATION ON EXISTING CONDITIONS.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF CELINA STANDARDS AND SPECIFICATIONS.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND PERMITS AND DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
6. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO: EROSION CONTROL, COMMENCEMENT OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONDITIONS, MATERIALS, METHODS, OR EQUIPMENT THAT MAY NOT ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER, PAIVING INSTALLED SHALL "FLUSH OUT" AT 4" MINIMUM DRAINAGE WITH 1/2" GRADE.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND THAT THE MEASUREMENTS TAKEN IN THE FIELD FOR VERIFICATION OF THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION TO REQUEST THE EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RECONCILE ANY DISCREPANCIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1' FOOT INTERVALS.
9. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1' FOOT INTERVALS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE TERMS AND CONDITIONS OF THE STANDARD FORM WORK ASSOCIATION WITH CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
12. ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4" INCHES OF TOPSOIL, CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH ALL GOVERNING OPERATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
14. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL BE LIMITED 5% TO 8% TO MAINTAIN PROPER SIDEWALK SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA COMPLIANCE CAN NOT BE MET AT ANY LOCATION.
16. ANY PROPOSED CONTOUR SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADING ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
17. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
18. ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE CONSTRUCTED.
19. ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENTLY APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
20. ALL BUILDING REVEALS SHALL BE 6" UNLESS NOTED OTHERWISE.
21. SIDEWALKS SHALL HAVE A MAXIMUM SLOPE OF 5% AND A MAXIMUM DROSS SLOPE OF 2%.



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

WE ARE HIRING! BOHLER IS CURRENTLY ACCEPTING APPLICATIONS FOR THE FOLLOWING POSITIONS: PROJECT MANAGER, PROJECT SUPERVISOR, LANDSCAPE ARCHITECT, CIVIL ENGINEER, SURVEYOR, AND TRANSPORTATION ENGINEER.

REVISIONS			
REV	DATE	COMMENT	DRAWING CHECKED
	5/27/21	CITY SUBMITTAL FOR APPROVAL	PJM
	10/07/21	BID SET	PJM
	10/28/21	CITY RESUBMITTAL FOR APPROVAL	PJM
	11/30/21	CITY RESUBMITTAL FOR APPROVAL	PJM
	1/14/22	CITY RESUBMITTAL FOR APPROVAL	PJM
	2/1/22	SUNSET REVISION	PJM
1	2/4/22	GOLF CART AREA ADDITION	PJM
	2/11/22	LENDER SET	PJM



Know what's below.
Call before you dig.
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FOR REVIEW
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
PRELIMINARY AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

PROJECT No.:	TD2020
DRAWN BY:	P.
CHECKED BY:	M.
DATE:	01/14/20
CAD ID.:	G

PROJECT:

SILO & BRANCH

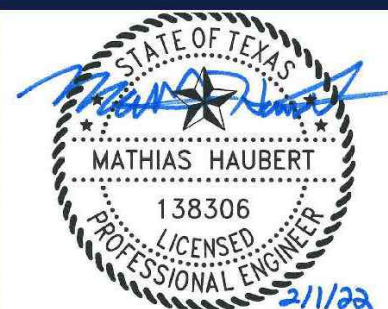
— FOR

Bush
ARCHITECTS

PROPOSED
DEVELOPMENT
SIDE OF OKLAHOMA DRIVE
CELINA, TX 75009
COLLIN COUNTY

BOHLER //

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
E No. 18065 | TBPLS No. 10194413



SHEET TITLE:

**GRADING
PLAN (W)**

C-401

ORG. DATE - 05/20/2020

RETAINING WALL LAYOUT SHOWN FOR REFERENCE
ONLY AND IS BASED ON CIVIL DESIGN BY
BOHLER

 RW1/1 RETAINING WALL W/ TYPICAL BATTER

 RW1/2 RETAINING WALL W/ BASE SLOPE OVER 4:1

RW2/1

MASONRY WALL SITE LAYOUT

SCALE: NT:

DIRTSAVERS

PO BOX 566
ALEDO, TX 76008
PH: 469.834.7446
F-14138

SILO & BRANCH

MASONRY RETAINING WALLS

CELINA, TEXAS

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REVISIONS		
DB: MAM	CHKD: MAM	APP'D: MAM



RETAINING WALL DETAILS AND NOTES

Project No.	RW071522-1
Date	07.15.2022
Last Revision	07.15.2022

RW2



GRADING NOTES

-

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
 PROGRAM MANAGEMENT
 LAND ACQUISITION
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES



FOR REVIEW
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

SILO & BRANCH

EQ5

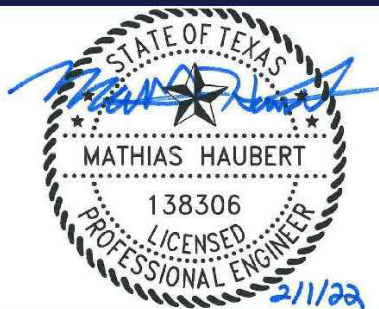
Bush
ARCHITECTS

PROPOSED
DEVELOPMENT

WEST SIDE OF OKLAHOMA DRIVE
CELINA, TX 75009
COLLIN COUNTY

BOHLER //

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413



SHEET TITLE:

GRADING PLAN (SE)

SHEET NUMBER: **C-403**

C-403

ORG. DATE - 05/20/2020

RW3/1

MASONRY WALL SITE LAYOUT

SCALE: NT:

RETAINING WALL LAYOUT SHOWN FOR REFERENCE
ONLY AND IS BASED ON CIVIL DESIGN BY
BOHLER

DIRTSAVERS

PO BOX 566
ALEDO, TX 76008
PH: 469.834.7446
F-14138

SILO & BRANCH

MASONRY RETAINING WALLS

CELINA, TEXAS

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No. Date	Item	
REVISIONS		
DB: MAM	CHKD: MAM	APPD: MAM



RETAINING WALL DETAILS AND NOTES

Project No.	RW071522-1
Date	07.15.2022
Last Revision	07.15.2022

RW3



Accessibility Resource
SPECIALISTS

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

On-Site Accessibility INSPECTION COMPLIANCE REPORT

“NO VIOLATIONS”

***ARS #25-11155 – TDLR-AB TABS2025010725
HIGHPOINTE RANCH Phase 1C @ 600 Bronco Lane
Residential Subdivision – Sidewalks & Curb-ramps / Aubrey, TX
07.09.2025***

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

The on-site accessibility compliance inspection tour was coordinated by the Property Owner’s in-house representative Mr. Aaron Woods with Lenar Homes of Texas Land and Construction; and, the tour was provided by Mr. Woods, Mr. Kyle Brockman with Kimley*Horn Engineers and Colby Caddington with RPNX Construction. Per the Property Owner representative's request and allowed by the 2012 Texas Accessibility Standards (TAS), all elements required to be accessible to people with disabilities were found to be within the "conventional building industry (construction) tolerances for field conditions" (i.e. - understood to be plus or minus one (1) unit - 1% on sloped surfaces; and / or plus or minus 1/2" to maximum 1" at non-critical dimension requirements), unless noted otherwise.

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

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

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

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

2501 Harborview Blvd. / Rowlett, TX 75088
Office • 972.285.2445 / Mobile • 214.505.3728

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

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

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

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

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

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

RAS Name:	Fred D. Cawyer AIA	RAS #:	86
Plan Review Date:	02.18.2025	TABS #:	TABS2025010725
"INSPECTION" Dates:	Performed on 07.09.2025 & Report written on 07.10.2025	ARS Project #:	25-11155
Project Information:			
Project Name: HIGHPOINTE RANCH Phase 1C @ 600 Bronco Lane - Residential Subdivision – Sidewalks & Curb-ramps / Aubrey, Texas			
Facility Name: HIGHPOINTE RANCH Phase 1C			
Project Address: 600 Bronco Lane		City:	Aubrey, TX 76227
Detailed description of construction activities:			

Scope-of-work was the demolition of all existing site elements; tree preservation; new construction including hardscape street paving, curbs & gutters; grading, 5'-0" wide sidewalks; a parking lot and parallel parking spaces along Farrier Lane; landscape planting & irrigation; and pedestrian / street pole lighting - affecting approx. 19,000 SF within the approx. 32.472 acre residential subdivision neighborhood

The single-phase commercial construction involved the creation of the following streets: Bronco Lane, Vanner Lane, Remuda Lane, Withers Lane, Crest Drive, Farrier Lane, Fetlock Lane, Yearling Lane, Cavaletti Lane and Guineas Lane.

Owner Information:

Contact / Owner:	Lennar Homes of Texas Land Construction – Mr. Aaron Woods		
Company Name:	Lennar Homes of Texas Land Construction – Mr. Aaron Woods		
Address:	1231 Greenway Drive, Suite #800		
City:	Irving	State: TX	Zip: 75038

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

Complete technical requirements can be found at:

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

Technical Memorandums can be found at:

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

PHOTOGRAPHS OF THE GENERAL OVERALL SCOPE-OF-WORK:





“NO VIOLATIONS”

*File: Inspection Report - 25-11155 - ARS - TABS2025010725 - Inspection @ HIGHPOINTE RANCH Phase 1C @ 600 Bronco Lane - Residential
Subdivision - Sidewalks-CRs - Aubrey TX-APP.doc*

ARS, pllc - Accessibility Resource Specialists

ARCHITECTURAL BARRIERS “INSPECTION REPORT” CLARIFICATIONS

Applying the 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

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

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

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

3. If it is a “**VIOLATIONS PENDING**” **Inspection** – The Property Owner is to forward an executed **Architectural Barriers - Inspection Response Form** (TDLR AB 029 03-07 - blank form is attached to the disapproved inspection letter) back to ARS representatives as soon as possible - indicating that all previously identified non-TAS complying elements have now been brought into full compliance. ARS representatives will then issue a “**Verification of Corrective Modifications**” approval letter and will notify TDLR-AB representatives via a **Project Status Up-date** form.

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

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

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

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

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

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

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

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

Accessibility Compliance:

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

The Submittal Process:

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

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

ARS, pllc Representatives:

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

Licensed by the State of Texas
Texas Department of Licensing and Regulation
Architectural Barriers Division (TDLR-AB)
www.tdlr.texas.gov
E-mail: techinfo.ab@tdlr.texas.gov



Accessibility Resource
SPECIALISTS

“Centered” on Accessibility

“Centered” on Professional Service

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

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

SERVICES PROVIDED:

- “Preliminary” Construction Document Plan Reviews on non-RAS projects
- “Final” Construction Document Plan Reviews as RAS licensed by TDLR
- “Preliminary” On-Site Inspections on non-RAS projects
- “Final” On-Site Inspections as the RAS-of-Record licensed by TDLR
- Consulting – TDLR-AB Variance Applications & Appeals assistance

2501 Harborview Blvd.
Rowlett, Texas 75088
Office 972.285.2445 / Mobile 214.505.3728
Fred D. Cawyer AIA - RAS #86 NCARB APA –
Accessibility Professionals Association
RAS, Licensed Architect & Interior Designer
fred@arsfirm.com
Carol L. Cawyer - RAS #1254
carol@arsfirm.com

Fee Schedules:

Plan Reviews

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

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

On-Site Inspections

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

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

Fees collected are NOT reimbursable!

Accessibility Consulting Services

@ \$225 per hour
“Preliminary” Construction Document Plan Reviews;
“Preliminary” On-Site Inspection and “Follow-up” Inspections
(Hourly + Travel);
Professional Accessibility Expert Witness Services @ \$250 / hour

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CIVIL CONSTRUCTION PLANS
PAVING, GRADING & UTILITIES

FOR

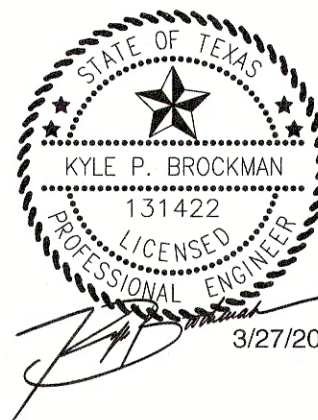
HIGHPOINTE RANCH
PHASE 1C

CITY OF AUBREY, DENTON COUNTY, TEXAS

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE
CHANGES DURING THE CONSTRUCTION PROCESS
REPORTED BY THE CONTRACTOR TO KIMLEY-HORN
AND ASSOCIATES, INC. AND CONSIDERED TO BE
SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED
TO BE "AS BUILT" BUT IS BASED ON THE
INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN



PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY OF AUBREY	11/21/2023
2ND SUBMITTAL TO CITY OF AUBREY	02/02/2024
3RD SUBMITTAL TO CITY OF AUBREY	03/01/2024
4TH SUBMITTAL TO CITY OF AUBREY	03/27/2024

ENGINEER

Kimley»Horn

6160 WARREN PARKWAY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-380
CONTACT: THOMAS L. FLETCHER, P.E.

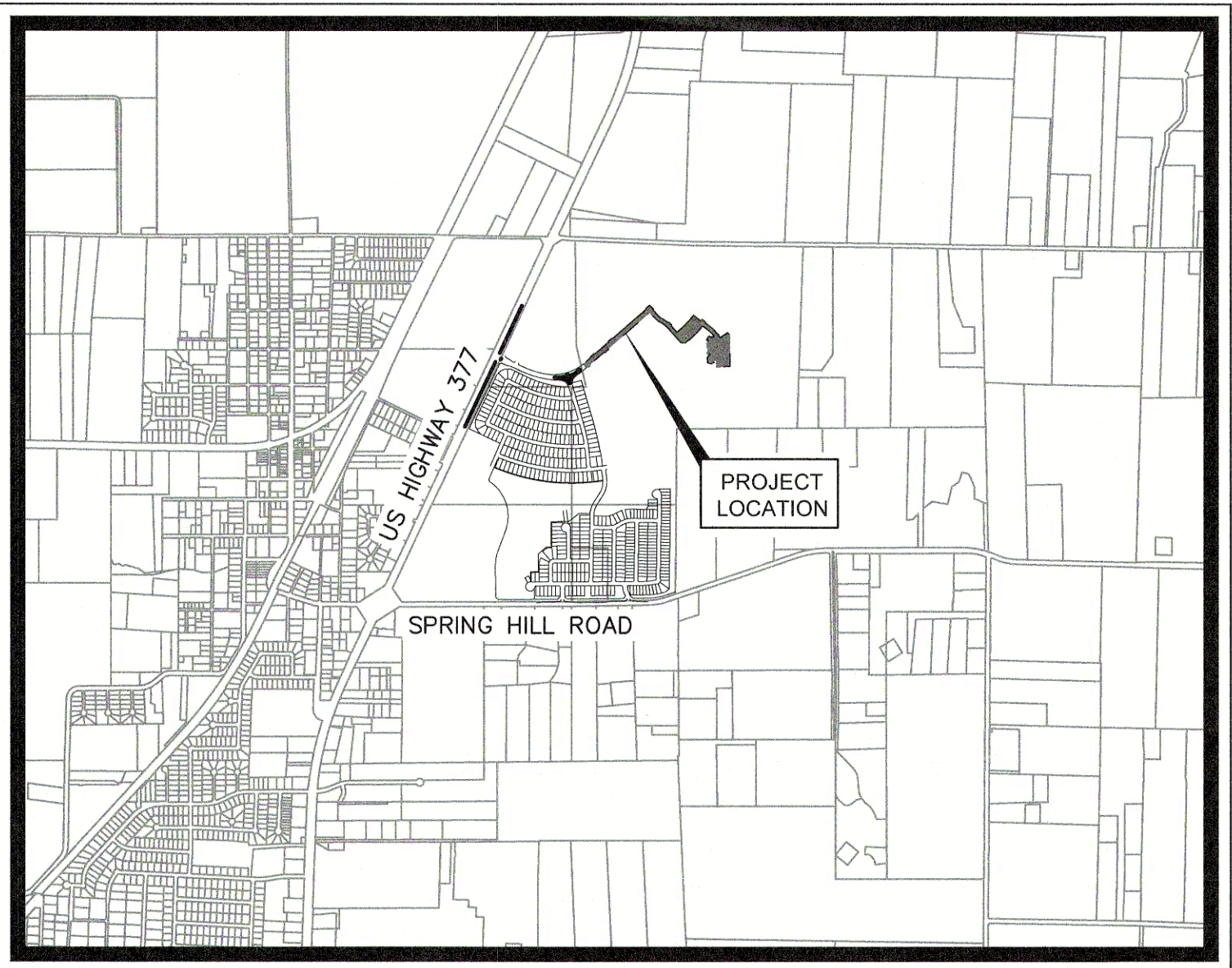
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

LENNAR
1707 MARKETPLACE BLVD
SUITE 100
IRVING, TX 75063
TEL: (903) 821-2188
CONTACT: ANNIE HEPNER



Know what's below.
Call before you dig.

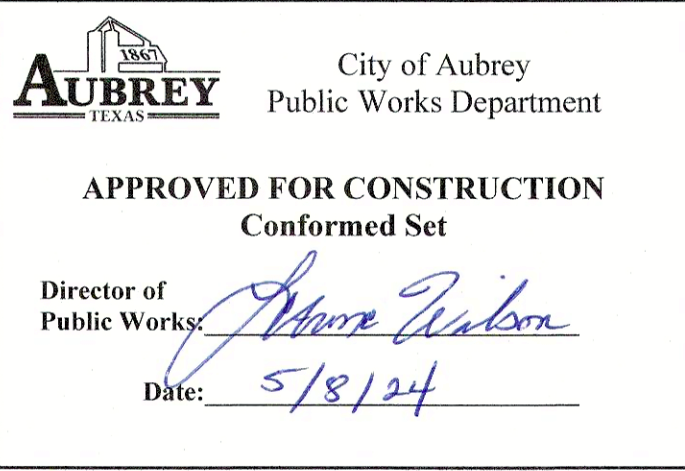


VICINITY MAP
SCALE: 1" = 2,000'

MARCH 2024

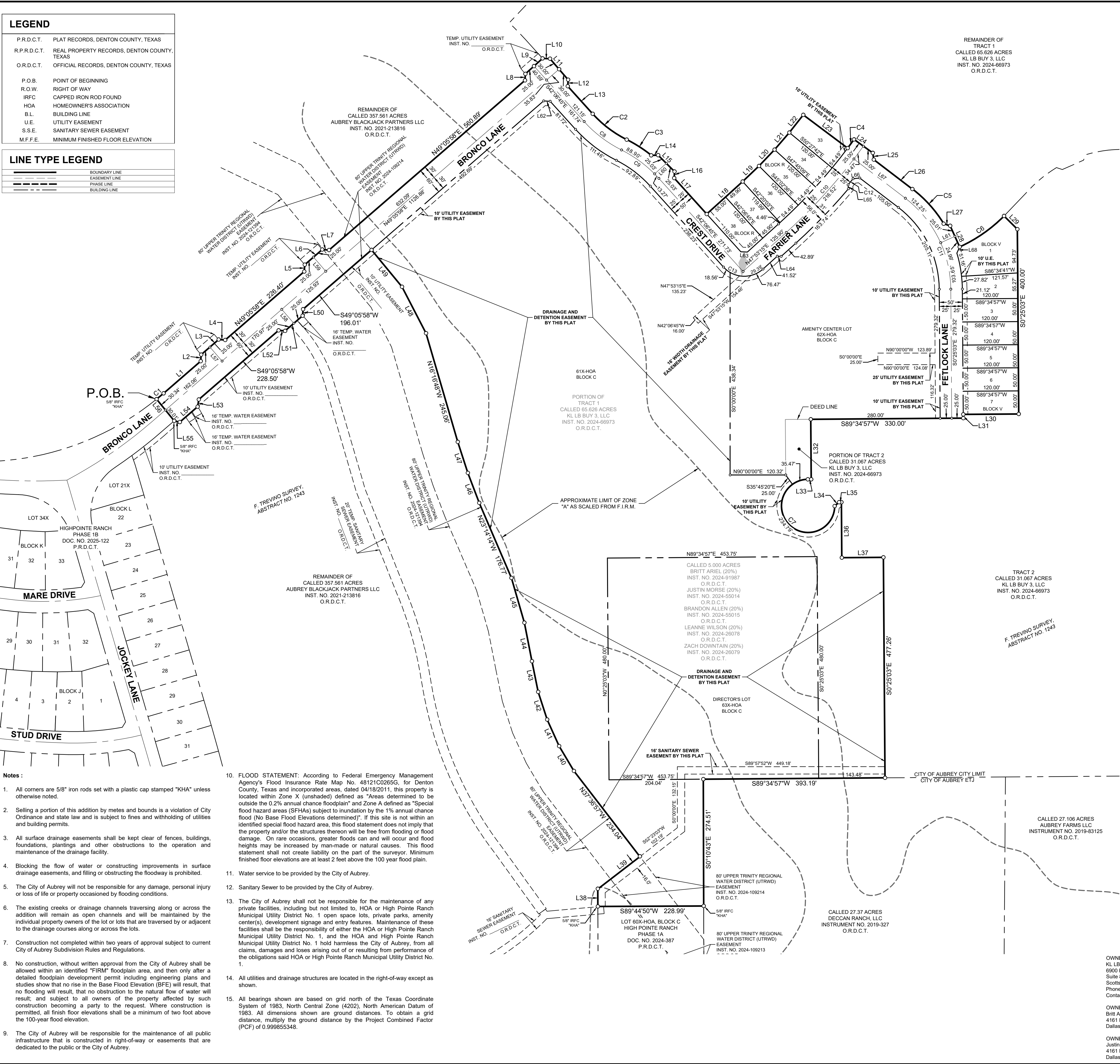
SHEET INDEX

Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	FINAL PLAT
C-03	FINAL PLAT
C-04	FINAL PLAT
C-05	GENERAL NOTES
C-06	DEMOLITION PLAN
C-07	GRADING PLAN
C-08	GRADING PLAN
C-09	GRADING PLAN
C-10	GRADING PLAN
C-11	PAVING P&P - BRONCO LANE
C-12	PAVING P&P - BRONCO LANE & CREST DRIVE
C-13	PAVING P&P - CREST DRIVE & FARRIER LANE
C-14	PAVING P&P - FETLOCK LANE
C-15	PAVING P&P - CAVALETTI LN, REMUDA LN & VANNER LN
C-16	PAVING P&P - WITHERS LN, GUINEAS LN & YEARLING LN
C-17	EXISTING CONDITIONS DRAINAGE AREA MAP
C-18	DRAINAGE AREA MAP - ULTIMATE CONDITIONS
C-19	DRAINAGE CALCULATIONS
C-20	DRAINAGE CALCULATIONS
C-21	STORM DRAIN PLAN & PROFILE - LINE SD-Q
C-22	STORM DRAIN PLAN & PROFILE - LINE SD-R & LINE SD-S
C-23	STORM DRAIN PLAN & PROFILE - LINE SD-T & LINE SD-U
C-24	STORM DRAIN PLAN & PROFILE - LINE SD-W
C-25	STORM DRAIN PLAN & PROFILE - LINE SD-X
C-26	STORM DRAIN PLAN & PROFILE - LINE SD-Y & LINE SD-Z
C-27	STORM PROFILES - LATERALS
C-28	WATER PLAN
C-29	SANITARY SEWER PLAN
C-30	SANITARY SEWER PROFILES - LINE SS-Q & LINE SS-R
C-31	SANITARY SEWER PROFILES - LINE SS-S, LINE SS-T & LINE SS-U
C-32	SANITARY SEWER PROFILES - LINE SS-U, LINE SS-V & LINE SS-W
C-33	SANITARY SEWER PROFILES - LINE SS-X, LINE SS-Y & LINE SS-Z
C-34	SANITARY SEWER PROFILES - LINE SS-Z & LINE SS-AA
C-35	STREET LIGHT & SIGN PLAN
C-36	SIDEWALK PLAN
C-37	EROSION CONTROL PLAN
C-38	EROSION CONTROL DETAILS
C-39	CONSTRUCTION DETAILS
C-40	CONSTRUCTION DETAILS
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C-48	CONSTRUCTION DETAILS



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
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.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE



- Notes :**
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - 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.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
 - The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by 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 by or adjacent to the drainage courses along or across the lots.
 - Construction not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
 - 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 (BFE) 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 finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
 - The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.

- FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- Water service to be provided by the City of Aubrey.
- Sanitary Sewer to be provided by the City of Aubrey.
- The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
- All utilities and drainage structures are located in the right-of-way except as shown.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All distances shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 61X-HOA	17.428	759,148
BLOCK C LOT 62X-HOA	4.783	208,343
BLOCK C LOT 63X-HOA	5.000	217,800
BLOCK R LOT 33	0.143	6,208
BLOCK R LOT 34	0.143	6,208
BLOCK R LOT 35	0.143	6,208
BLOCK R LOT 36	0.143	6,208
BLOCK R LOT 37	0.138	6,016
BLOCK R LOT 38	0.150	6,550
BLOCK V LOT 1	0.273	11,907
BLOCK V LOT 2	0.144	6,267
BLOCK V LOT 3	0.138	6,000
BLOCK V LOT 4	0.138	6,000
BLOCK V LOT 5	0.138	6,000
BLOCK V LOT 6	0.138	6,000
BLOCK V LOT 7	0.138	6,000

OWNER:
KL LB Buy 3, LLC
6900 E. Camelback Road,
Suite 800
Scottsdale, Arizona 85251
Phone: 786-753-8110
Contact: Nathan Holt

OWNER:
Leanne Wilson
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

OWNER:
Justin Morse
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

OWNER:
Brandon Allen
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204.

OWNER:
Leanne Wilson
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

OWNER:
Zach Downtain
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

FINAL PLAT HIGHPOINTE RANCH PHASE 1C 32.639 ACRES

BLOCK V, LOTS 1-7 & BLOCK R, LOTS 33-38
BLOCK C, LOTS 61X-HOA, 62X-HOA AND 63X-HOA

13 RESIDENTIAL LOTS
3 HOA LOTS

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

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CLS	SG	06/25/2025	063451861	1 OF 2

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.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N49°05'58"E	106.29'	L18	N47°53'15"E	104.90'	L35	N89°34'57"E	5.00'	L52	N85°54'02"W	14.14'
L2	N04°05'58"E	14.14'	L19	N46°18'07"E	48.82'	L36	S00°25'03"E	120.00'	L53	S09°23'51"W	15.65'
L3	N49°05'58"E	50.00'	L20	N43°38'07"E	48.82'	L37	N89°34'57"E	90.00'	L54	S49°05'58"W	50.86'
L4	S85°54'02"E	14.14'	L21	N40°53'34"E	48.82'	L38	N00°10'40"W	37.64'	L55	N77°49'37"W	12.51'
L5	N04°05'58"E	14.85'	L22	N38°11'02"E	48.82'	L39	N52°23'03"E	115.05'	L56	N39°02'15"W	60.35'
L6	N49°05'58"E	50.00'	L23	S53°10'15"E	120.00'	L40	N30°40'34"W	62.61'	L57	N40°54'02"W	40.00'
L7	S85°54'02"E	14.85'	L24	S54°19'31"E	50.00'	L41	N24°18'32"W	63.01'	L58	N40°54'02"W	40.00'
L8	N03°29'37"E	14.07'	L25	S08°29'12"E	14.63'	L42	N17°56'30"W	63.01'	L59	N40°54'02"W	40.50'
L9	N47°53'15"E	50.00'	L26	S52°38'53"E	105.00'	L43	N11°34'44"W	67.77'	L60	N47°53'15"E	34.09'
L10	S87°43'06"E	16.23'	L27	S72°19'08"E	14.89'	L44	N11°02'25"W	84.90'	L61	N65°49'39"E	33.86'
L11	S40°38'02"E	60.00'	L28	S24°10'21"E	50.00'	L45	N16°05'45"W	100.87'	L62	N86°30'23"W	14.22'
L12	S03°29'37"W	14.07'	L29	S45°14'31"E	40.60'	L46	N20°46'24"W	69.38'	L63	S87°06'45"E	14.14'
L13	S42°06'45"E	80.56'	L30	S89°34'57"W	120.00'	L47	N17°59'04"W	70.55'	L64	S87°06'45"E	8.49'
L14	N88°44'40"E	15.13'	L31	S00°25'03"E	8.20'	L48	N27°19'42"W	113.14'	L65	N04°46'02"W	8.52'
L15	S44°55'08"E	50.06'	L32	S00°25'03"E	130.00'	L49	N39°35'23"W	103.49'	L66	N83°11'26"E	14.63'
L16	S02°53'15"W	14.14'	L33	S89°34'57"W	7.28'	L50	S04°05'58"W	14.14'	L67	S52°38'53"E	139.98'
L17	S42°06'45"E	105.00'	L34	N49°35'53"E	12.77'	L51	S49°05'58"W	50.00'	L68	S23°56'29"W	14.90'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	1°51'47"	606.00'	19.71'	N50°01'52"E
C2	21°17'17"	250.00'	92.89'	S52°45'23"E
C3	12°02'56"	300.00'	63.09'	S57°22'33"E
C4	1°09'16"	1152.50'	23.22'	N36°15'07"E
C5	21°10'34"	275.00'	101.64'	S42°03'36"E
C6	20°44'40"	325.00'	117.67'	N55°07'49"E
C7	269°17'43"	57.50'	270.26'	S45°03'54"E
C8	21°17'17"	275.00'	102.17'	S52°45'23"E
C9	21°17'17"	275.00'	102.17'	N52°45'23"W
C10	12°12'46"	1177.50'	250.99'	N41°46'52"E
C11	52°13'50"	250.00'	227.90'	N26°31'58"W
C12	0°48'28"	1202.50'	16.95'	N39°25'59"E
C13	90°00'00"	60.50'	95.03'	S87°06'45"E

OWNER'S CERTIFICATE

STATE OF TEXAS \$

COUNTY OF DENTON \$

WHEREAS KL LB BUY 3, LLC, BRITT ARIEL, JUSTIN MORSE, BRANDON ALLEN, LEANNE WILSON AND ZACH DOWNTAIN, are the owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being a portion of a called 65.626 acre tract of land described as Tract 1 in a deed to KL LB Buy 3, LLC, as recorded in Instrument No. 2024-66973, Official Records of Denton County, Texas, a portion of a called 31.067 acre tract described as Tract 2 in said deed to KL LB Buy3, LLC, and being all of 5,000-acre tract of land described in a deed to Britt Ariel, as recorded in Instrument No. 2024-91987, Official Records of Denton County, Texas, in a deed to Justin Morse, as recorded in Instrument No. 2024-55014, Official Records of Denton County, Texas, in a deed to Brandon Allen, as recorded in Instrument No. 2024-55015, Official Records of Denton County, Texas, in a deed to Leanne Wilson, as recorded in Instrument No. 2024-26078, Official Records of Denton County, Texas, and in a deed to Zach Downtain, as recorded in Instrument No. 2024-26079, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the westernmost corner of said Tract 1, common to the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, and being the beginning of a non-tangent curve to the left with a radius of 606.00 feet, a central angle of 01°5'147", and a chord bearing and distance of North 50°01'52" East, 19.70 feet;

THENCE along the northwesterly line of said Tract 1, the following courses and distances:

In an easterly direction, with said non-tangent curve to the left, an arc distance of 19.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 106.29 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°05'58" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 85°54'02" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 226.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°05'58" East, a distance of 14.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 85°54'02" East, a distance of 14.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°05'58" East, a distance of 560.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 03°29'37" East, a distance of 14.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°53'15" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 1;

THENCE crossing said Tract 1, the following courses and distances:

South 87°43'06" East, a distance of 16.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 40°38'02" East, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 03°29'37" West, a distance of 14.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°06'45" East, a distance of 80.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 250.00 feet, a central angle of 21°17'17", and a chord bearing and distance of South 52°45'23" East, 92.35 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 92.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 300.00 feet, a central angle of 12°02'56", and a chord bearing and distance of South 57°22'33" East, 62.97 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 63.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°44'40" East, a distance of 15.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 44°55'08" East, a distance of 50.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 02°53'15" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°06'45" East, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°53'15" East, a distance of 104.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 46°18'07" East, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 43°36'07" East, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 40°53'34" East, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 38°11'02" East, a distance of 48.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 53°10'15" East, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,152.50 feet, a central angle of 01°09'16", and a chord bearing and distance of North 36°15'07" East, 23.22 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 23.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 54°19'31" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA"

set for corner;

South 08°29'12" East, a distance of 14.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 52°38'53" East, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 21°10'34", and a chord bearing and distance of South 42°03'36" East, 101.06 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 101.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 72°19'08" East, a distance of 14.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 24°10'21" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 20°44'40", and a chord bearing and distance of North 55°07'49" East, 117.03 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 117.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 1, common to the northwest corner of said Tract 2;

THENCE along the easterly line of said Tract 1 and the westerly line of said Tract 2, the following courses and distances:

South 45°14'31" East, a distance of 40.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'03" East, a distance of 400.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'03" East, a distance of 8.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'57" West, a distance of 330.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 00°25'03" East, departing the easterly line of said Tract 1 and the westerly line of said Tract 2, and crossing said Tract 2, a distance of 130.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°34'57" West, continuing across said Tract 2, a distance of 7.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 57.50 feet, a central angle of 269°17'43", and a chord bearing and distance of South 45°03'54" East, 81.82 feet;

THENCE continuing across said Tract 2, and in an easterly direction, with said tangent curve to the left, passing at a distance of 35.46 feet a common corner of said Tract and said Tract 2, and continuing along the same course and along the easterly line of said Tract 1 and the westerly line of said Tract 2, for a total arc distance of 270.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing along the easterly line of said Tract 1 and the westerly line of said Tract 2, the following:

North 49°35'53" East, a distance of 12.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 5.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'03" East, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°34'57" East, a distance of 90.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°25'03" East, a distance of 477.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a southeast corner of said Tract 1, common to the southwest corner of said Tract 2, being on the south the north line of a called 27.37-acre tract of land described in the deed to Deccan Ranch, LLC, recorded in Instrument No. 2019-327 Official Records of Denton County, Texas;

THENCE South 89°34'57" West, along the south line of said Tract 1, the north line of said 27.37-acre tract, and the south line of aforesaid 5,000-acre tract, a distance of 393.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 27.37-acre tract, common to an ell corner of said Tract 1;

THENCE South 00°10'43" East, departing the south line of said 5,000-acre tract, along the west line of said 27.37-acre tract and the east line of said Tract 1, a distance of 274.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the westerly southeast corner of said Tract 1, common to the northeast corner of Highpointe Ranch Phase 1A an addition to the Town of Aubrey, Texas according to the plat thereof recorded in Document No. 2024-387, Plat Records of Denton County, Texas;

THENCE South 89°44'50" West, departing the westerly line of said 27.37 acre tract, along the northerly line of said High Pointe Ranch Phase 1A and the southerly line of said Tract 1, a distance of 228.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southerly southwest corner of said Tract 1, common to a northwest corner of said Highpointe Ranch Phase 1A;

THENCE along the westerly and southeasterly lines of said Tract 1, the following courses and distances:

North 00°10'40" West, a distance of 37.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°23'03" East, a distance of 115.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 37°36'57" West, a distance of 234.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 30°40'34" West, a distance of 62.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 24°18'32" West, a distance of 63.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 17°56'30" West, a distance of 63.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 11°34'44" West, a distance of 67.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 11°02'25" West, a distance of 84.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 16°05'45" West, a distance of 100.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 23°14'14" West, a distance of 176.77 feet to a 5/8" iron rod with plastic cap stamped

"KHA" set for corner;

North 20°46'24" West, a distance of 69.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 17°59'04" West, a distance of 70.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 16°16'48" West, a distance of 245.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 27°19'42" West, a distance of 113.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 39°35'23" West, a distance of 103.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 49°05'58" West, a distance of 196.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 04°05'58" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 49°05'58" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 85°54'02" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 49°05'58" West, a distance of 228.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 09°23'51" West, a distance of 15.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 49°05'58" West, a distance of 50.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 77°49'37" West, a distance of 12.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the westerly southwest corner of said Tract 1, common to a northeast corner of aforementioned Highpointe Ranch Phase 1B;

THENCE North 39°02'15" West, along the northeasterly line of said Highpointe Ranch Phase 1B and the westerly line of said Tract 1, a distance of 60.35 feet to the **POINT OF BEGINNING** and containing 32.639-acres (1,421,749 square feet) of land, more or less.

OWNER'S CERTIFICATIONS

STATE OF TEXAS \$

COUNTY OF DENTON \$

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **KL LB BUY 3, LLC, BRITT ARIEL, JUSTIN MORSE, BRANDON ALLEN, LEANNE WILSON AND ZACH DOWNTAIN**, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 1C**, an addition to the City of Aubrey, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness this _____ day of _____, 2025.

BY: **KL LB BUY 3, LLC**, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS \$

COUNTY OF _____ \$

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Texas

Witness this _____ day of _____, 2025.

BY: _____

Britt Ariel

STATE OF TEXAS \$

COUNTY OF _____ \$

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Texas

Witness this _____ day of _____, 2025.

BY: _____

Justin Norse

STATE OF TEXAS \$

COUNTY OF _____ \$

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Texas

Witness this _____ day of _____, 2025.

BY: _____

Brandon Allen

STATE OF TEXAS \$

COUNTY OF _____ \$

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Texas

Witness this _____ day of _____, 2025.

BY: _____

Leanne Wilson

STATE OF TEXAS \$

COUNTY OF _____ \$

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Texas

Witness this _____ day of _____, 2025.

BY: _____

Zach Downtain

STATE OF TEXAS \$

COUNTY OF _____ \$

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Texas

OWNER:
KL LB Buy 3, LLC
6900 E. Camelback Road,
Suite 800
Scottsdale, Arizona 85251
Phone: 786-753-8110
Contact: Nathan Holt

OWNER:
Leanne Wilson
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

OWNER:
Justin Norse
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

OWNER:
Brandon Allen
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204.

OWNER:
Leanne Wilson
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

OWNER:
Zach Downtain
4161 McKinney Avenue, Suite 410
Dallas, Texas 75204

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS \$

COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
HIGHPOINTE RANCH PHASE 1C
32.639 ACRES

BLOCK V, LOTS 1-7 & BLOCK R, LOTS 33-38
BLOCK C, LOTS 61X-HOA, 62X-HOA AND 63X-HOA

13 RESIDENTIAL LOTS
3 HOA LOTS

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

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CLS	SG	06/25/2025	063451861	2 OF 2

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.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

GENERAL ITEMS

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS (INCLUDING ALL NOTES), THE CITY OF AUBREY SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN THEIR POSSESSION ALL NECESSARY PERMITS, PLANS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF AUBREY DESIGN MANUALS AND STANDARDS. IN THE EVENT AN ITEM IS NOT COVERED IN THE PLANS OR THE CITY OF AUBREY DESIGN MANUALS AND STANDARDS, THE MOST CURRENT NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL APPLY WITH CONCURRING NOTIFICATION TO THE CITY ENGINEER AND PROJECT ENGINEER. THE CITY ENGINEER SHALL HAVE THE FINAL DECISION ON ALL CONSTRUCTION MATERIALS, METHODS, AND PROCEDURES.
4. CONSTRUCTION INSPECTION WILL BE PERFORMED BY REPRESENTATIVES OF THE OWNER, CITY, GEOTECHNICAL ENGINEER, AND REVIEWING AUTHORITIES AND AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS. TESTING SAMPLES SHALL BE COLLECTED AND PROCESSED BY CERTIFIED TECHNICIANS.
5. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
6. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY DESIGN APPROVED BY A PROFESSIONAL ENGINEER TO THE CITY ENGINEERING INSPECTOR FOR REVIEW PRIOR TO THE START OF ANY UNDERGROUND UTILITY CONSTRUCTION.
8. IF ANY CONFLICT ARISES BETWEEN THESE GENERAL NOTES AND ANY OTHER NOTES FOUND IN THE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION.

EROSION CONTROL & VEGETATION

1. THE CSN OR NOI SHALL BE POSTED IN A LOCATION VIEWABLE TO THE PUBLIC UNTIL CONSTRUCTION IS COMPLETE AND NOTICE OF TERMINATION (NOT) SUBMITTED. THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
2. NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3, ECP, AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED.
3. THE CONTRACTOR SHALL COMPLY WITH THE CURRENT NCTCOG ISWMTM TECHNICAL MANUAL FOR CONSTRUCTION, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
4. THE CONTRACTOR SHALL EMPLOY MEASURES AS NECESSARY TO PREVENT DIRT, MUD, DEBRIS FROM BEING TRACKED OFF SITE. ANY DIRT, MUD, DEBRIS TRACKED OFFSITE SHALL BE CLEANED UP BY THE CONTRACTOR IMMEDIATELY.
5. THE SITE SHALL BE INSPECTED BY THE OPERATOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES WILL BE MADE AS NEEDED.
6. CONTRACTOR SHALL ESTABLISH PERENNIAL VEGETATION ON ALL OTHER DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. AN APPROPRIATE SEED MIX SHOULD BE CONSIDERED WITH RESPECT TO THE SEASON AND THE TIMING OF FINAL ACCEPTANCE. A COOL SEASON SEED MIX SHOULD BE USED BETWEEN SEPTEMBER 15TH AND APRIL 15TH. REFER TO VEGETATIVE STABILIZATION REQUIREMENTS LISTED ON THE ECP.

TREE PRESERVATION

1. ALL PROTECTIVE MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE OR GRADING WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
2. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE LIMITS OF THE PRIMARY ROOT ZONE: MATERIAL STORAGE, EQUIPMENT CLEANING/LIQUID DISPOSAL, TREE ATTACHMENTS OF SIGNS OR WIRES, AND CONSTRUCTION EQUIPMENT/VEHICULAR TRAFFIC IS PROHIBITED.
3. UNLESS SPECIFICALLY ALLOWED, NO GRADE CHANGES GREATER THAN 6" SHALL BE ALLOWED WITHIN THE LIMITS OF THE PRIMARY ROOT ZONE OF ANY PROTECTED TREE UNLESS THE CITY ARBORIST APPROVES ADEQUATE CONSTRUCTION METHODS.

TRAFFIC CONTROL

1. WHEN THE NORMAL FUNCTION OF THE ROADWAY IS SUSPENDED THROUGH CLOSURE OF ANY PORTION OF THE RIGHT-OF-WAY, TEMPORARY CONSTRUCTION WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE INSTALLED TO EFFECTIVELY GUIDE THE MOTORING PUBLIC THROUGH THE AREA. CONSIDERATION FOR ROAD USER SAFETY, WORKER SAFETY, AND THE EFFICIENCY OF ROAD USER FLOW SHALL BE AN INTEGRAL ELEMENT OF EVERY TRAFFIC CONTROL ZONE. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST T.M.U.T.C.D. AND N.C.H.R.P. 350.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES ON AN AROUND-THE-CLOCK BASIS, WHETHER OR NOT WORK IS ACTIVE. ANY DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY, REGARDLESS OF TIME OF DAY.
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED. WHEN WORK IS SUSPENDED FOR SHORT PERIODS OF TIME AT THE END OF THE WORKDAY, TEMPORARY TRAFFIC CONTROL DEVICES THAT ARE NO LONGER APPROPRIATE SHALL BE REMOVED OR COVERED.
4. ACCESS MUST BE MAINTAINED TO ALL DRIVES AND SIDE STREETS OR AS INDICATED IN THE TRAFFIC CONTROL PLAN.

FIRE DEPARTMENT

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR FIRE PROTECTION SHOULD BE INSTALLED AND FUNCTIONAL PRIOR TO AND DURING CONSTRUCTION.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT FIRE APPARATUS ACCESS ROADS ARE MAINTAINED UNOBSTRUCTED AND PASSABLE TO EMERGENCY EQUIPMENT AT ALL TIMES.
3. SHOP DRAWINGS FOR FIRE PROTECTION SYSTEMS (FIRE SPRINKLERS, STANDPIPES, AND WALL HYDRANTS) SHALL BE A DEFERRED SUBMITTAL FOR A SEPARATE PERMIT TO THE CITY OF AUBREY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE PROTECTION PLAN WILL NEED TO BE SUBMITTED TO REED ENGINEERING.
4. SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE A DEFERRED SUBMITTAL FOR A SEPARATE PERMIT TO AUBREY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE ALARM PLAN WILL NEED TO BE SUBMITTED TO REED ENGINEERING.
5. INSPECTIONS/ACCEPTANCE TESTS WILL BE CONDUCTED ON ALL FIRE PROTECTION/ALARM SYSTEMS.
6. EMERGENCY RESPONDER RADIO COVERAGE IN BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING.
7. KNOX BOX IS REQUIRED.
8. GENERALLY, ANY COMMERCIAL STRUCTURE OVER 6,000 SQUARE FEET REQUIRES FIRE SPRINKLERS.
9. OPTICOM'S AND KS2 SWITCHES WILL BE REQUIRED AT ANY GATES CROSSING THE FIRE LANE.
10. FDC CONNECTION WILL BE 5" STORZ

ALL FIRE LANES WILL BE DESIGNED AND INSPECTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE

WATER

1. EACH METER BOX SHALL BE LOCATED ADJACENT TO THE CURB AND INSTALLED AFTER CURBS BACKFILLED AND CURBS BACKFILLED.
2. ALL WATER SERVICES SHALL BE LOCATED AS SHOWN ON THE PLANS. SINGLE SERVICES SHALL BE PLACED NO MORE THAN 2' INSIDE THE SERVICE LOT AT THE LOT LINE.
3. EACH INDIVIDUAL SERVICE LOCATION SHALL BE SAWCUT INTO THE FACE OF THE CURB WITH A 4-INCH HIGH "I" BY THE CONTRACTOR. IF NO CURB EXISTS, A SIMILAR MARK SHALL BE PLACED IN THE PAVEMENT NEAR THE EDGE OF THE ROADWAY.
4. ALL WATER SERVICE LINES SHALL BE EMBEDDED WITH 6 IN. SAND BELOW AND AROUND THE PIPE AND 1 FT. OF SAND OVER THE TOP OF THE PIPE; FROM THE WATER MAIN TO THE METER. WATER SERVICE LINES WITHIN CITY ROADWAY RIGHT-OF-WAY SHALL BE COMPACTED TO A MINIMUM OF THE 95% STANDARD PROCTOR DENSITY WITH A +/- 3% WET OF OPTIMUM MOISTURE CONTENT.
5. ALL 6-INCH, 8-INCH AND 12-INCH WATER MAINS SHALL BE AWWA C900 PVC PIPE OR POLY WRAPPED DUCTILE IRON.
6. MINIMUM COVER SHALL BE 4 FEET FOR 8-INCH LINES, 5 FEET FOR 12-INCH TO 16-INCH LINES, AND 6 FEET FOR 20-INCH AND LARGER LINES. ADDITIONAL COVER MAY BE REQUIRED IN UN-PAVED OR UN-DEVELOPED AREAS.
7. WATER MAINS IN THE RIGHT-OF-WAY NEAR STORM INLETS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 12 INCHES BEHIND THE INLET BY PULLING THE PIPE USING LONGITUDINAL BENDING IN ACCORDANCE TO 80% OF THE PIPE MANUFACTURERS' REQUIREMENTS.
8. STANDARD EMBEDMENT SHALL BE NCTCOG CLASS "C-1" FOR ALL WATER LINES.
9. ALL BLOW-OFF (FLUSH) VALVES SHALL BE TWO (2) INCH AND SHALL BE PROVIDED IN ACCORDANCE WITH NCTCOG STANDARDS.
10. BOLTS AND NUTS FOR MECHANICAL JOINTS WILL BE OF A HIGH-STRENGTH LOW-ALLOY CORROSION RESISTANT STEEL CONFORMING TO ASTM A325 (TYPE 3).
11. ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON. ALL 8"-12" VALVES SHALL BE AWWA APPROVED RESILIENT WEDGE GATE VALVES.
12. IN ADDITION TO THRUST BLOCKING, ALL FITTINGS MUST BE RESTRAINED.
13. INSTALL 2' X 2' X 4" THICK, CONCRETE PAD AROUND ALL WATER VALVES OUTSIDE OF CONCRETE PAVEMENT.
14. VALVE EXTENSIONS SHALL BE PROVIDED ON ALL VALVES WITH OPERATING NUTS GREATER THAN 5' BELOW FINISHED GROUND OR PAVING GRADE.
15. ALL VALVES SHALL BE MARKED WITH A "V" BY SAWCUT ON THE CURB OR PAVEMENT. THE "V" SHALL POINT TO THE LOCATION OF THE VALVE AS FOLLOWS: IF THE VALVE IS IN THE PAVING, THE "V" SHALL BE MARKED UP UPRIGHT; IF THE VALVE IS OUTSIDE THE PAVING, THE "V" SHALL BE MARKED UPSIDE DOWN.
16. NRS RESILIENT-SEATED GATE VALVES SHALL CONFORM TO AWWA C509 OR AWWA C515. RUBBER-SEATED BUTTERFLY VALVES SHALL CONFORM TO AWWA C504. ALL VALVES SHALL HAVE A 2 IN. SQUARE OPERATING NUT AND OPEN TO THE LEFT. ALL VALVES SHALL BE MUELLER, M&H, CLOW OR AMERICAN FLOW CONTROL.
17. FIRE HYDRANTS SHALL BE PLACED 3 TO 8 FEET FROM BACK OF CURB UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS REQUIRED TO CLEAR SIDEWALKS. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A SIDEWALK.
18. FIRE HYDRANTS SHALL BE THREE WAY BREAKAWAY TYPE NO LESS THAN 5-1/4 INCHES IN SIZE AND MUST CONFORM TO AWWA SPECIFICATIONS C-502. THEY SHALL BE MUELLER "SUPER CENTURION250", CLOW "MEDALLION", AMERICAN FLOW CONTROL WB67100 "WATEROUS PACER", M&H "RELLANT129" WITH ALL BRONZE TO BRONZE MOVING PARTS. TWO 2-1/2-INCH NST HOSE CONNECTIONS ARE REQUIRED. THE 4 INCH DIAMETER STEAMER CONNECTION SHALL BE 4.800 PITCH WITH 4 THREADS PER INCH. THE OPERATING NUT SHALL BE 1-1/2-INCH P TO F PENTAGON NUT, OPEN LEFT. MECHANICAL JOINT CONNECTION IS REQUIRED. THE STEAMER NOZZLE SHALL FACE THE FIRE LANE, ADJACENT ROADWAY OR AS DIRECTED BY THE FIRE DEPARTMENT.

STORM SEWER

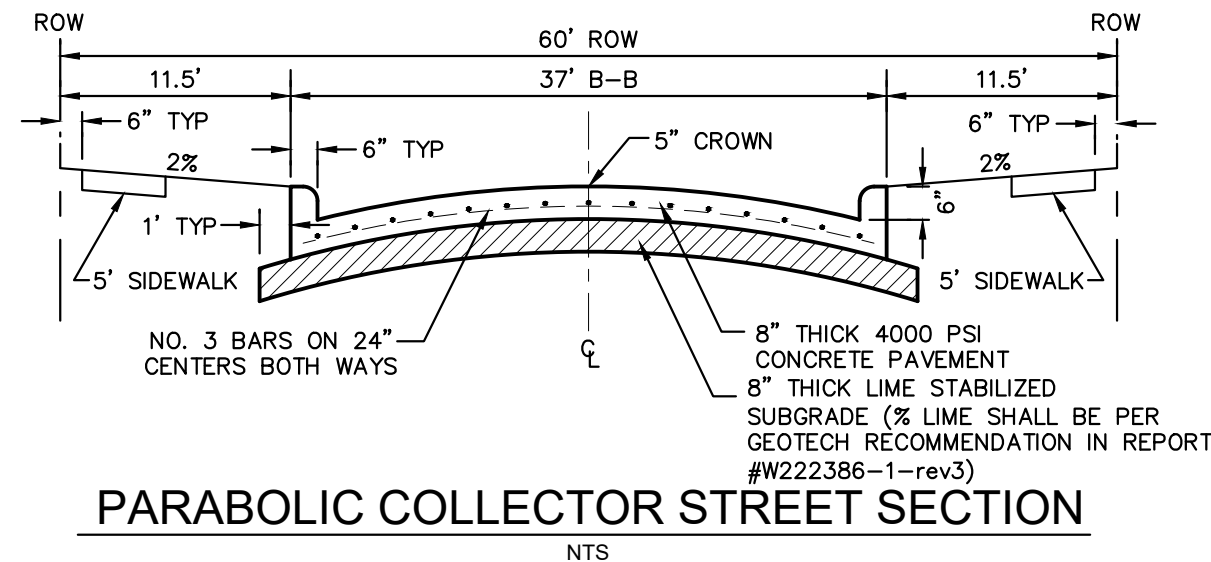
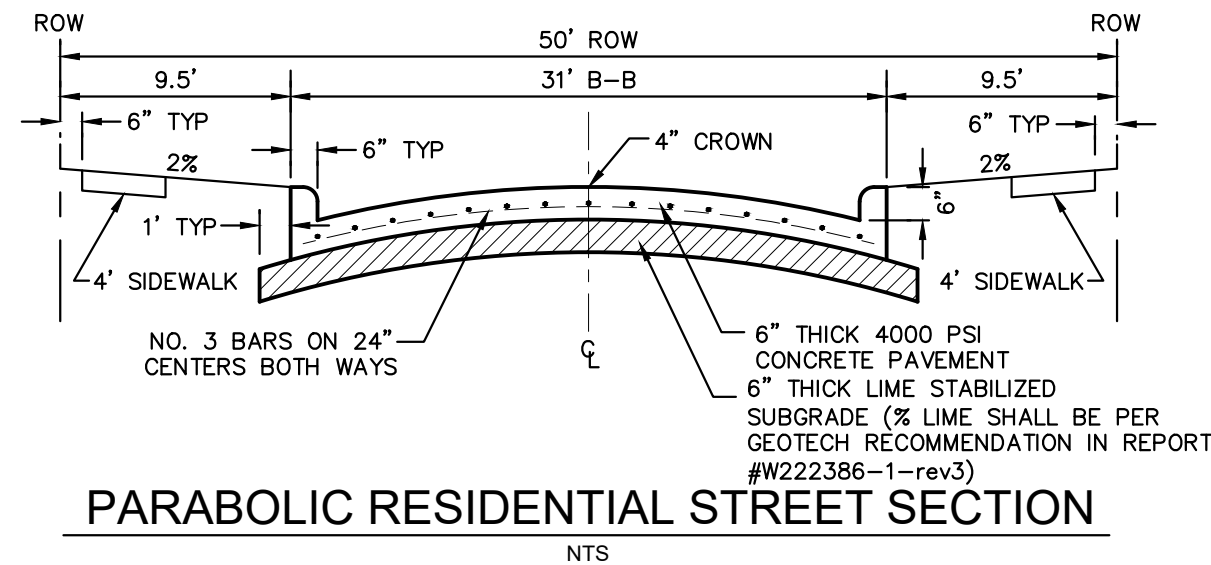
1. WHEN THERE IS LESS THAN TWO FEET OF CLEARANCE BETWEEN A WATER/SEWER LINE AND A STORM SEWER, THE CONTRACTOR SHALL INSTALL CONCRETE ENCASEMENT AROUND THE SANITARY SEWER OR WATER LINES AT THE STORM SEWER CROSSING. THE ENCASEMENT SHALL BE A MINIMUM OF 10 L.F. AND 6" THICK CENTERED AT THE CROSSING.
2. MANHOLE LIDS ON STORM SEWER INLETS SHALL BE CENTERED OVER THE OUTGOING STORM LATERAL.
3. ALL BENDS AND WYES FOR PIPES LESS THAN 42" DIAMETER MUST BE FACTORY MANUFACTURED BENDS AND WYES.
4. STRUCTURAL CONCRETE USED FOR STORMWATER STRUCTURES SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE NCTCOG STANDARDS AND SPECIFICATIONS.
5. PRIOR TO FINAL ACCEPTANCE, ALL STORM SEWERS SHALL BE CLEARED OF ANY SEDIMENT AND DEBRIS.
6. STANDARD EMBEDMENT SHALL BE NCTCOG CLASS "B" FOR ALL PUBLIC STORM LINES.

SANITARY SEWER

1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE PVC ASTM DESIGNATION D3034 UP THROUGH 15" IN DIAMETER. PIPES LARGER THAN 15" IN DIAMETER SHALL BE DESIGNATED PVC ASTM F679. OTHER PIPE SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL RESIDENTIAL SANITARY SEWER LATERALS SHALL INCLUDE A 4" TEE WYE BEND, PIPE AND STOPPER, AND SHALL BE EXTENDED 10' BEYOND THE PROPERTY LINE ONTO PRIVATE PROPERTY. SEWER LATERALS SHALL BE LAID ON A MINIMUM SLOPE OF +2.00% FROM THE MAIN LINE TO THE STREET RIGHT-OF-WAY.
3. AFTER CURB AND PAVING HAS BEEN COMPLETED, CONTRACTOR SHALL CUT A FOUR (4) INCH HIGH "I" ON THE CURB INDICATING THE LOCATION OF THE CLEANOUT.
4. ALL SANITARY SEWERS AND LATERALS SHALL BE TESTED BY PULLING A MANDREL, AIR PRESSURE TEST, AND TELEVISION VIDEO. THE TELEVISION VIDEO SHALL BE PROVIDED TO THE CITY INSPECTOR IN A DVD FORMAT AND SHALL BE LABELED ACCORDINGLY FOR CITY RECORD.
5. ALL SANITARY SEWER MANHOLES WITHIN FLOOD PLAINS OR FLOOD PRONE AREAS REQUIRE TYPE "S" MANHOLE LIDS.
6. ALL MANHOLES SHALL BE VACUUM TESTED WHERE A 10" MERCURY VACUUM IS DEVELOPED. THE AIR VACUUM SHALL THEN BE MONITORED FOR A TEST PERIOD OF 2 MINUTES. THE ALLOWANCE DROP IN AIR VACUUM SHALL BE NO GREATER THAN 1" MERCURY OVER THE TEST PERIOD.
7. UNLESS OTHERWISE NOTED, IN OPEN SPACES, THE TOP OF THE SANITARY SEWER MANHOLE SHALL BE INSTALLED A MINIMUM OF 12 INCHES ABOVE THE SURROUNDING GROUND.
8. STRUCTURAL CONCRETE USED FOR WASTEWATER STRUCTURES SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE NCTCOG STANDARDS AND SPECIFICATIONS.
9. STANDARD EMBEDMENT SHALL BE NCTCOG CLASS "H" FOR ALL PUBLIC SANITARY SEWER LINES.

PAVING

1. ALL MIX DESIGNS SHALL BE SEALED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY INSPECTOR ONE WEEK BEFORE A SCHEDULED POUR. MIX DESIGNS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL CONCRETE PAVING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI, UNLESS A HIGHER COMPRESSIVE STRENGTH IS SPECIFIED.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" (SIX) INCH LIFTS OR PER THE APPROVED GEOTECHNICAL ENGINEERS REPORT.
4. SUBGRADE SHALL EXTEND 12" MINIMUM BEHIND THE CURB, BE A MINIMUM OF 6" THICK AND SHALL BE LIME OR CEMENT STABILIZED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. THE AMOUNT OF LIME TO BE ADDED SHALL BE SUFFICIENT TO ACHIEVE A PLASTICITY INDEX NOT TO EXCEED 12.
5. A MINIMUM OF FOUR (4) TEST CYLINDERS ARE REQUIRED FOR BREAKS AT 7 DAYS, 2 AT 28 DAYS, AND THE LAST CYLINDER BEING AN EXTRA.
6. ALL CITY STREETS ARE REQUIRED TO BE PAVED WITH THE USE OF AN APPROVED SLIP FORM PAVING MACHINE WITH MECHANICAL VIBRATION. HAND POURS ARE ONLY ALLOWED AT INTERSECTION RETURNS OR OTHER NON-STANDARD AREAS SUCH AS PARALLEL PARKING SPACES. HAND POURS SHALL BE VIBRATED BY AN APPROVED HAND VIBRATOR.
7. CONSTRUCTION JOINTS, COLD JOINTS AND CURB RETURNS SHALL HAVE FABRIC INSTALLED TO ALLOW FOR EXPANSION.
8. SAWED JOINTS SHALL BE EVERY 15 FEET FOR 6" THICK CONCRETE AND EVERY 20 FEET FOR 8" THICK CONCRETE; AND SHALL BE CONSTRUCTED WITHIN THE FIRST 12 HOURS OF CONCRETE PLACEMENT.
9. EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM EVERY 600 FEET.
11. ALL BARRIER FREE RAMPS SHALL COMPLY WITH THE CURRENT TDLR, ADA AND TXDOT REGULATIONS.
12. ALL SIDEWALKS SHALL BE CONSTRUCTED PER THE LATEST VERSION OF THE NCTCOG STANDARDS AND SPECIFICATIONS.
13. THE PROJECT GEOTECHNICAL REPORT WAS PREPARED BY ALPHA TESTING, REPORT NO. W222386, DATED NOVEMBER 8, 2022. THE PAVEMENT RECOMMENDATION REPORT WAS PREPARED BY ALPHA TESTING, REPORT NO. W222386-1-REV3, DATED AUGUST 24, 2023.



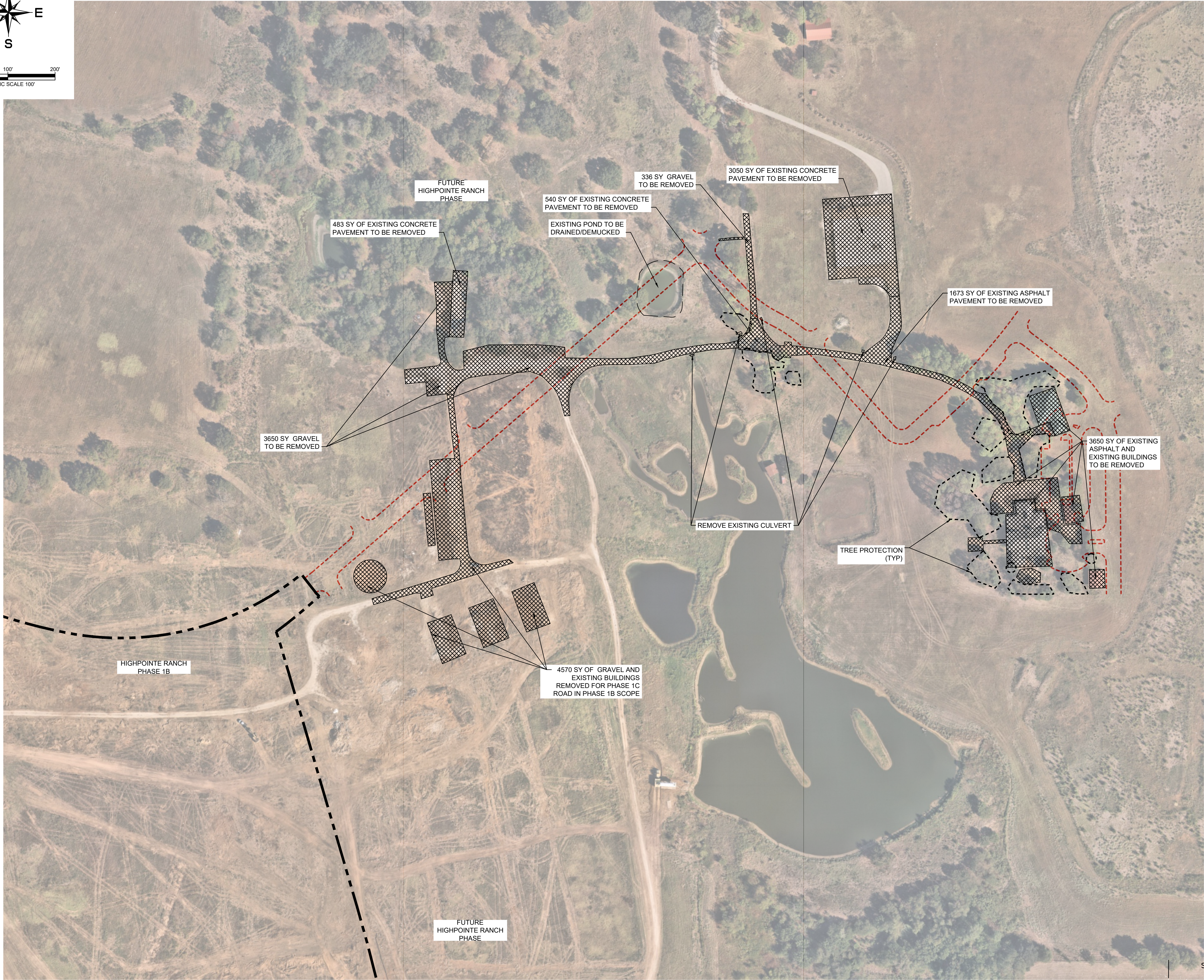
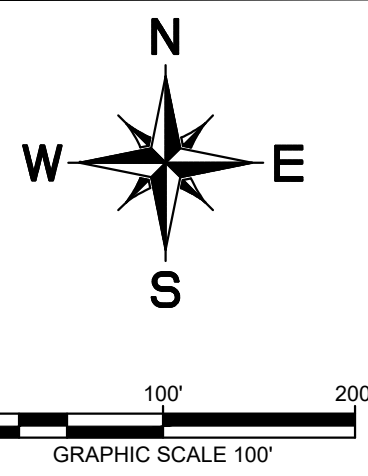
RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

SHEET NUMBER	HIGHPOINTE RANCH				GENERAL NOTES				KHA PROJECT: 063451861					 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	No.	REVISIONS	DATE	BY
	C-05	PHASE 1C CITY OF AUBREY DENTON COUNTY, TEXAS				DATE: NOVEMBER 2023 SCALE: AS SHOWN DESIGNED BY: DKT DRAWN BY: SRL CHECKED BY: KPB												

Plotted By: Brockman, Kyle Date: March 26, 2024 03:51:42pm File Path: K:\FR\GVA\063451861-High Pointe Ranch\Cod Phase\Amenity Road\PlanSheets\C-Demolition Plan-2.dwg
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LEGEND

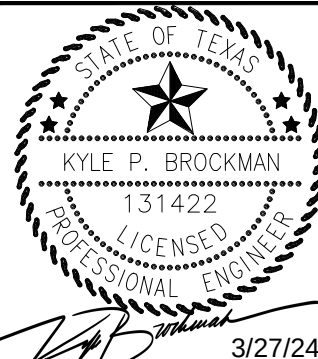
	PROPERTY LINE
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING POND
	DEMOLITION AREAS

DEMOLITION NOTES

1. ALL CONSTRUCTION AND DEMOLITION SHALL BE PER CITY, COUNTY AND STATE STANDARDS AND REGULATIONS.
2. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS NECESSARY FOR DEMOLITION ACTIVITIES.
3. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES AND IMPROVEMENTS NOTED TO REMAIN THROUGHOUT DEMOLITION AND CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES TO BE REPAIRED AND/OR REPLACED BY CONTRACTOR AT HIS SOLE EXPENSE.
4. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION MATERIAL OFF-SITE AT A LEGAL DUMP SITE. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DISPOSAL.
5. CONTRACTOR SHALL COORDINATE DEMOLITION ACTIVITIES WITH OWNERS.
6. CONTRACTOR SHALL CONTROL DUST ON-SITE.
7. CONTRACTOR TO COORDINATE ALL UTILITY REMOVALS/CAPPING WITH UTILITY COMPANIES.
8. ALL EROSION CONTROL DEVICES TO BE IN PLACE PRIOR TO DEMOLITION. (REFER TO SHEET C-37).
9. REFER TO EROSION CONTROL PLAN ON SHEET C-37 FOR TREES TO REMAIN AND LOCATIONS FOR TREE PROTECTIVE FENCING.
10. EXISTING PONDS TO BE DRAINED, DEMUCKED AND FILLED IN PER RECOMMENDATION IN GEOTECHNICAL REPORT FOR THE PROJECT.

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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	063451861
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY:	SRL
DRAWN BY:	BBA
CHECKED BY:	KPB

DEMOLITION PLAN

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-06

RECORD DRAWING

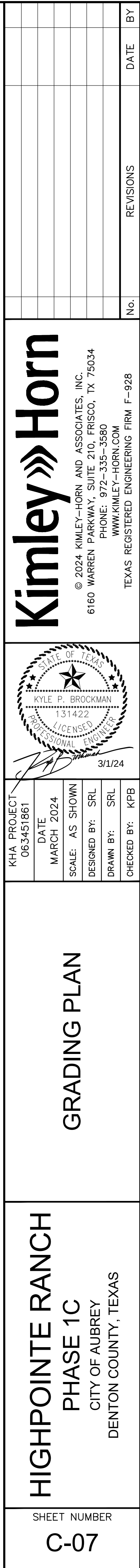
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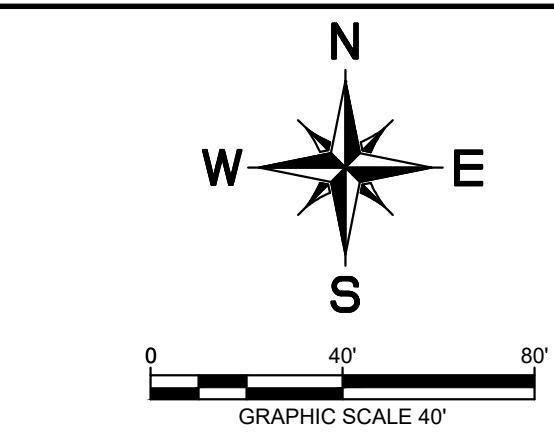
DATE: 7/2/2025 BY: KYLE P. BROCKMAN

BENCHMARKS

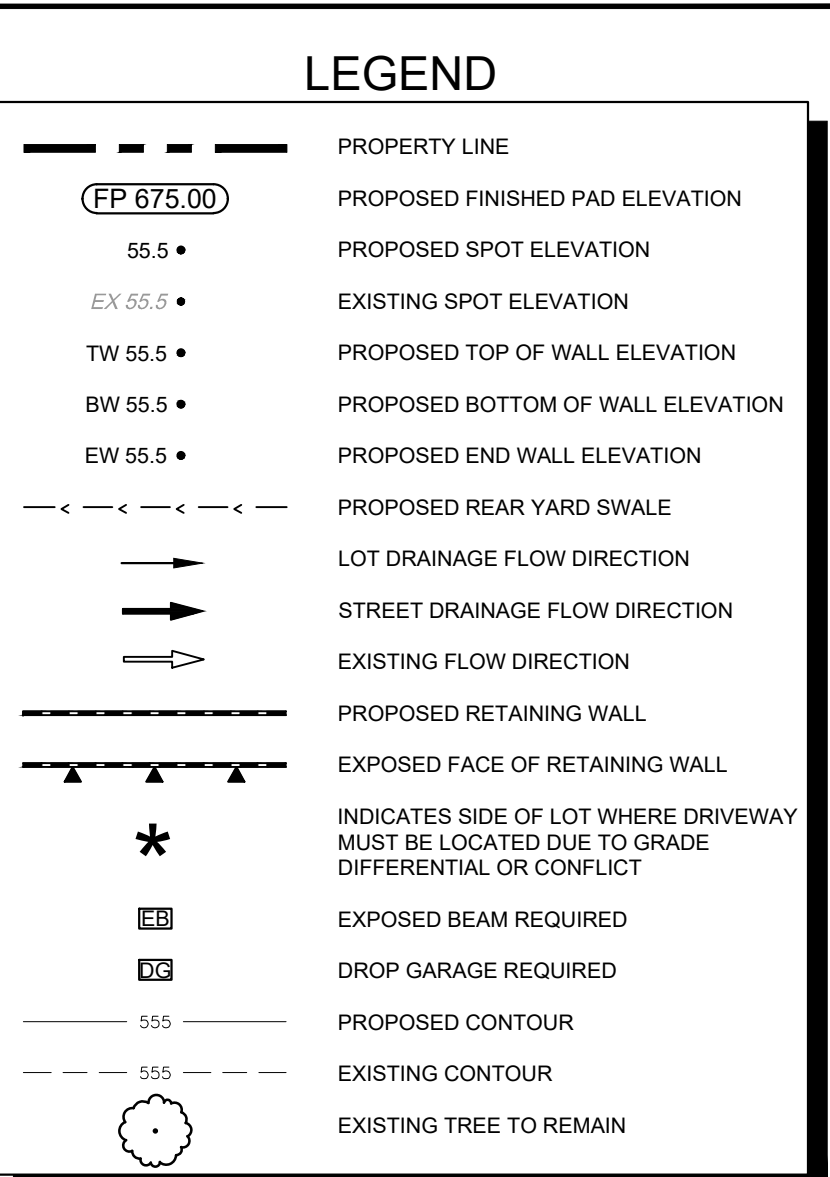
BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV: 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 667.55'

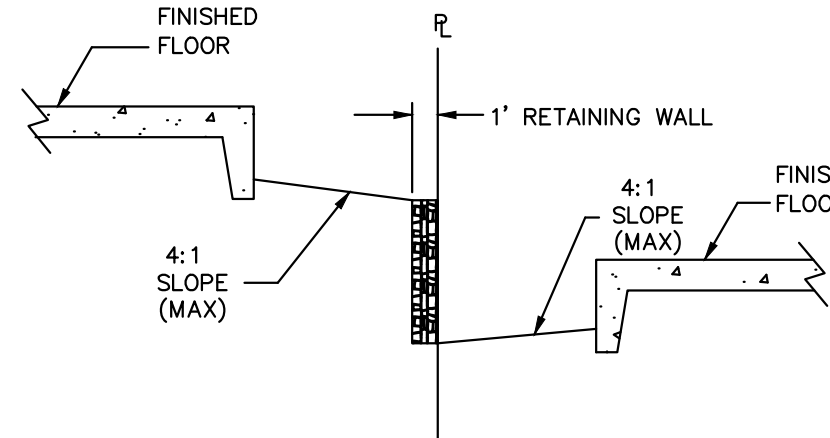
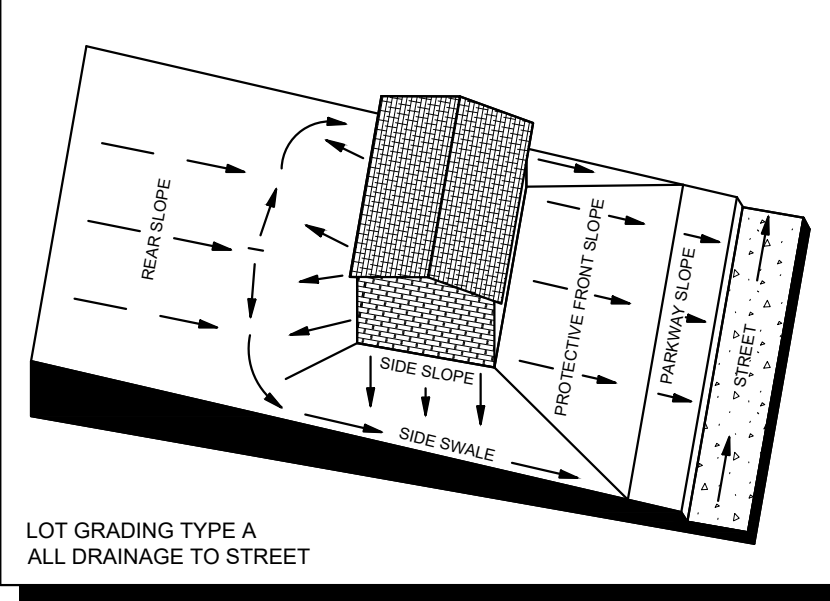




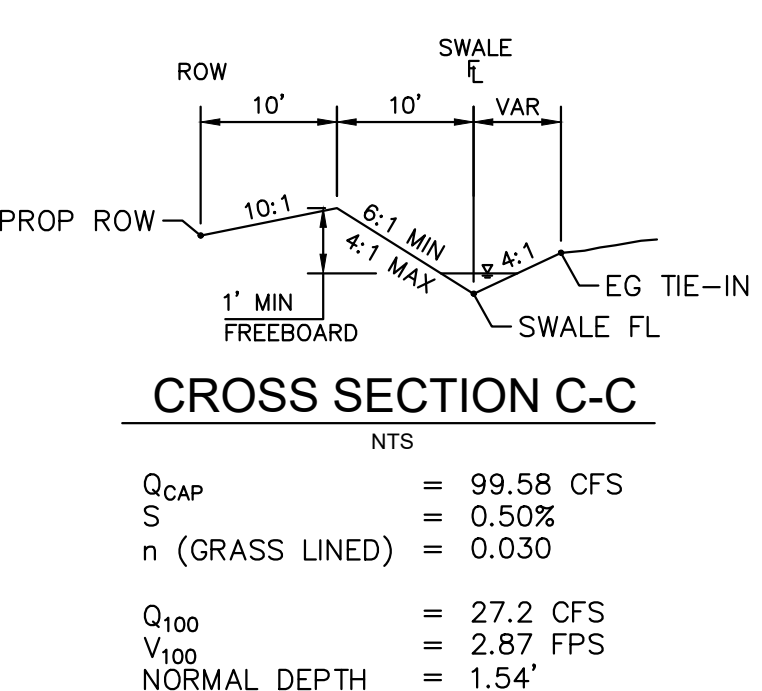
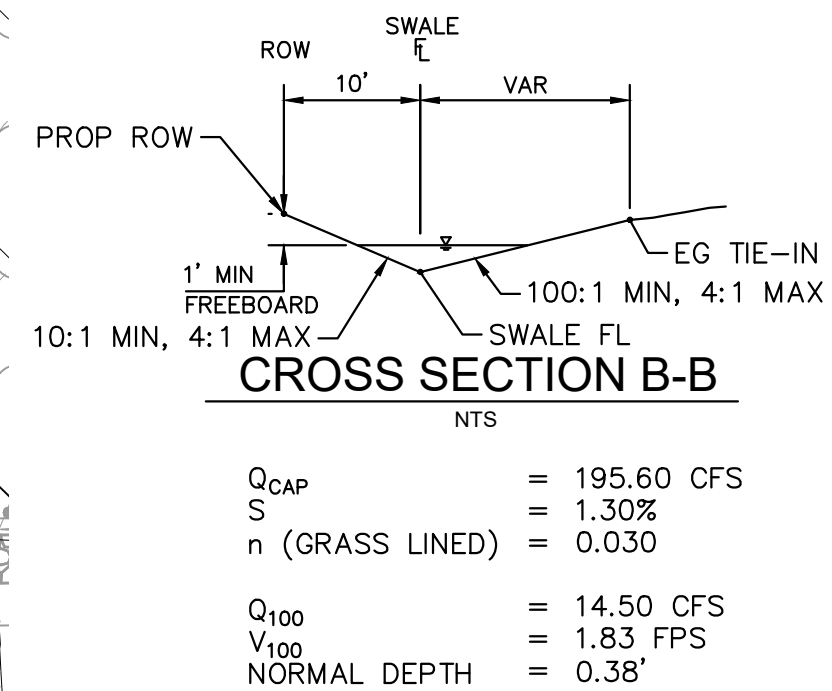
NOTE: CONTRACTOR SHALL MAKE CONNECTION TO LARGER EXISTING POND ONCE ALL GRADING AND STORM IMPROVEMENTS ARE CONSTRUCTED. CONTRACTOR SHALL NOT USE ANY EQUIPMENT INSIDE THE LIMITS OF JURISDICTIONAL WATERS.



1. CONTRACTOR SHALL CUT 6" BEHIND BACK OF CURB TO SUBGRADE ELEVATION.
2. PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER.
3. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS. REFER TO LANDSCAPE/HARDSCAPE PLANS. STRUCTURAL DESIGN TO ACCOUNT FOR LOCATIONS WHERE SCREENING WALLS ARE LOCATED ON TOP OF RETAINING WALLS.
4. THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.
5. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX. UNLESS OTHERWISE NOTED.
6. THE MAXIMUM SLOPE OF ANY GRADING PROPOSED IN THIS PLAN SET SHALL BE 4:1.
7. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
8. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.
9. CONTRACTOR TO GRADE FROM PROPOSED PAVEMENT HEADERS TO EXISTING GROUND AT 4:1 UNLESS OTHERWISE NOTED.

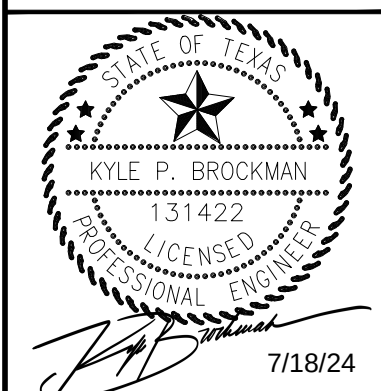


GRADING AT SIDE YARD WALL



REVISED GRADING LABELS		7/18/24
No.	REVISIONS	DATE BY

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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: BBA	DRAWN BY: SRL	CHECKED BY: KPB
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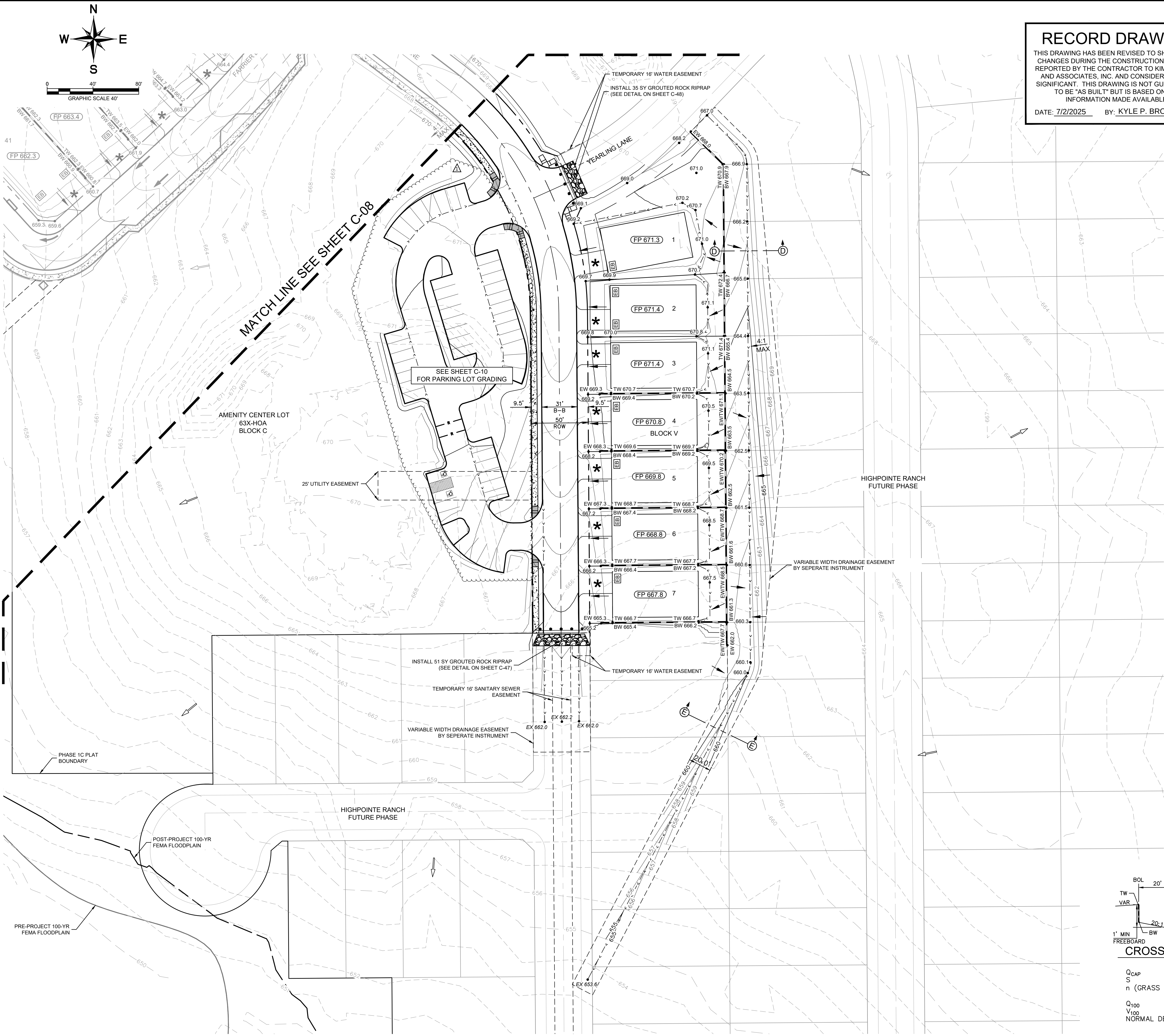
GRADING PLAN

LAKE POINTE RANCH

PHASE 1C

CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-08

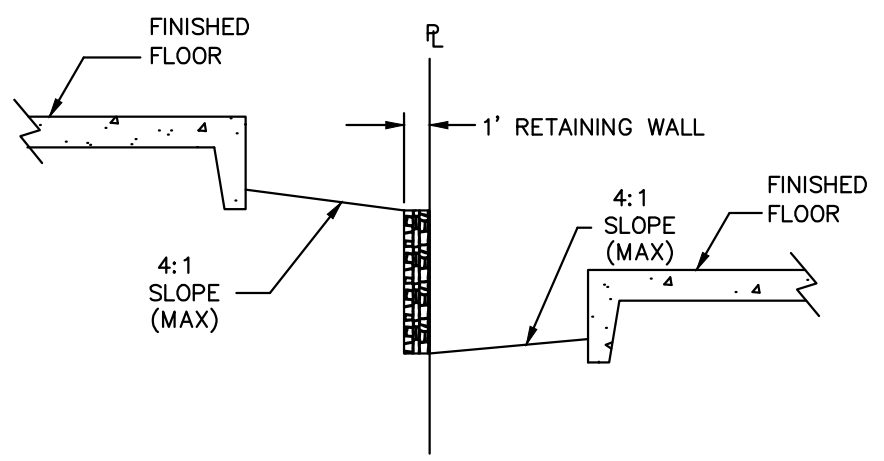
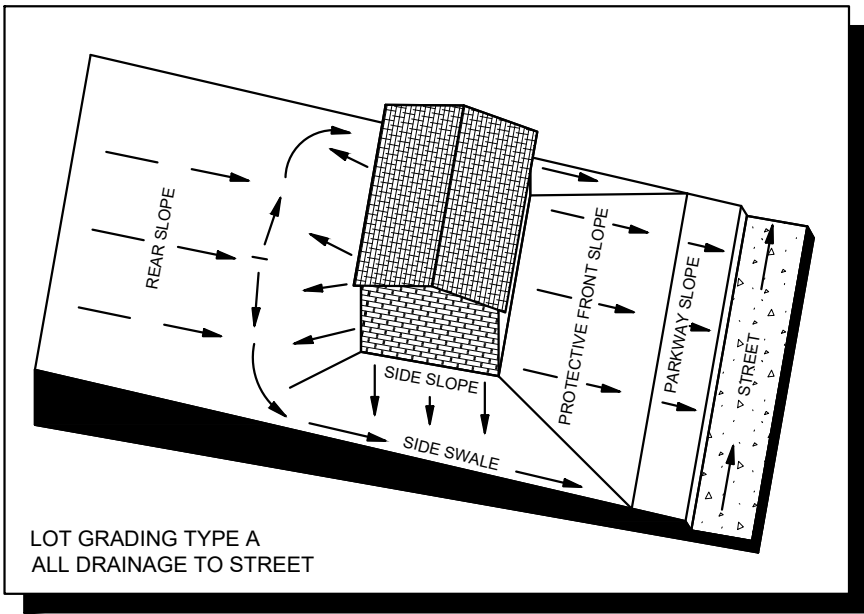


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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

LEGEND

---	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 •	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
---	PROPOSED REAR YARD SWALE
→	LOT DRAINAGE FLOW DIRECTION
→	STREET DRAINAGE FLOW DIRECTION
→	EXISTING FLOW DIRECTION
---	PROPOSED RETAINING WALL
▲	EXPOSED FACE OF RETAINING WALL
*	INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED DUE TO GRADE DIFFERENTIAL OR CONFLICT
EB	EXPOSED BEAM REQUIRED
GB	DROP GARAGE REQUIRED
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	EXISTING TREE TO REMAIN

- GRADING GENERAL NOTES**
- CONTRACTOR SHALL CUT 5' BEHIND BACK OF CURB TO SUBGRADE ELEVATION.
 - PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER.
 - GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS. REFER TO LANDSCAPE/HARDSCAPE PLANS. STRUCTURAL DESIGN TO ACCOUNT FOR LOCATIONS WHERE SCREENING WALLS ARE LOCATED ON TOP OF RETAINING WALLS.
 - THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.
 - ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX, UNLESS OTHERWISE NOTED.
 - THE MAXIMUM SLOPE OF ANY GRADING PROPOSED IN THIS PLAN SET SHALL BE 4:1
 - ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
 - PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.
 - CONTRACTOR TO GRADE FROM PROPOSED PAVEMENT HEADERS TO EXISTING GROUND AT 4:1 UNLESS OTHERWISE NOTED.



GRADING AT SIDE YARD WALL
NTS

CROSS SECTION D-D
NTS

Q _{cap}	= 28.88 CFS
S	= 0.60%
n (GRASS LINED)	= 0.030
Q ₁₀₀	= 1.30 CFS
V ₁₀₀	= 1.06 FPS
NORMAL DEPTH	= 0.32'

CROSS SECTION E-E
NTS

Q _{cap}	= 69.47 CFS
S	= 0.80%
n (GRASS LINED)	= 0.030
Q ₁₀₀	= 2.51 CFS
V ₁₀₀	= 1.87 FPS
NORMAL DEPTH	= 0.58'

KHA PROJECT 063451861	DATE APRIL 2024	SCALE: AS SHOWN	DESIGNED BY: SRL	DRAWN BY: SRL	CHECKED BY: KPB	7/18/24	7/18/24	REVISED AMENITY CENTER LINENWORK	7/18/24	BY	
						DATE					DATE
						REVISIONS					DATE

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS

KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER

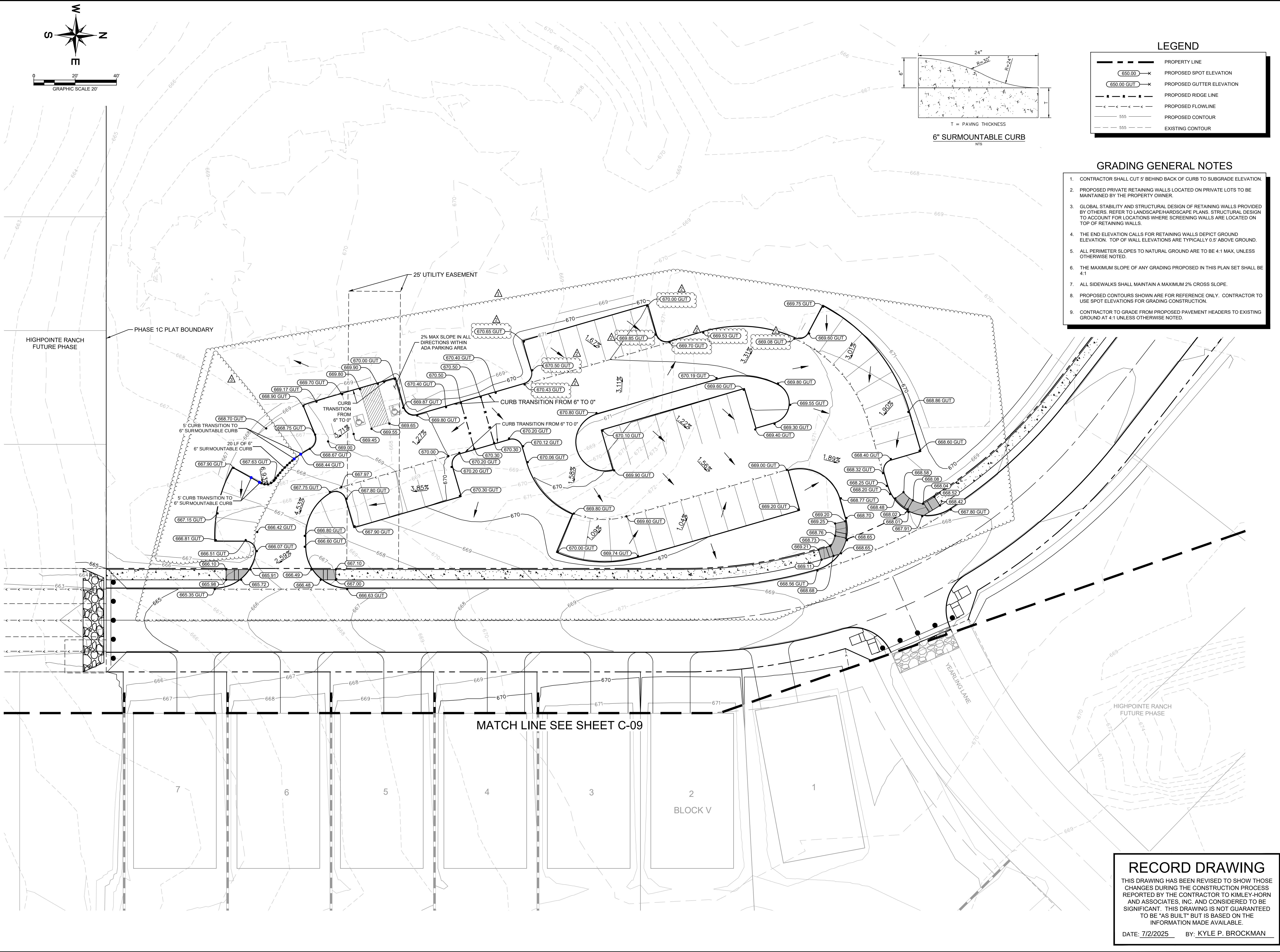
7/18/24

GRADING PLAN

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-09

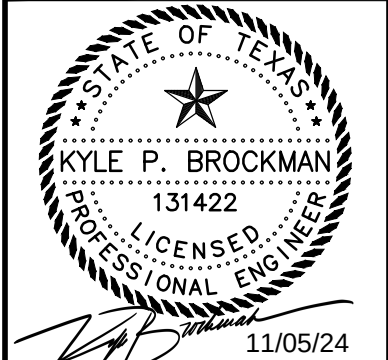
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SHEET NUMBER		HIGHPOINTE RANCH PHASE 1C CITY OF AUBREY DENTON COUNTY, TEXAS		GRADING PLAN		KHA PROJECT 063451861		KIMLEY-HORN	
C-10						DATE APRIL 2024		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM	
						SCALE: AS SHOWN		KYLE P. BROCKMAN 131422 LICENSED PROFESSIONAL ENGINEER	
						DESIGNED BY: SRL		11/05/24	
						DRAWN BY: BBA		TEXAS REGISTERED ENGINEERING FIRM F-928	
						CHECKED BY: KPB		No.	
								REVISIONS	
								DATE	
								BY	

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TEXAS REGISTERED ENGINEERING FIRM F-928

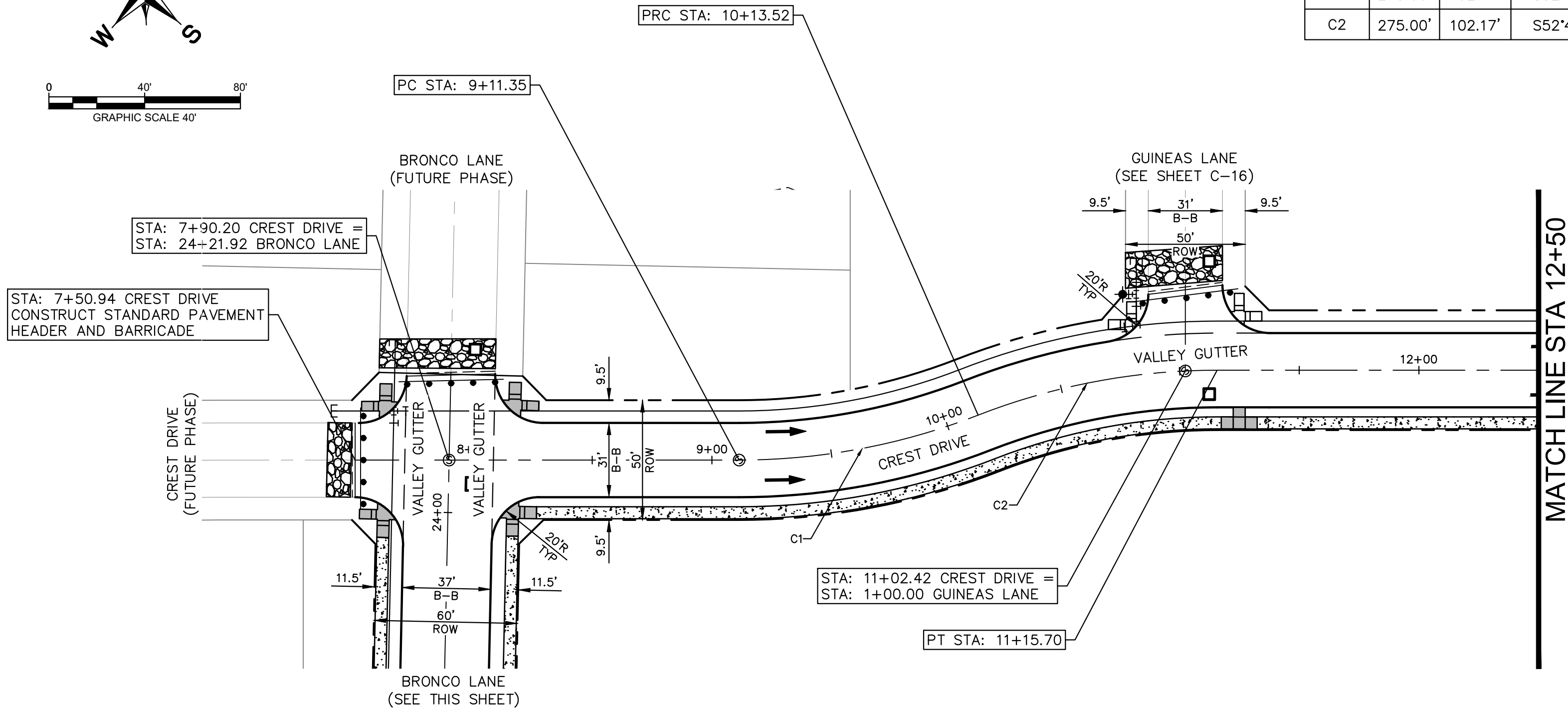
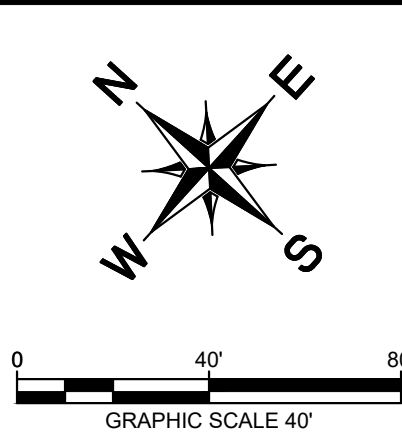
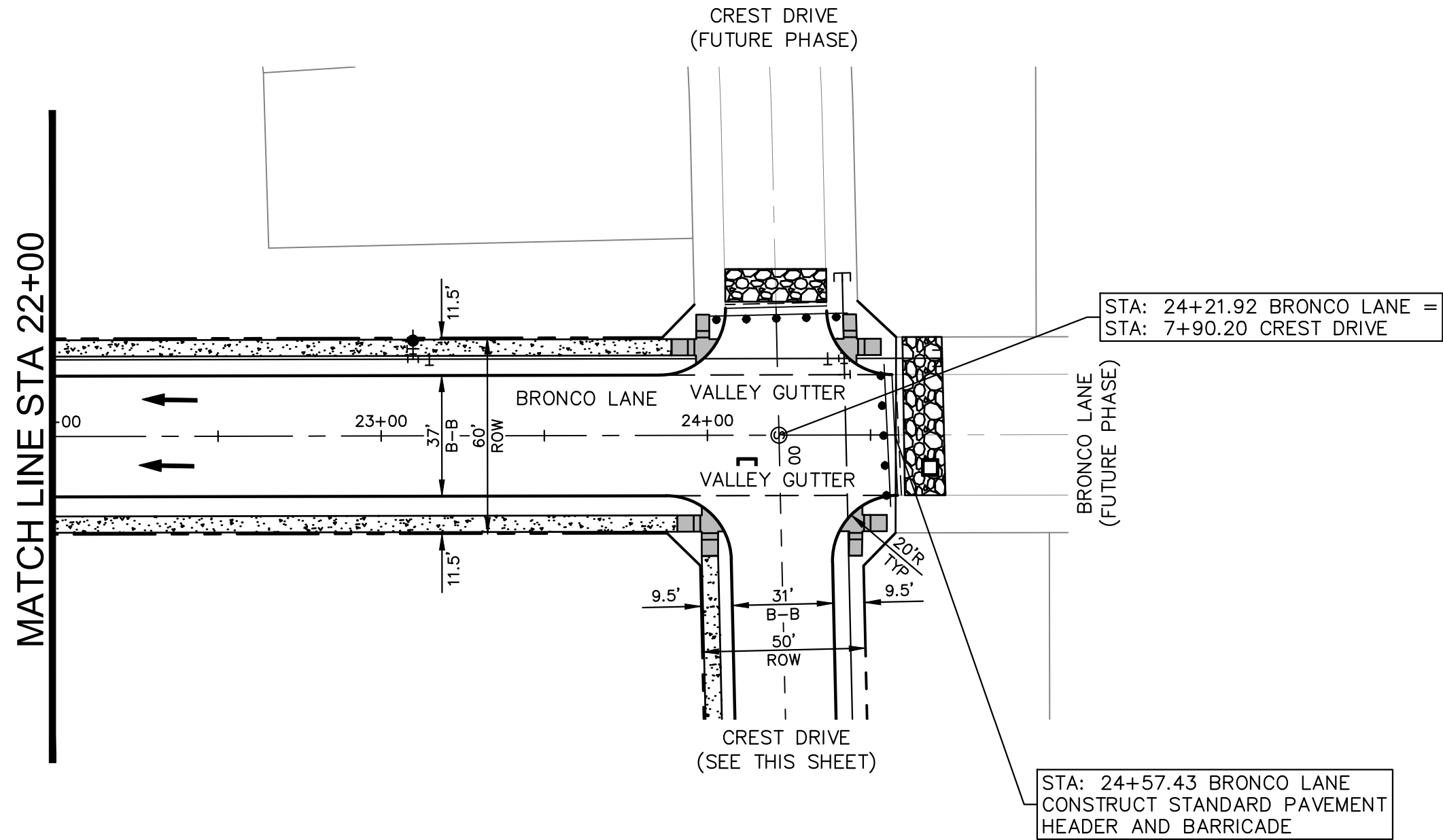
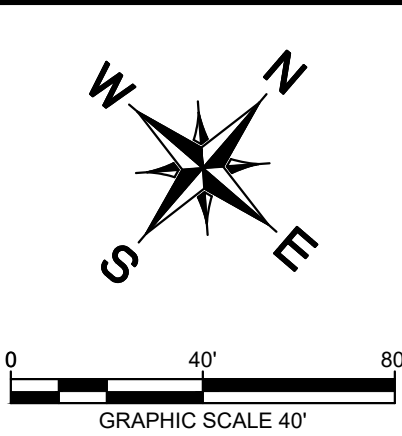


GRADING PLAN

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-10

Plotted By: Geertzen, Johnathan Date: February 29, 2024 12:49:51pm File Path: K:\VRI\Civil\063451861-High Pointe Ranch\Coa\Phase Amenty Road\PlanSheets\C-Paving_P&P.dwg
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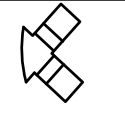
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	275.00'	102.17'	S52°45'23"E	101.59'	21°17'17"	51.68'
C2	275.00'	102.17'	S52°45'23"E	101.59'	21°17'17"	51.68'

RECORD DRAWING

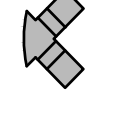
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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

LEGEND



BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)



BARRIER FREE RAMP TO BE BUILT BY DEVELOPER



SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

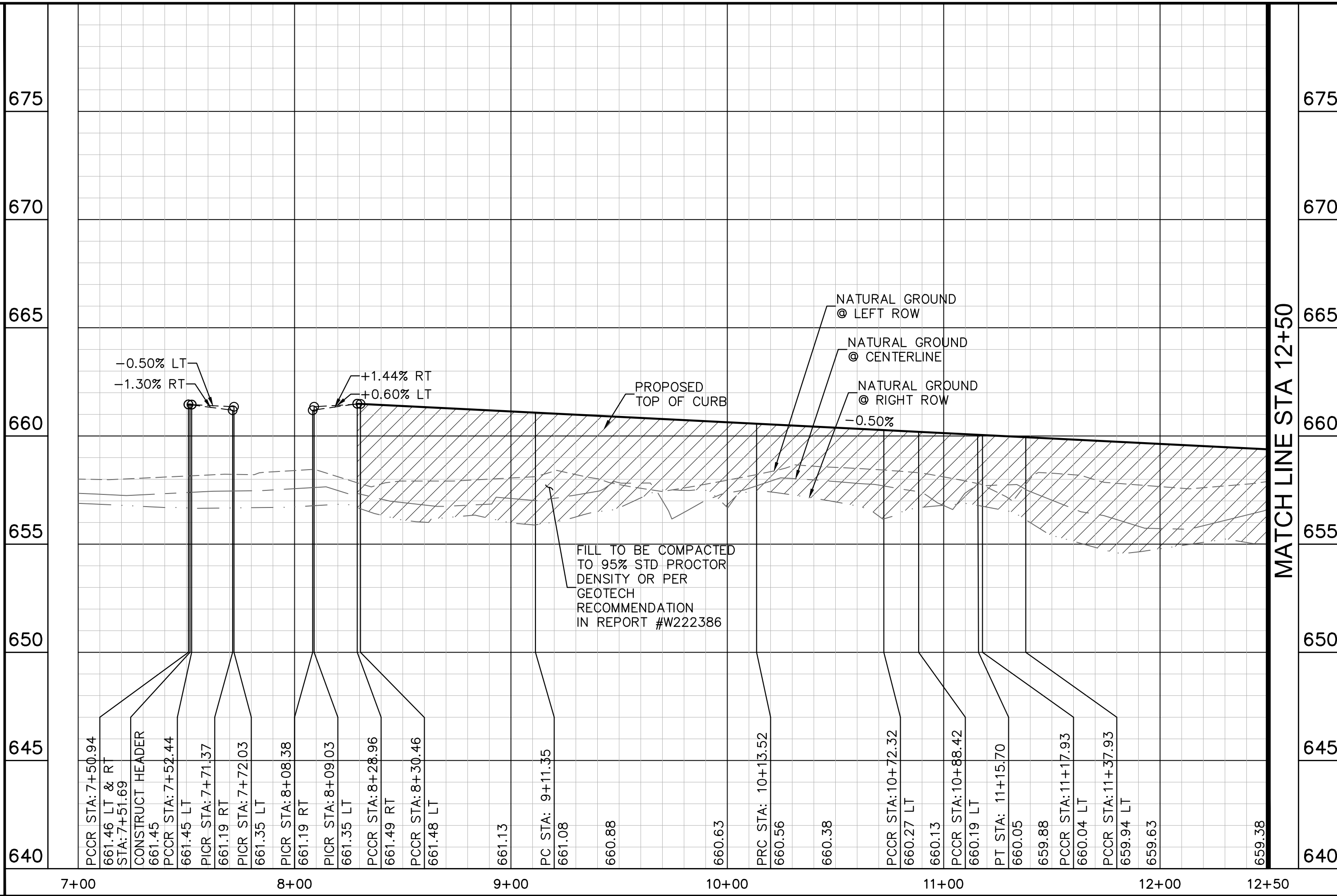
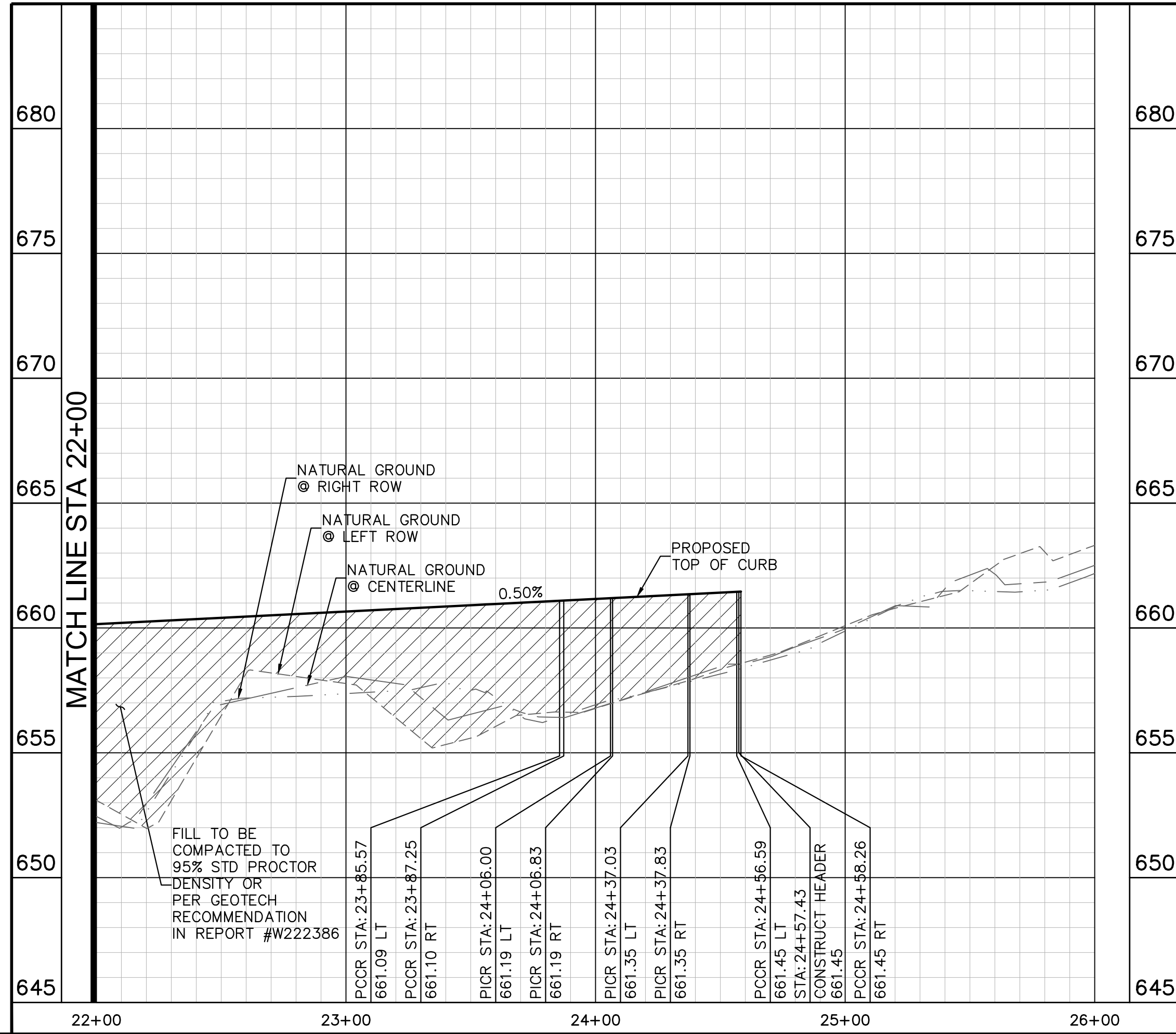
PROFILE SCALE

1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 667.55'

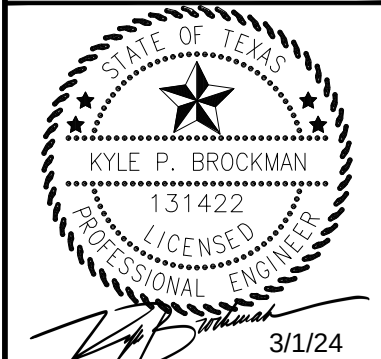


REVISIONS		DATE	BY
No.			

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PHONE: 972-335-3580
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TEXAS REGISTERED ENGINEERING FIRM F-928



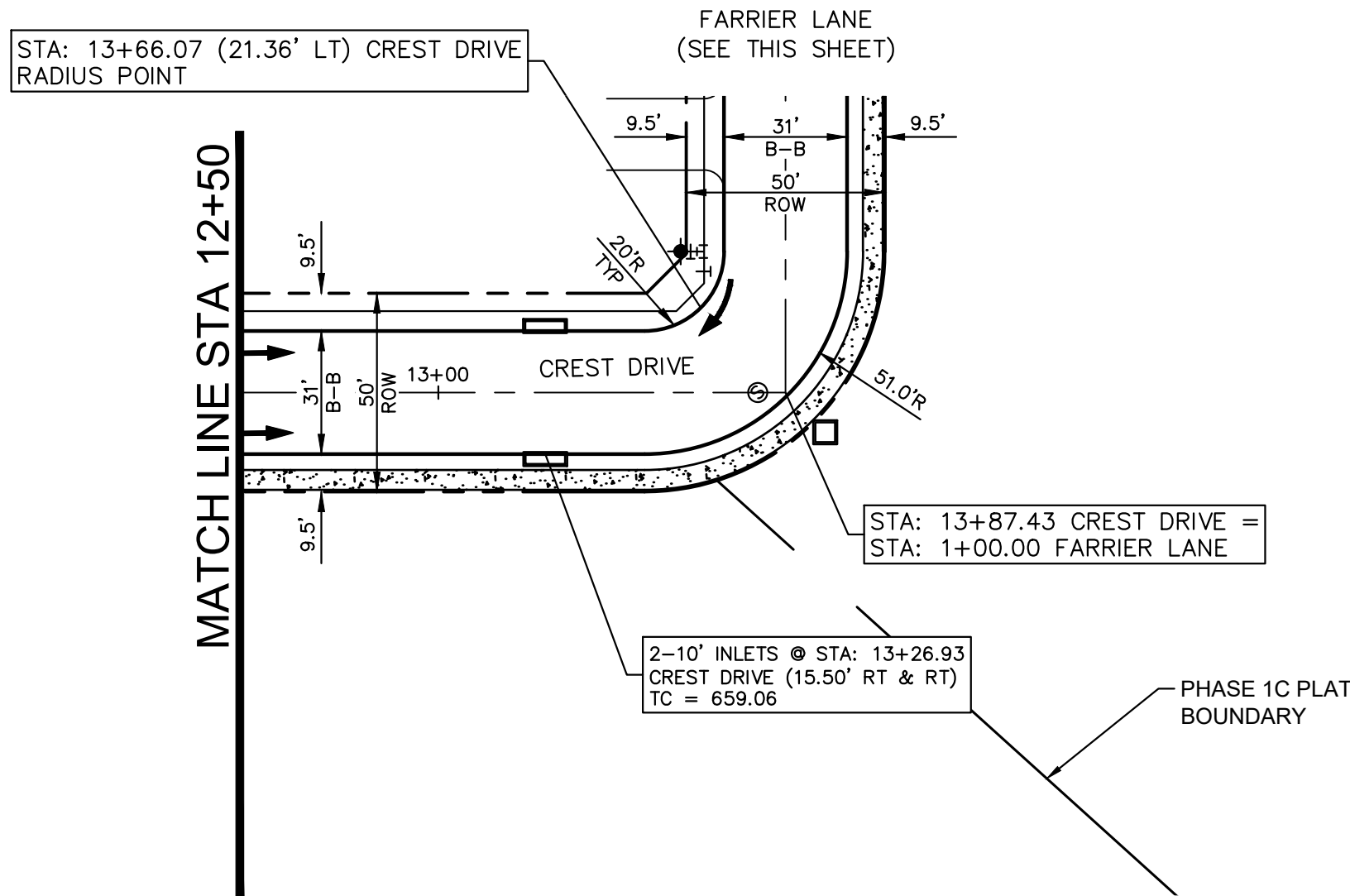
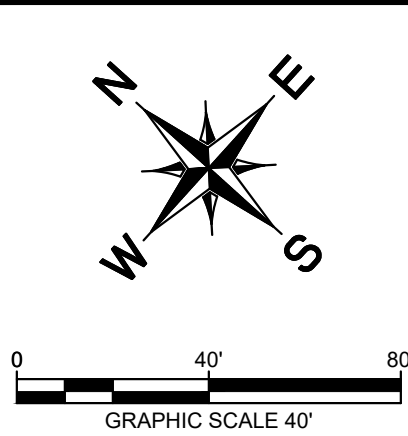
KHA PROJECT	063451861
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY:	SRL
DRAWN BY:	BBA
CHECKED BY:	KPB

PAVING PLAN & PROFILE -
BRONCO LANE & CREST
DRIVE

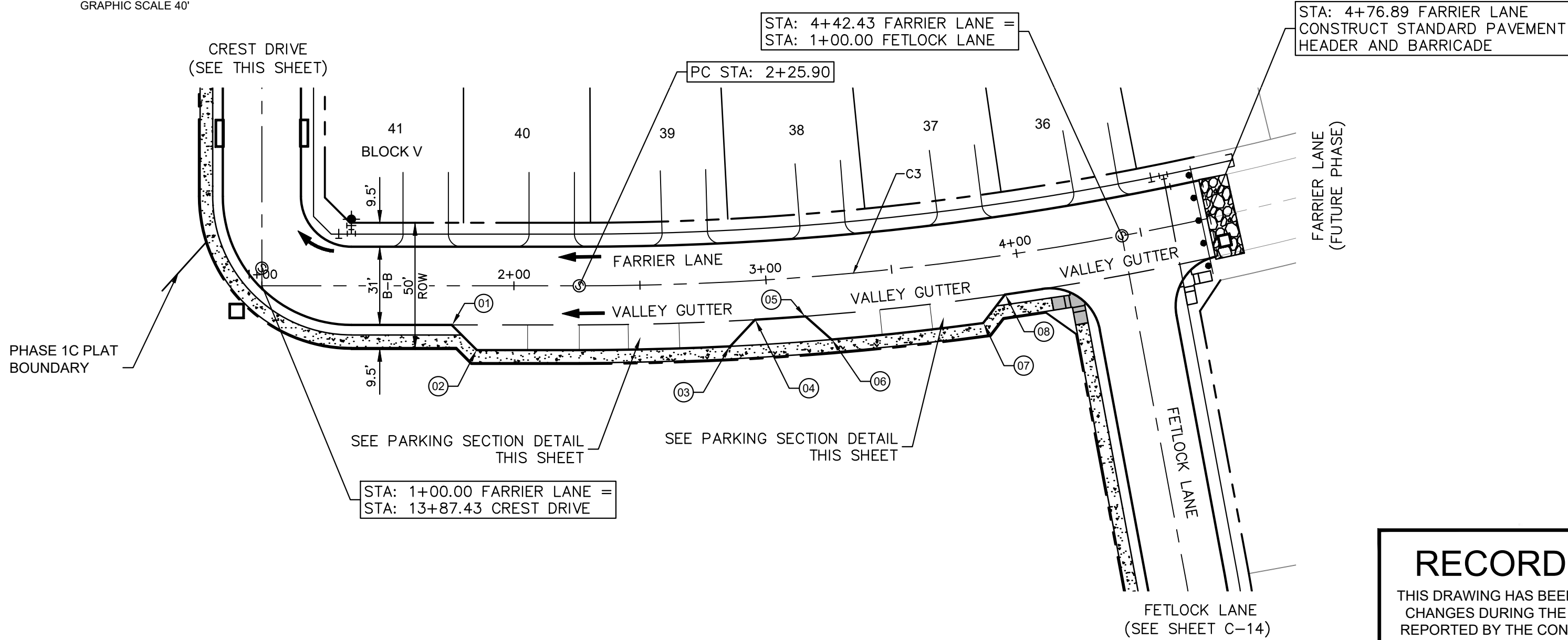
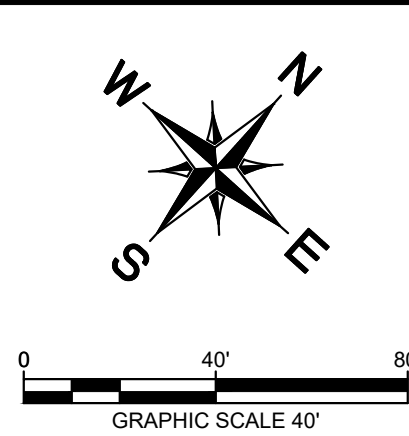
HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-12

Plotted By: Goertzen, Johnathon Date: February 29, 2024 12:50:16pm File Path: K:\VRI_Civil\063451861-High Pointe Ranch\063451861-Phase Amentiy Road\PlanSheets\C-Paving_P&P.dwg
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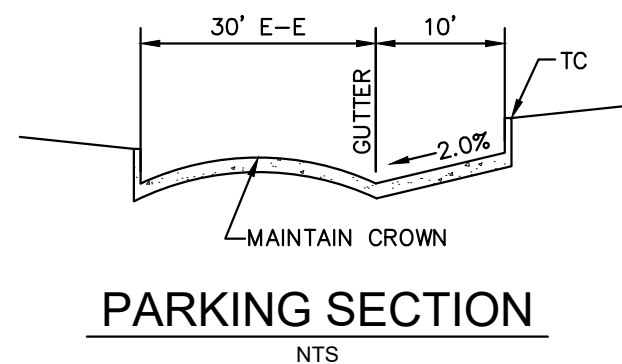


CREST DRIVE



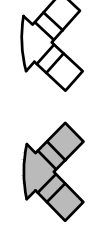
FARRIER LANE

POINT TABLE					
POINT NO.	DESCRIPTION	ALIGNMENT	STATION	OFFSET	ELEVATION
01	PI (TC)	FARRIER LANE	1+75.29	15.50' RT	660.37
02	PI (TC)	FARRIER LANE	1+85.29	25.50' RT	660.87
03	PI (TC)	FARRIER LANE	2+84.52	25.50' RT	663.11
04	PI (TC)	FARRIER LANE	2+94.77	15.50' RT	663.05
05	PI (TC)	FARRIER LANE	3+14.58	15.50' RT	663.50
06	PI (TC)	FARRIER LANE	3+24.00	25.50' RT	663.99
07	PI (TC)	FARRIER LANE	3+83.22	25.50' RT	665.33
08	PI (TC)	FARRIER LANE	3+93.14	15.50' RT	665.27

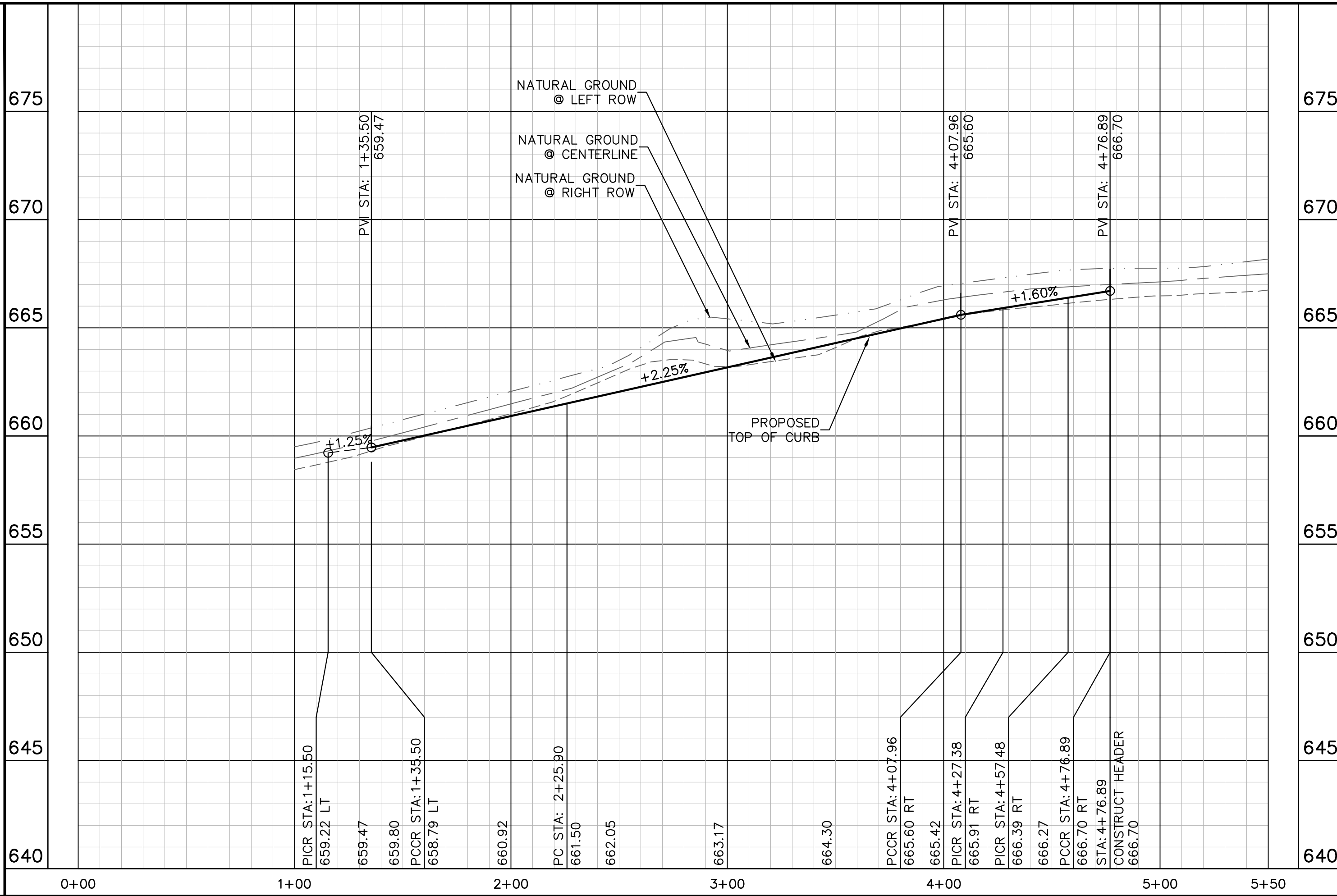
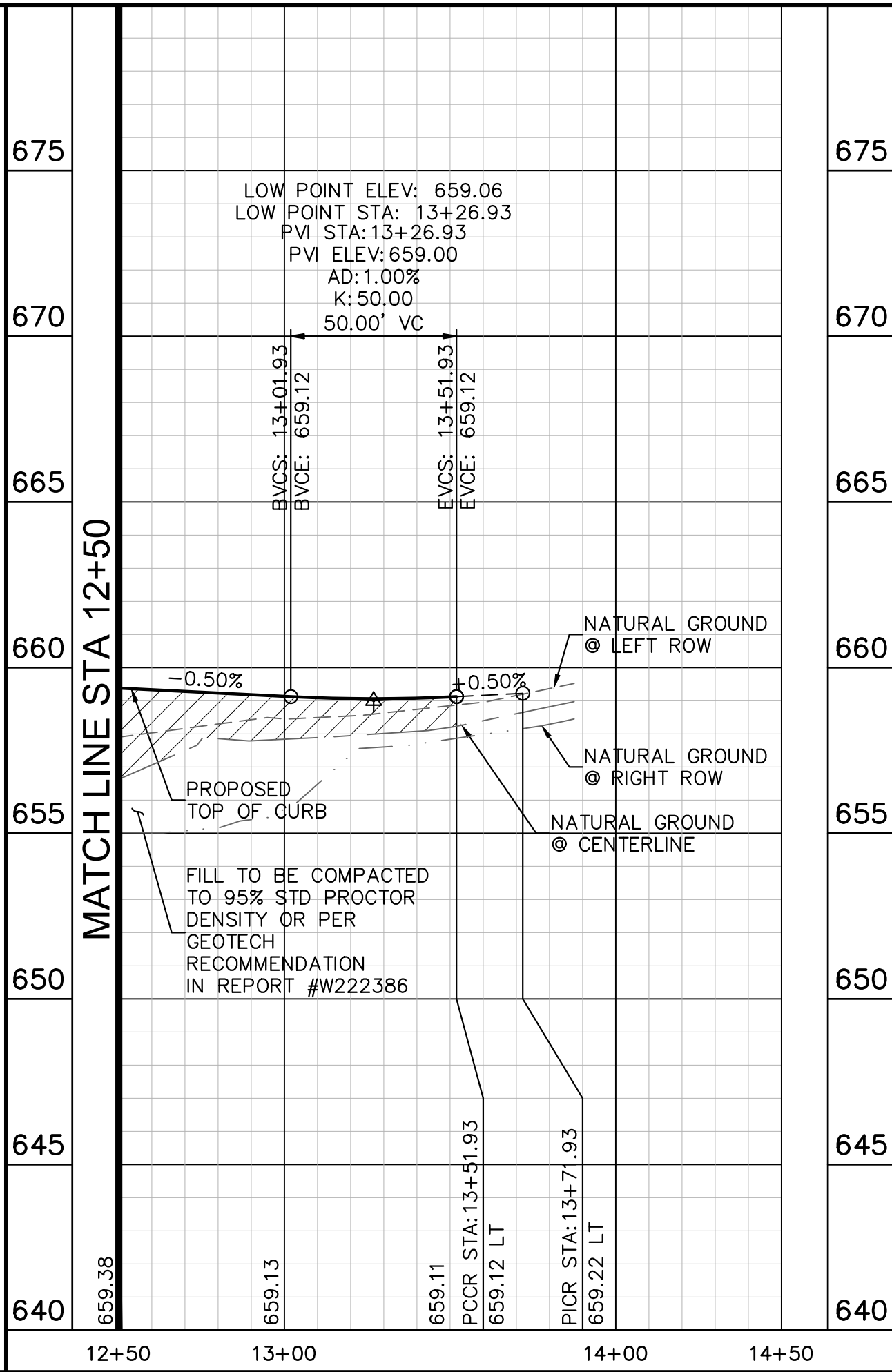


RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
DATE: 7/2/2025 BY: KYLE P. BROCKMAN

LEGEND



BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)
BARRIER FREE RAMP TO BE BUILT BY DEVELOPER
SIDEWALK SHOWN TO BE BUILT BY DEVELOPER



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 676.28'
BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 667.55'

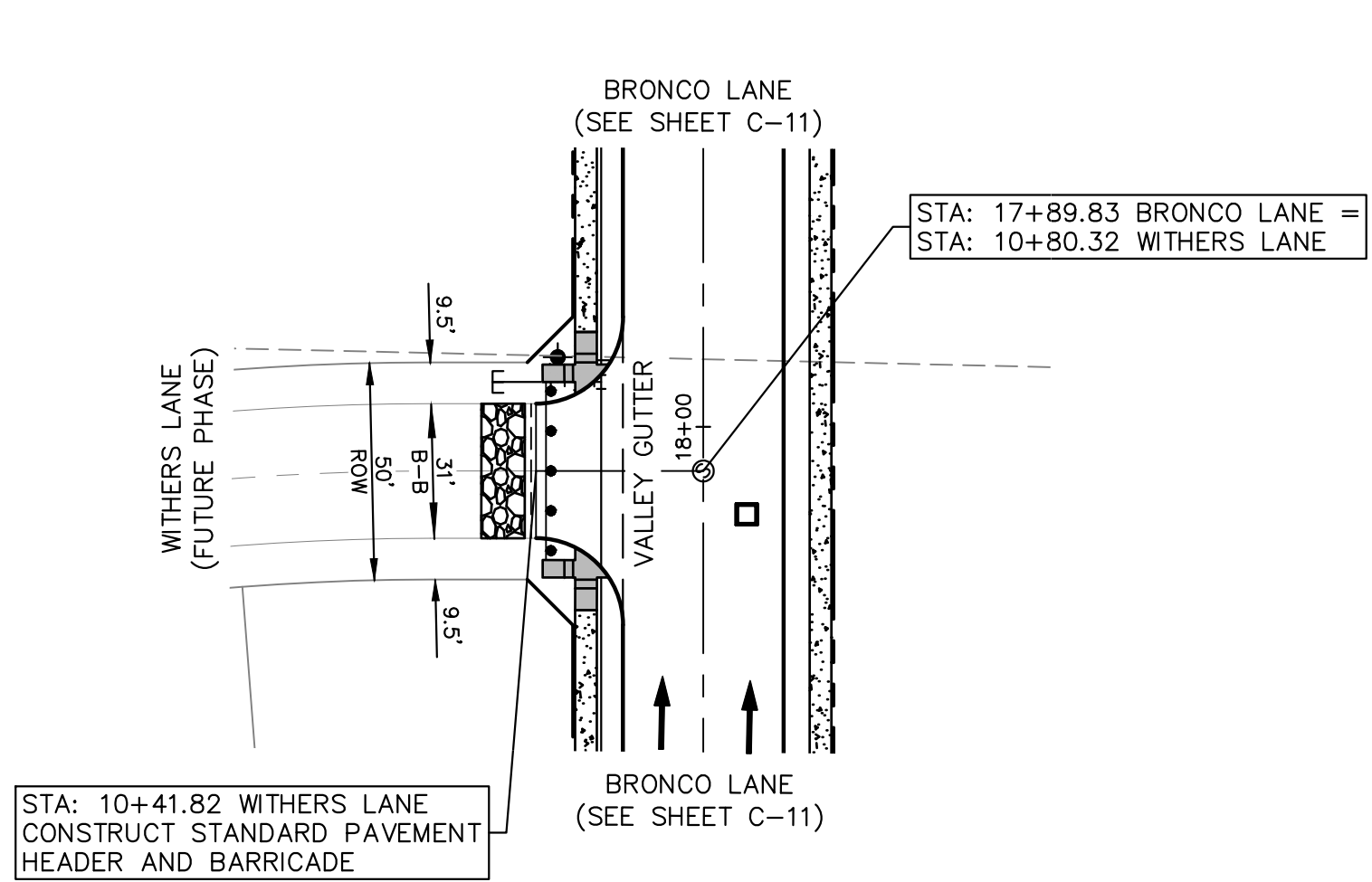
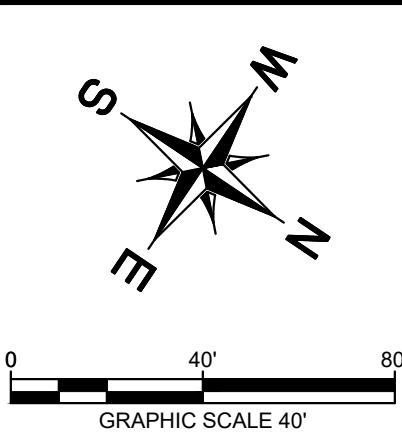
REVISIONS		BY
No.		DATE

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

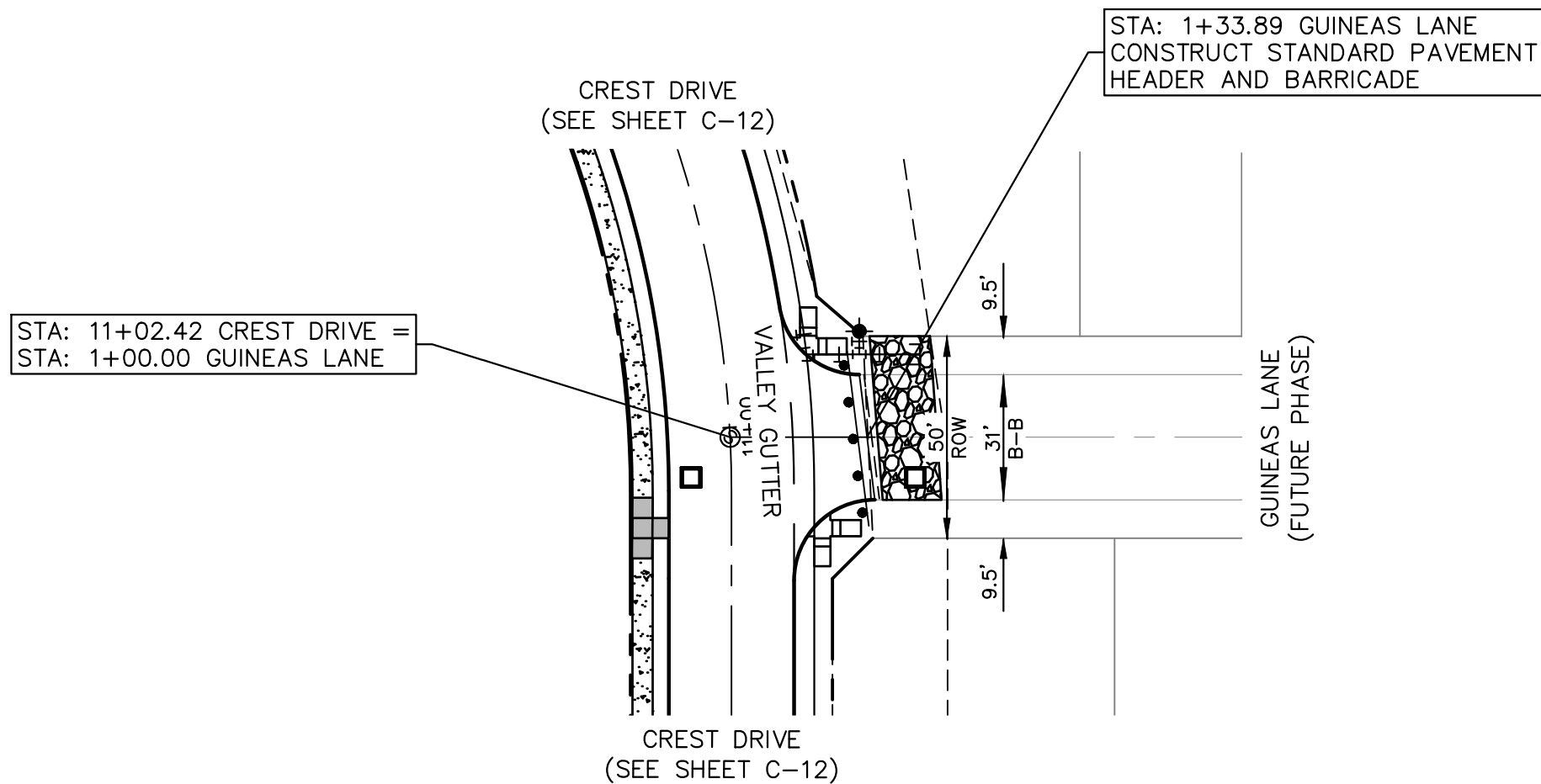
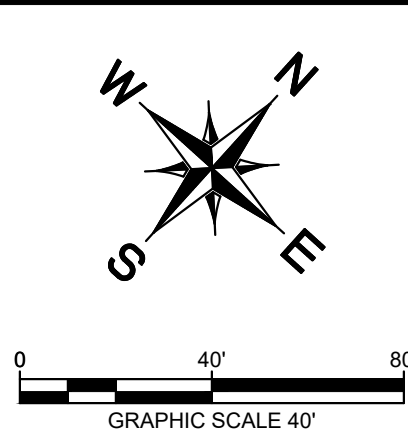
KHA PROJECT 063451861
DATE MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: SRL
DRAWN BY: BBA
CHECKED BY: KPB
3/1/24

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS
PAVING PLAN & PROFILE - CREST DRIVE
SHEET NUMBER
C-13

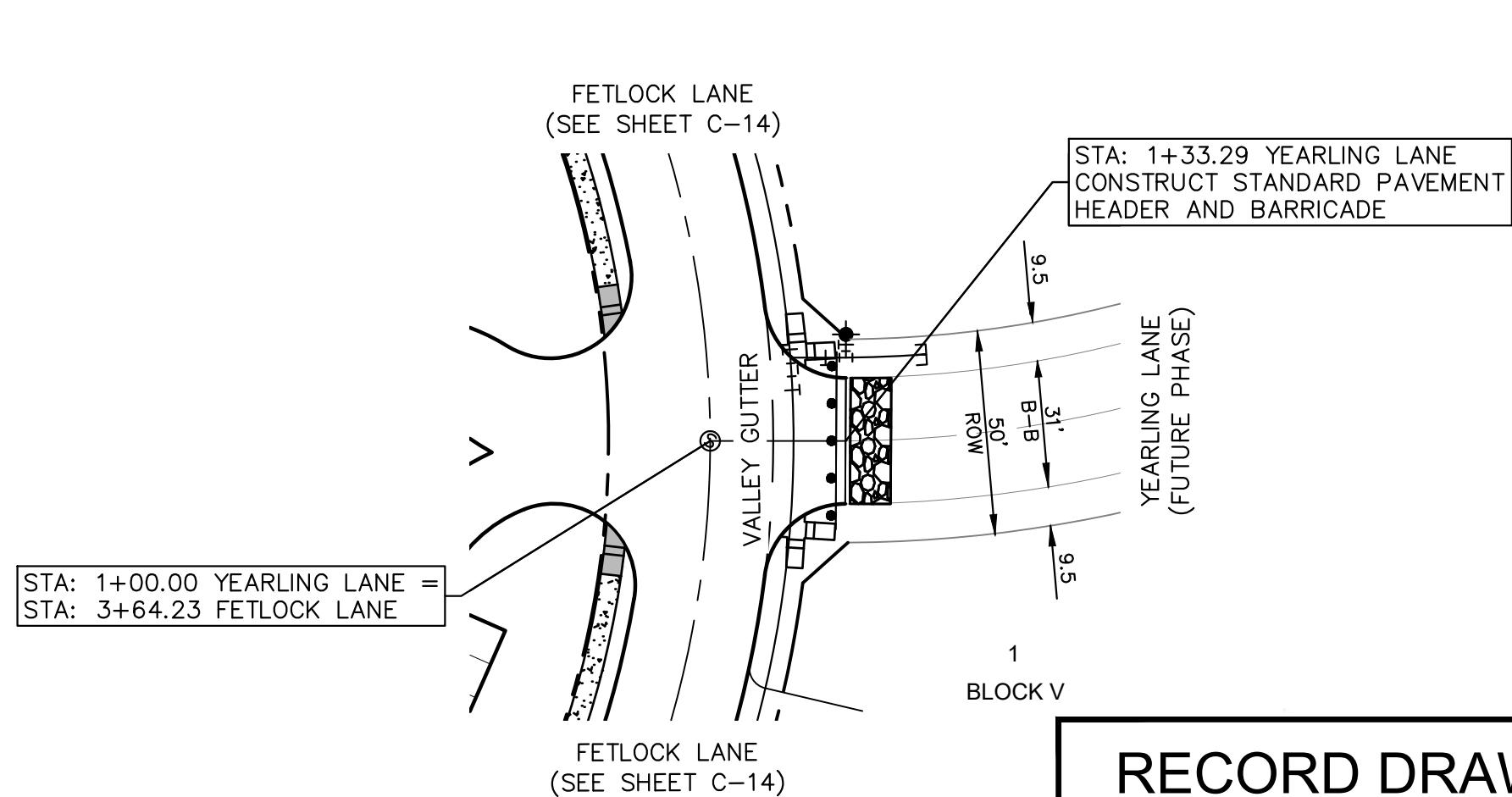
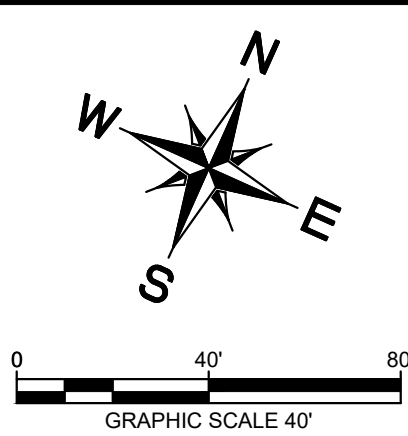
Plotted By: Goertzen, Johnathon Date: February 29, 2024 12:51:32pm File Path: K:\VRI_Civil\063451861-High Pointe Ranch\CodePhase Amentiy Road\PlanSheets\C-Paving_P&P.dwg
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WITHERS LANE



GUINEAS LANE



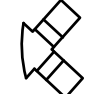
YEARLING LANE

RECORD DRAWING

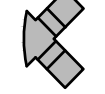
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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

LEGEND



BARRIER FREE RAMP TO BE BUILT BY HOMEBUILDER (LAYDOWN CURB)



BARRIER FREE RAMP TO BE BUILT BY DEVELOPER



SIDEWALK SHOWN TO BE BUILT BY DEVELOPER

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF OF SPRING HILLS ROAD, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH. ELEV: 676.28'

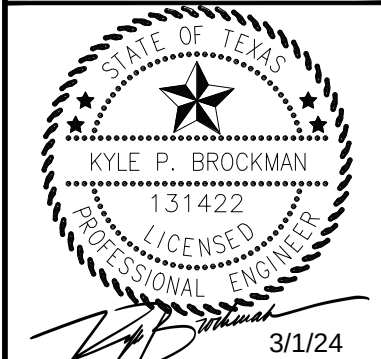
BM #40
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NO.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	063451861
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY:	SRL
DRAWN BY:	BBA
CHECKED BY:	KPB

PAVING P&P - WITHERS LN, GUINEAS LN & YEARLING LN

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-16

Storm Drain Calculations																																				
From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL			Head Loss Calculations								Design HGL	T/C or Ground Elev.	
																		No.	Width	Height																
			Incremental	Total	Inlet				Travel	Total	U/S							D/S	V1 (in)	V2 (out)			V1 ² /2G	V2 ² /2G	Kj	KjV1 ² /2G	Hk									
			Area								ft							ft	ft/s	ft/s			ft	ft	ft	ft	ft									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	Comments		
LINE SD-W																																				
1+55.50	1+00.00	55.50	W0-W1	5.01	5.01	0.50	2.51	2.51	15.0	0.2	15.2	7.91	19.82	0.00	0.00	19.82	30	1	0	0	0.013	0.0023	655.30	655.17	-	4.04	-	0.25	1.25	0.00	0.32	655.61	657.50			
1+00.00																		4.04					654.98	655.17	4.04	4.04	0.25	0.25	0.06	0.19	655.17	659.80				

Storm Drain Calculations																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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			acres	acres	min				min	min	in/hr							cfs	cfs	cfs			cfs	cfs	in	ft	ft	ft/s	ft/s	ft	ft	ft				ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft

Storm Drain Calculations																																					
From	To	Pipe Length	Drainage Area			Runoff "c"	Incr. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover "q" (From Inlet)	Q Pipe	Pipe Size Diameter	Box Size			n	Sf	HGL		Head Loss Calculations								Design HGL	T/C or Ground Elev.			
																																				Incremental	
			No.	Area	acres				min	min	min							in/hr	cfs	cfs			cfs	cfs	in	ft	ft	ft/s	ft/s	ft	ft					ft	ft
			1	2	3				4	5	6							7	8	9			10	11	12	13	14	15	16	17	18	18a				19	20
LINE SD-Y																																					
3+85.00	1+65.06	219.94	SD-W	5.01	5.01	0.50	2.51	2.51	15.0	0.9	15.9	7.91	19.82	0.00	0.00	19.82	30	1	0	0	0.013	0.0023	654.98	654.46	-	4.04	-	0.25	0.25	0.00	0.10	655.08	659.00				
1+65.06	1+45.06	20.00	Y0	1.98	6.99	0.50	0.99	3.50	15.9	0.1	16.0	7.91	27.65	0.00	0.00	27.65	36	1	0	0	0.013	0.0017	654.35	654.32	4.04	3.91	0.25	0.24	0.50	0.13	0.11	654.46	658.80				
1+45.06	1+00.00	45.06	Y1	1.98	8.97	0.50	0.99	4.49	16.0	0.2	16.2	7.70	34.52	0.00	0.00	34.52	36	1	0	0	0.013	0.0027	654.07	653.95	3.91	4.88	0.24	0.37	0.50	0.12	0.25	654.32	658.70				
1+00.00																							653.85		4.88	4.97	0.37	0.38	1.00	0.37	0.10	653.95	659.80				

[illegible]

LATERAL Y-1																																		
1+36.06	1+00.00	36.06	Y1	1.98	1.98	0.50	0.99	0.99	15.0	0.1	15.1	7.91	7.83	0.00	0.00	7.83	18	1	0	0	0.013	0.0056	654.49	654.29	-	4.43	-	0.31	1.25	0.00	0.38	654.87	658.70	
1+00.00																							654.07		4.43	4.88	0.31	0.37	0.50	0.15	0.22	654.29	659.10	

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN

Δ	REVISED GRADING	7/19/24
No.	REVISIONS	DATE BY

Kimley»»Horn

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
7/18/24

KHA PROJECT 063451861	DATE APRIL 2024	SCALE: AS SHOWN	DESIGNED BY: SRL	DRAWN BY: SRL	CHECKED BY: KPB
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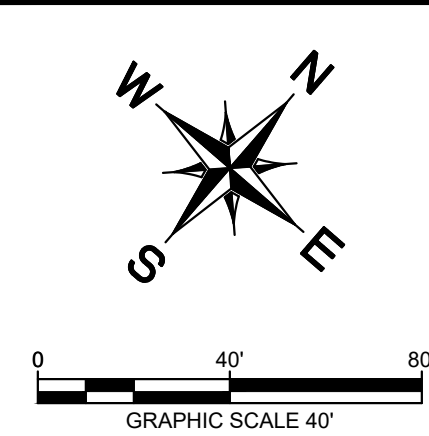
DRAINAGE CALCULATIONS

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

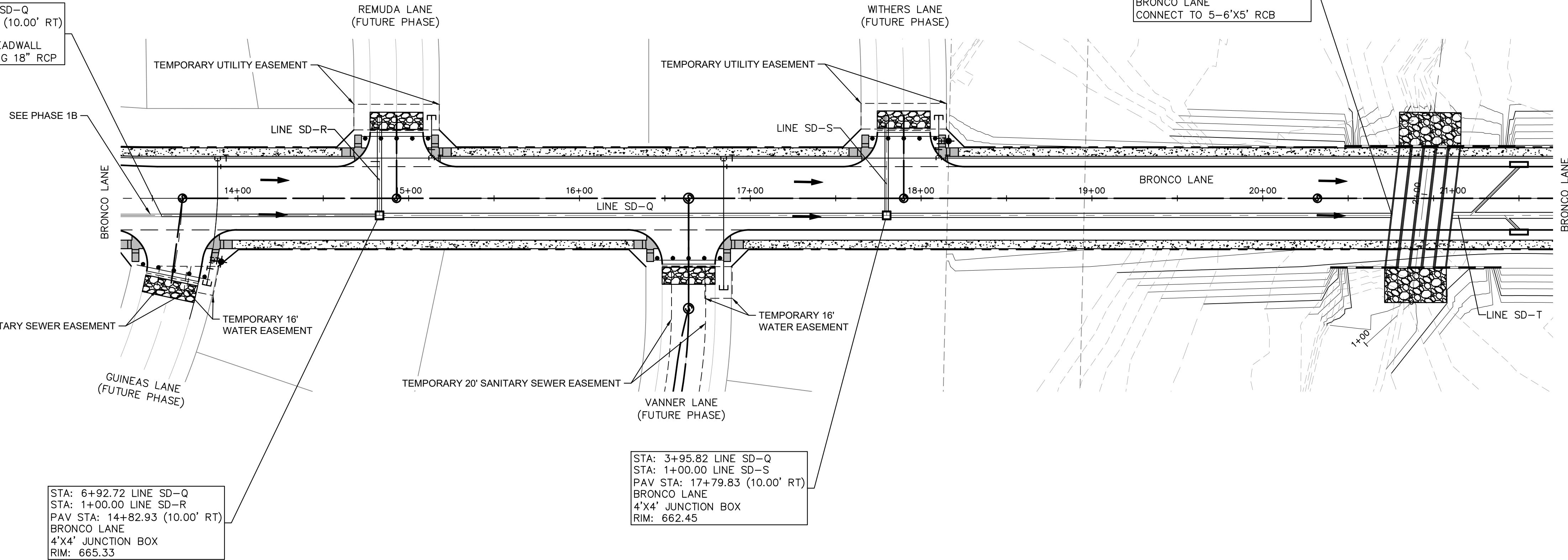
SHEET NUMBER

C-20

Plotted By: Goertzen, Johnathan Date: February 29, 2024 12:56:56pm File Path: K:\FR-Civil\063451861-High Pointe Ranch_Cod Phase Amenity Road\PlanSheets\C-Storm P&P.dwg
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STA: 8+20.36 LINE SD-Q
PAV STA: 13+55.30 (10.00' RT)
BRONCO LANE
REMOVE EXISTING HEADWALL
CONNECT TO EXISTING 18" RCP

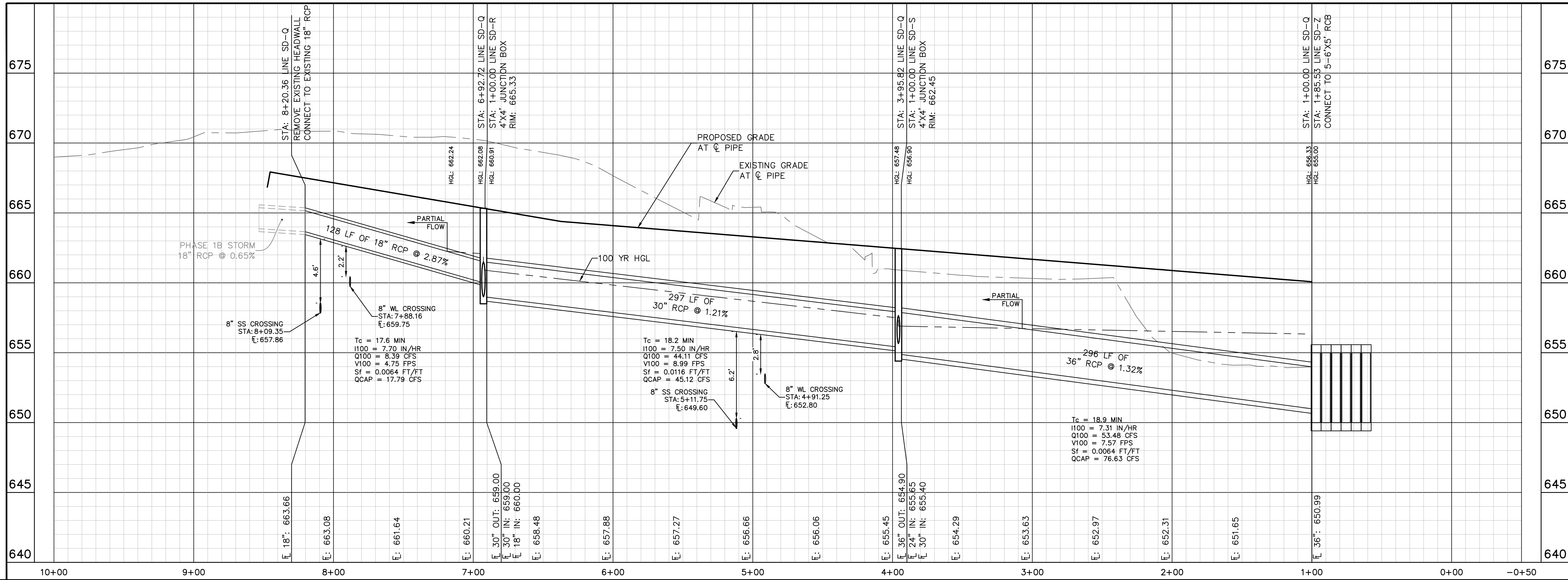


STA: 6+92.72 LINE SD-Q
STA: 1+00.00 LINE SD-R
PAV STA: 14+82.93 (10.00' RT)
BRONCO LANE
4'x4' JUNCTION BOX
RIM: 665.33

STA: 3+95.82 LINE SD-Q
STA: 1+00.00 LINE SD-S
PAV STA: 17+79.83 (10.00' RT)
BRONCO LANE
4'x4' JUNCTION BOX
RIM: 662.45

STA: 1+00.00 LINE SD-Q
STA: 1+85.53 LINE SD-Z
PAV STA: 20+75.65 (10.00' RT)
BRONCO LANE
CONNECT TO 5-6'x5' RCB

LINE SD-Q



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF
SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE
INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL
ROAD (F.M. 428).
ELEV: 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF
SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE
INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL
ROAD (F.M. 428).
ELEV: 667.55'

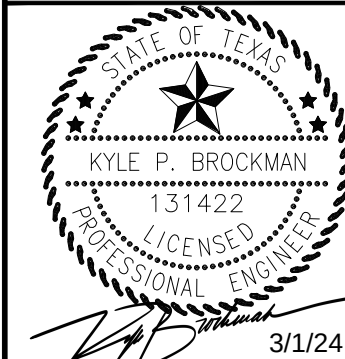
RECORD DRAWING

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REPORTED BY THE CONTRACTOR TO KIMLEY-HORN
AND ASSOCIATES, INC. AND CONSIDERED TO BE
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TO BE "AS BUILT" BUT IS BASED ON THE
INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN

Kimley»Horn

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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
063451861	MARCH 2024	AS SHOWN	SRL	SRL	KPB

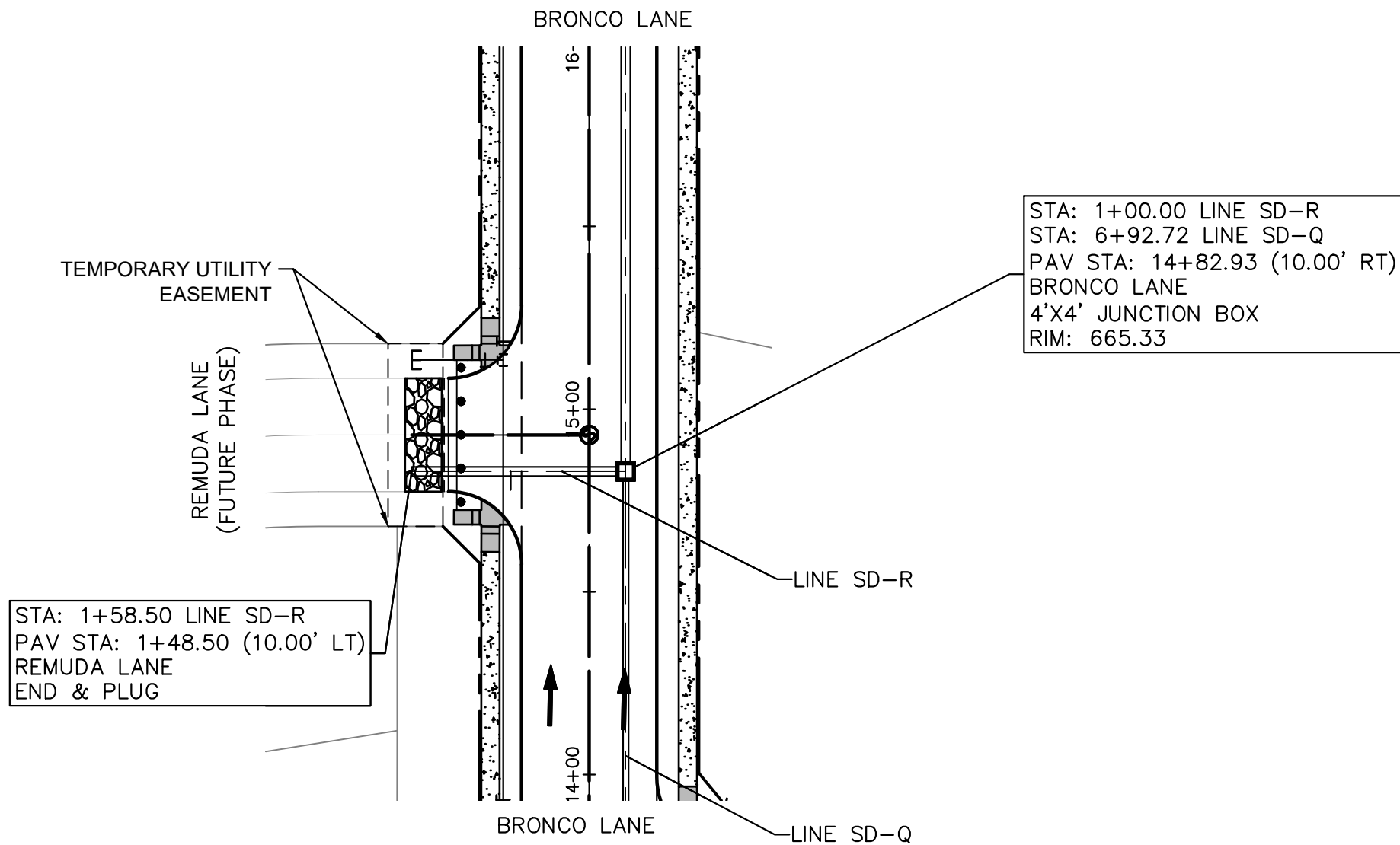
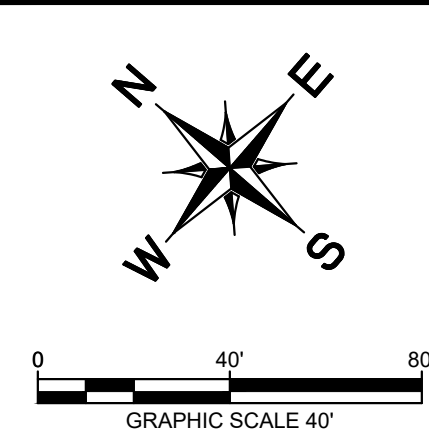
STORM DRAIN PLAN &
PROFILE - LINE SD-Q

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-21

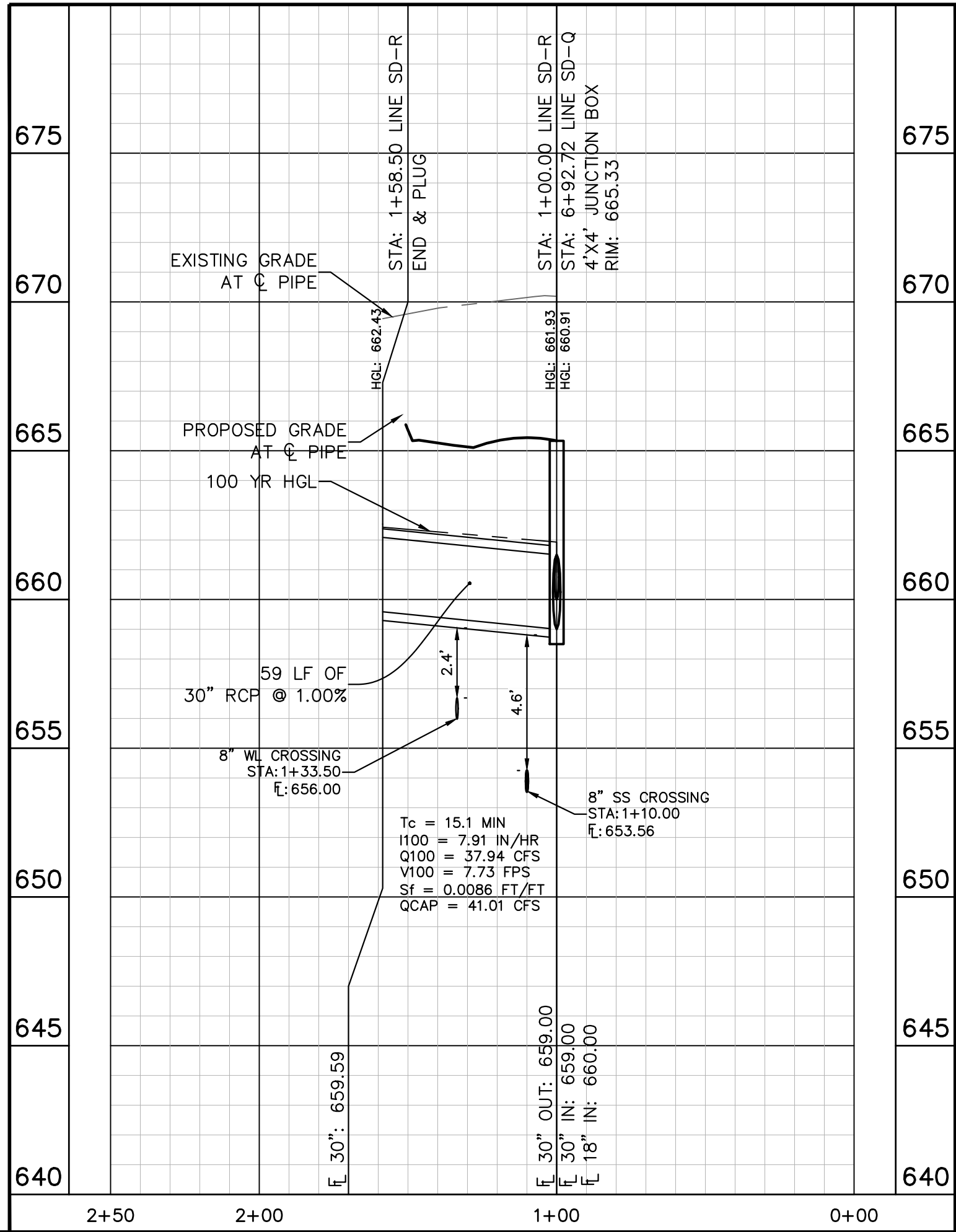
NO.	REVISIONS	DATE	BY

Plotted By: Geertzen, Johnathon Date: February 29, 2024 12:57:28pm File Path: K:\FR-Civil\063451861-High Pointe Ranch_CodPhase_Amenity_Road\PlanSheets\C-Storm_P&P.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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LINE SD-R

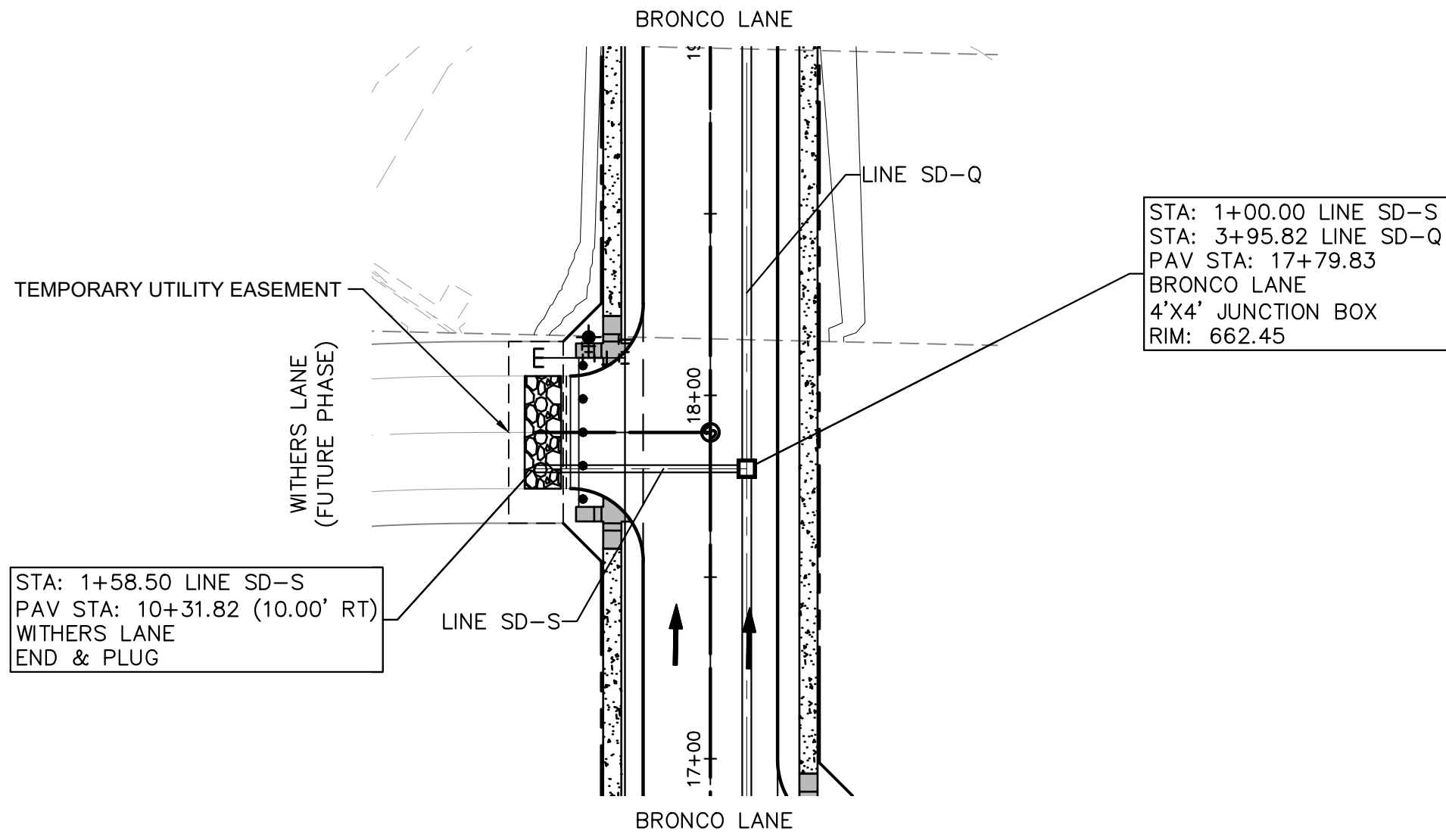
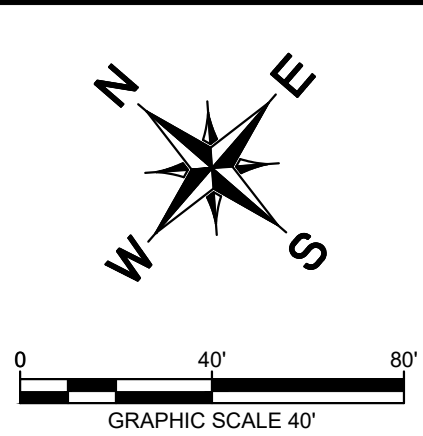


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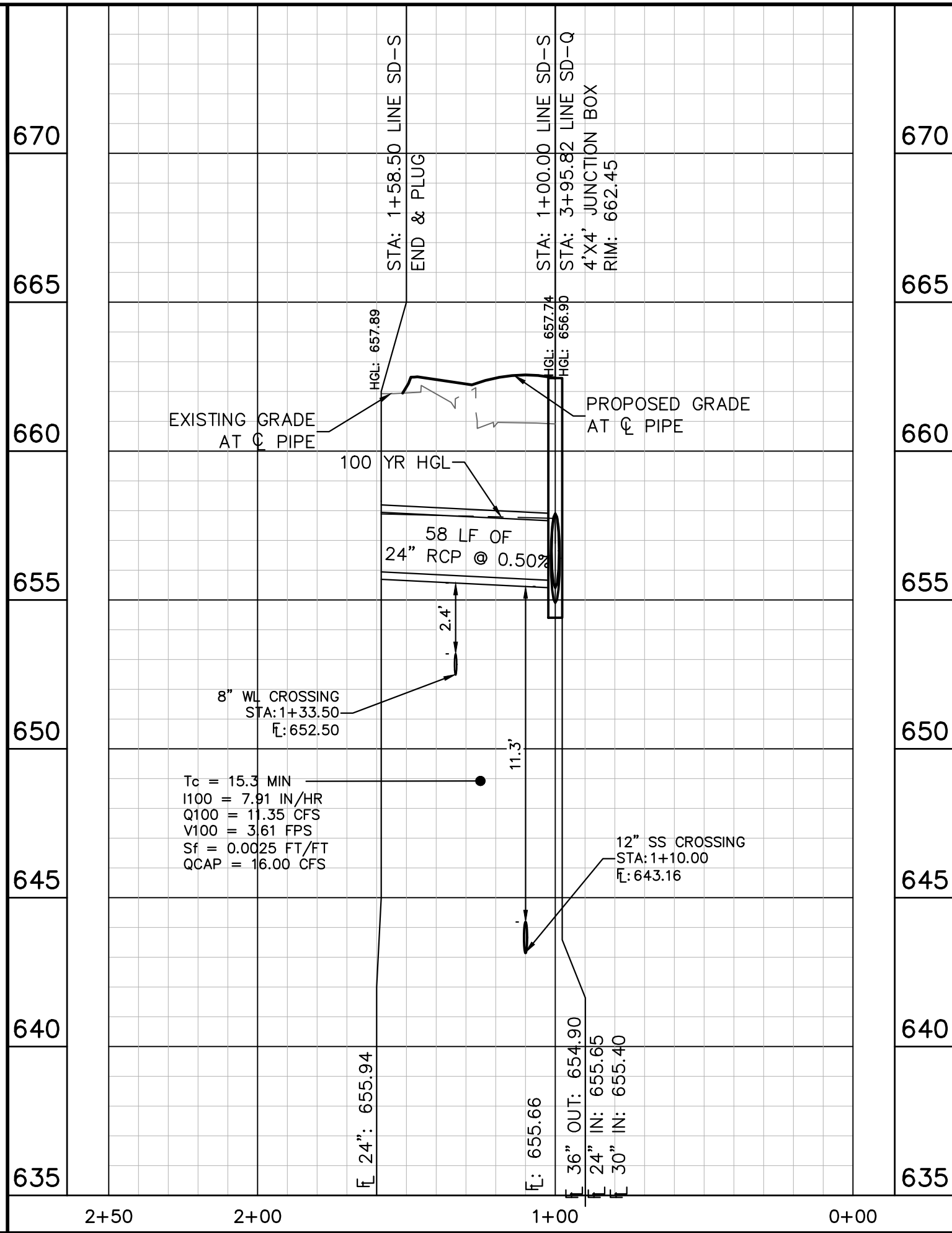
RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN



LINE SD-S



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV. 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV. 667.55'

RECORD DRAWING

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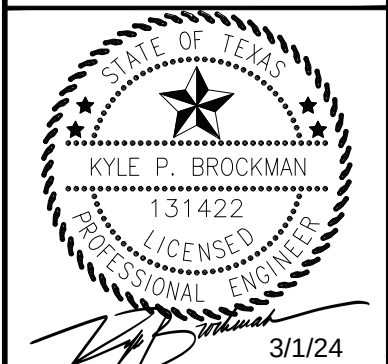
DATE: 7/2/2025 BY: KYLE P. BROCKMAN

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 972-335-3580
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TEXAS REGISTERED ENGINEERING FIRM F-928



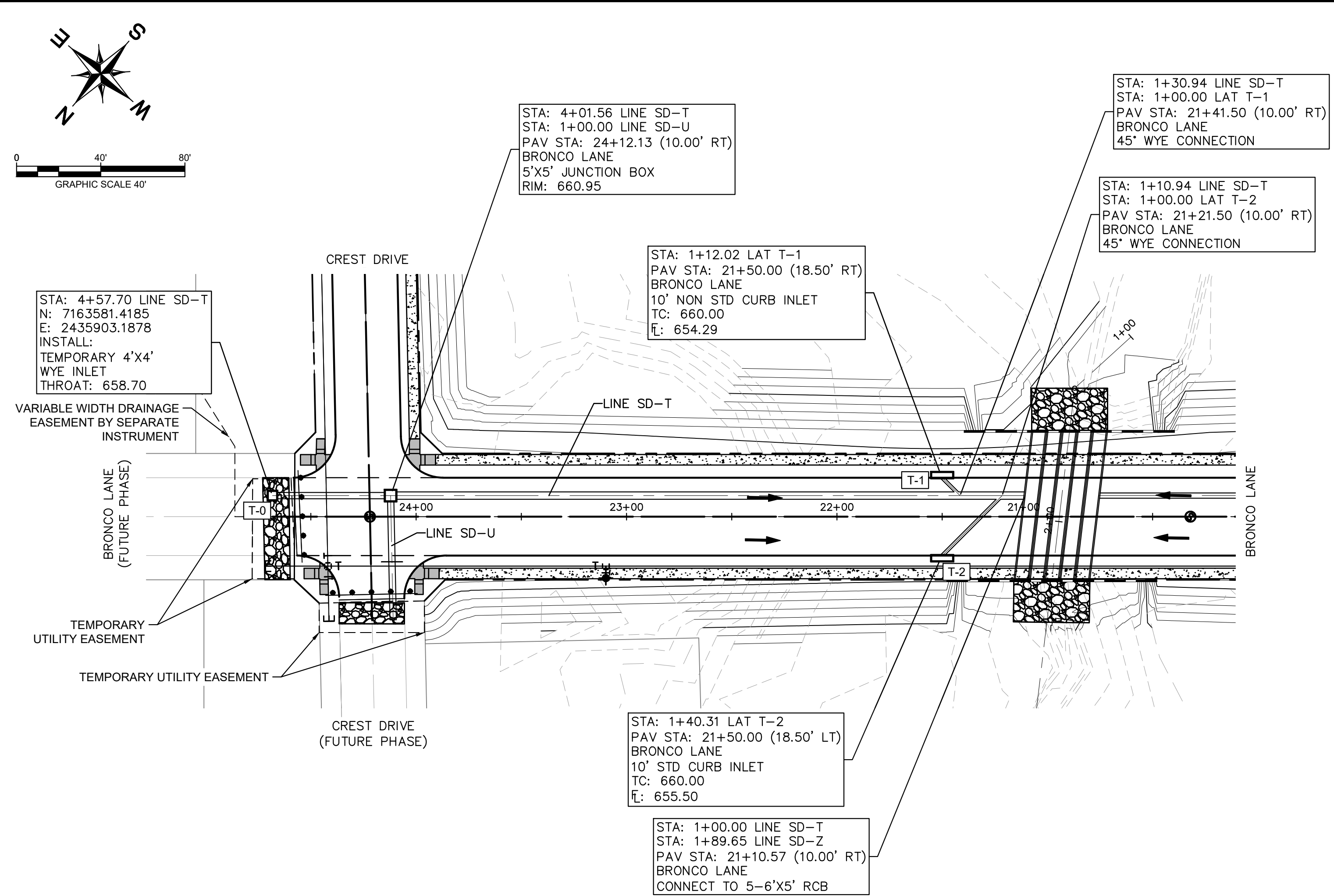
KHA PROJECT	063451861
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY:	SRL
DRAWN BY:	SRL
CHECKED BY:	KPB

STORM DRAIN PLAN &
PROFILE - LINE SD-R &
LINE SD-S

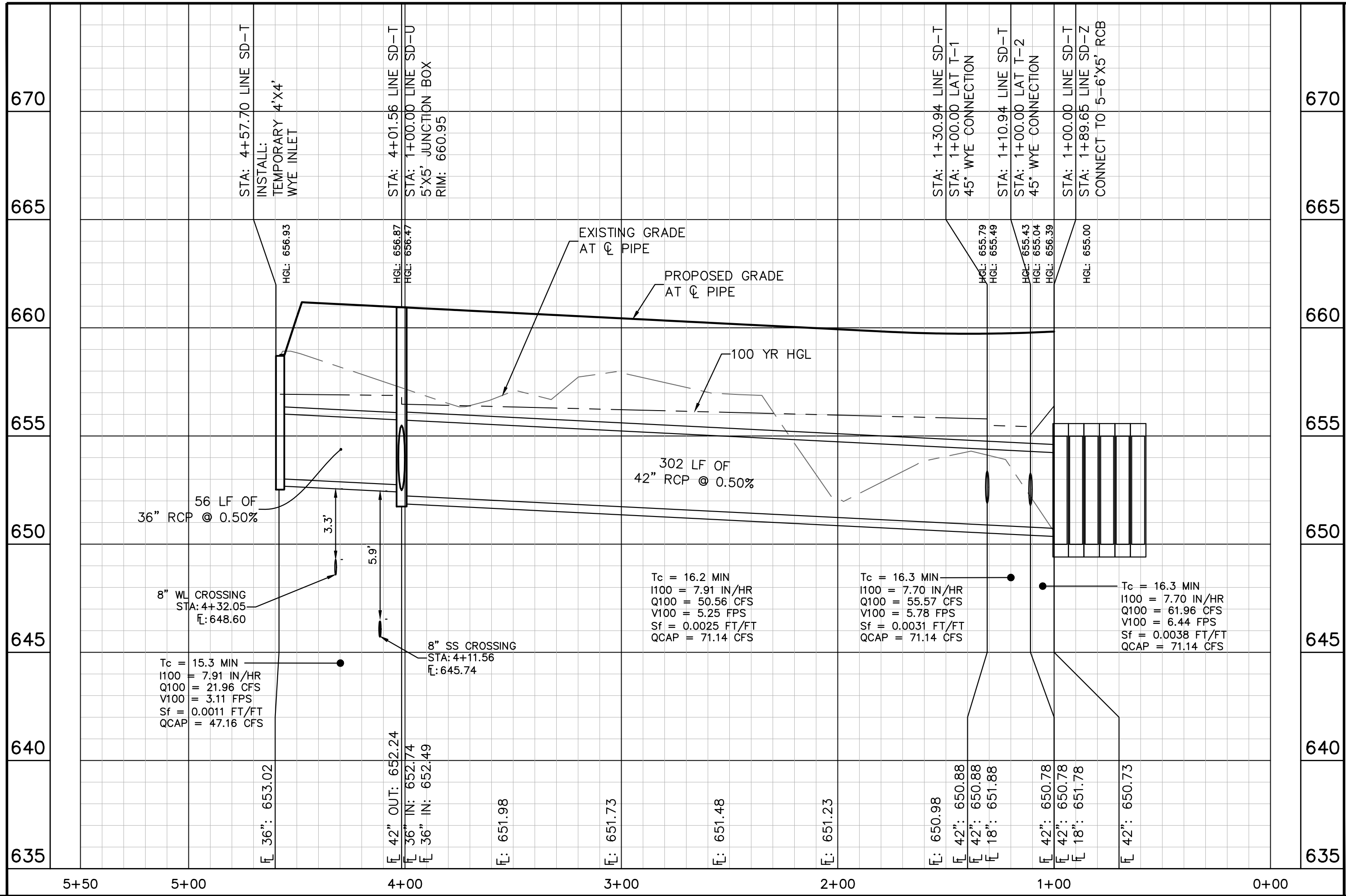
HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-22

Plotted By: Geertzen, Johnathon Date: February 29, 2024 12:58:05pm File Path: K:\FR-Civil\063451861-High Pointe Ranch_Cod Phase_Amenity Road\PlanSheets\C-Storm P&P.dwg
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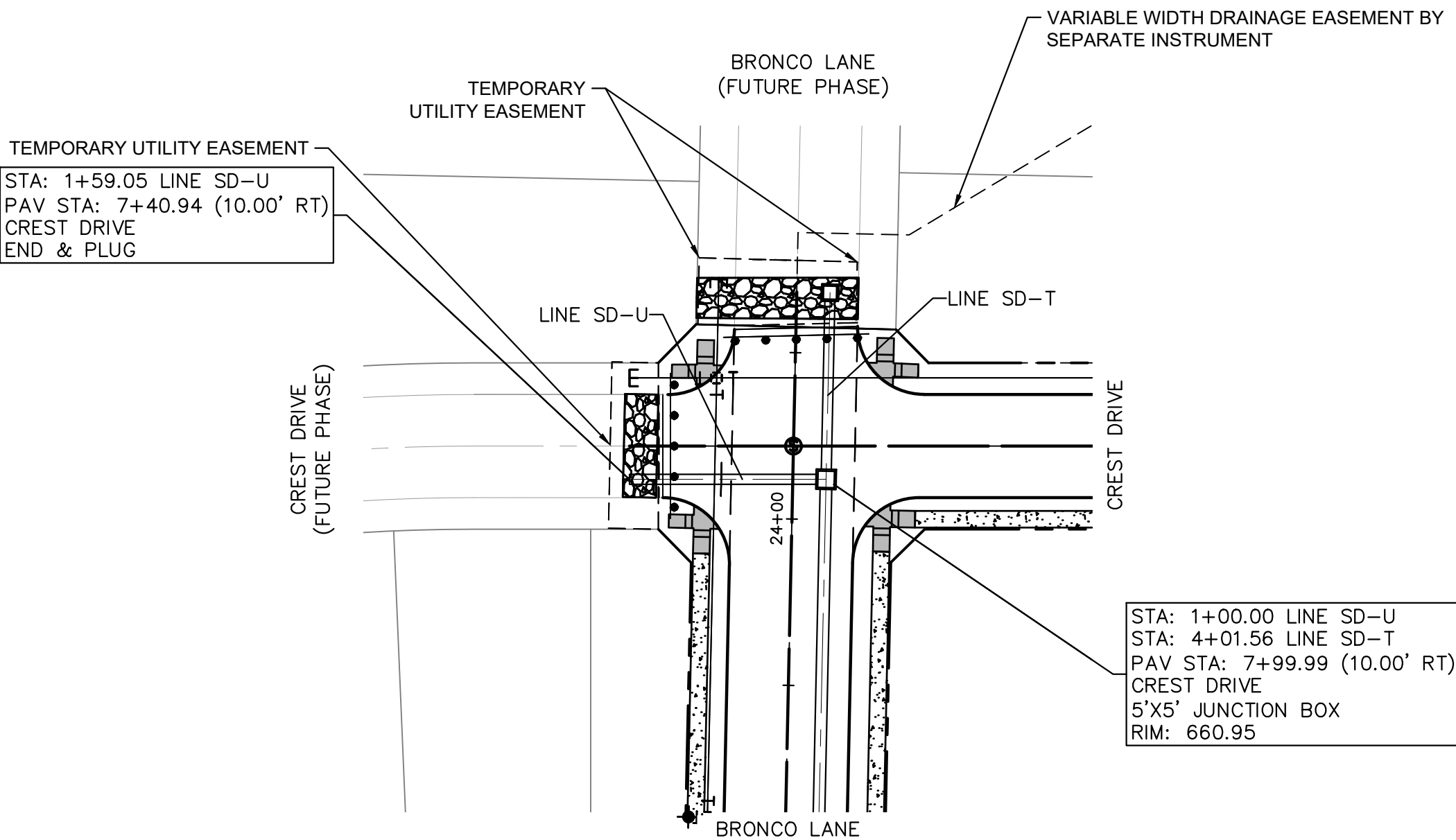
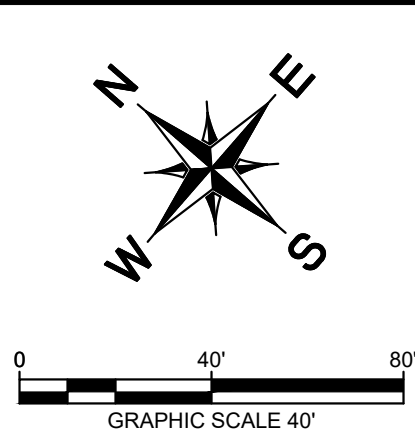
LINE SD-T



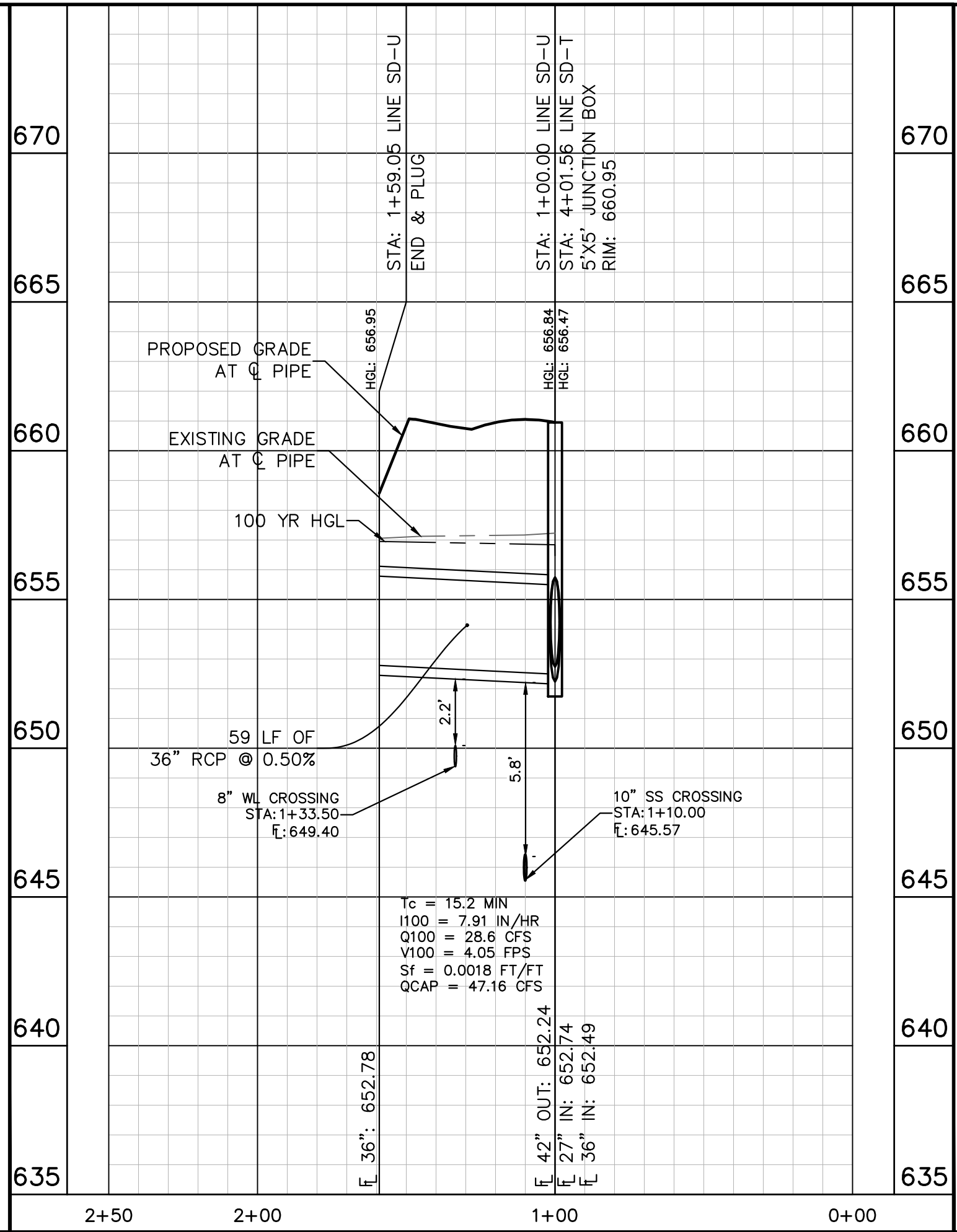
RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN



LINE SD-U



BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 667.56'

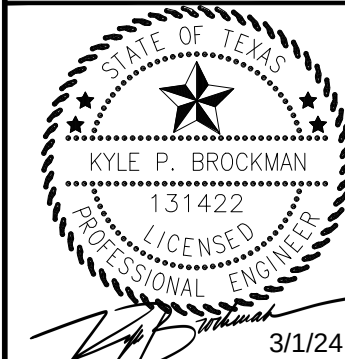
STORM DRAIN PLAN &
PROFILE - LINE SD-T &
LINE SD-U

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-23

Kimley»Horn

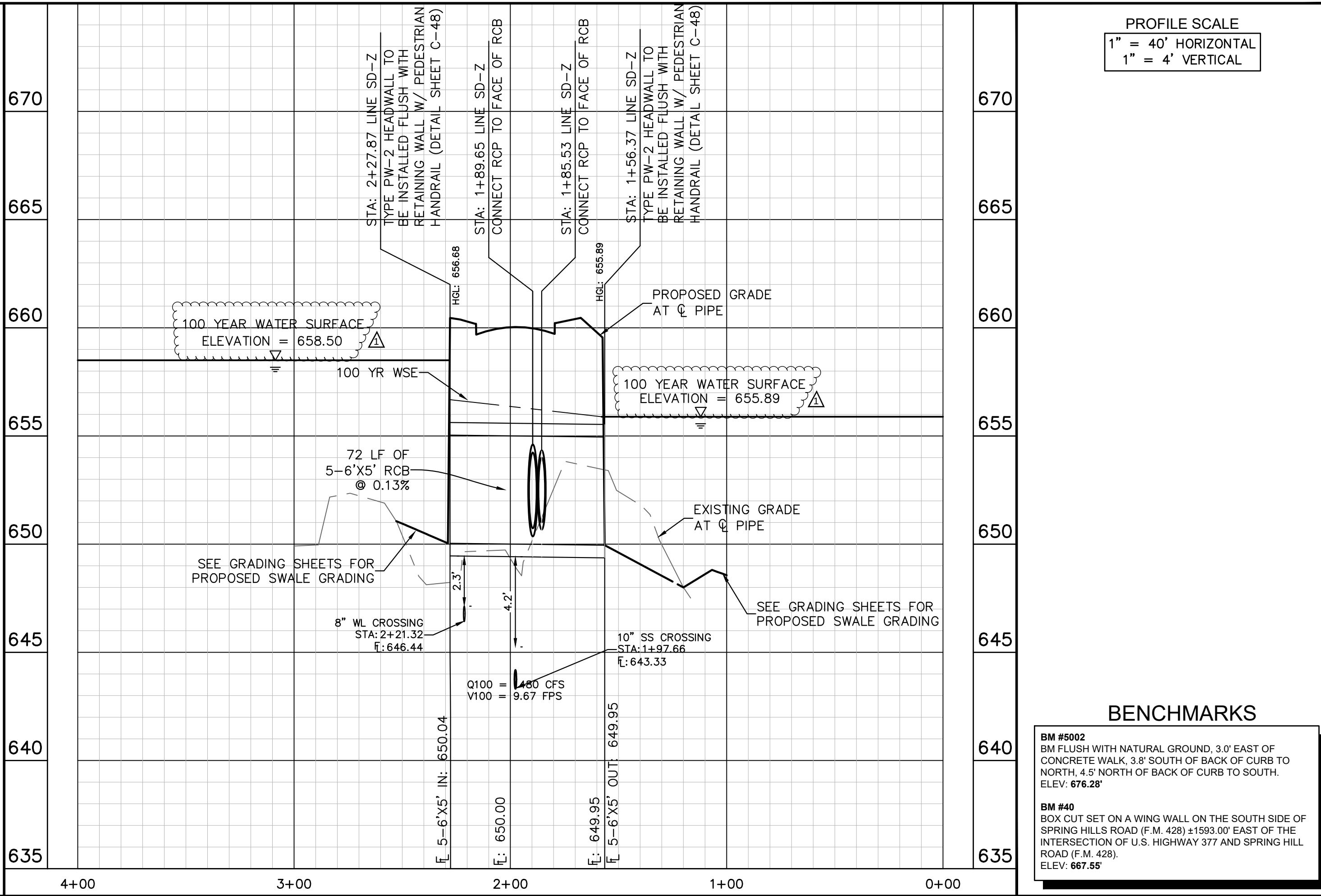
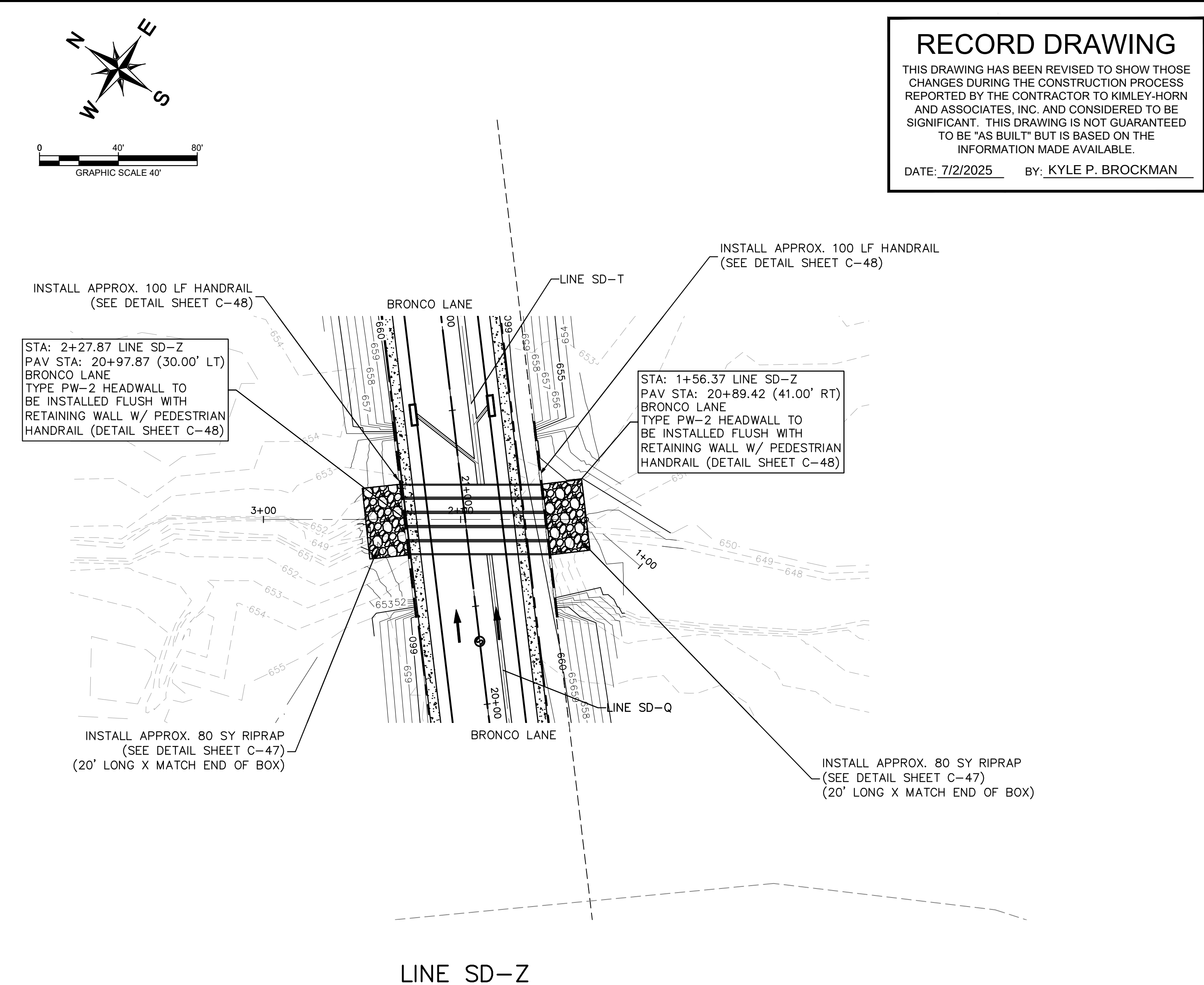
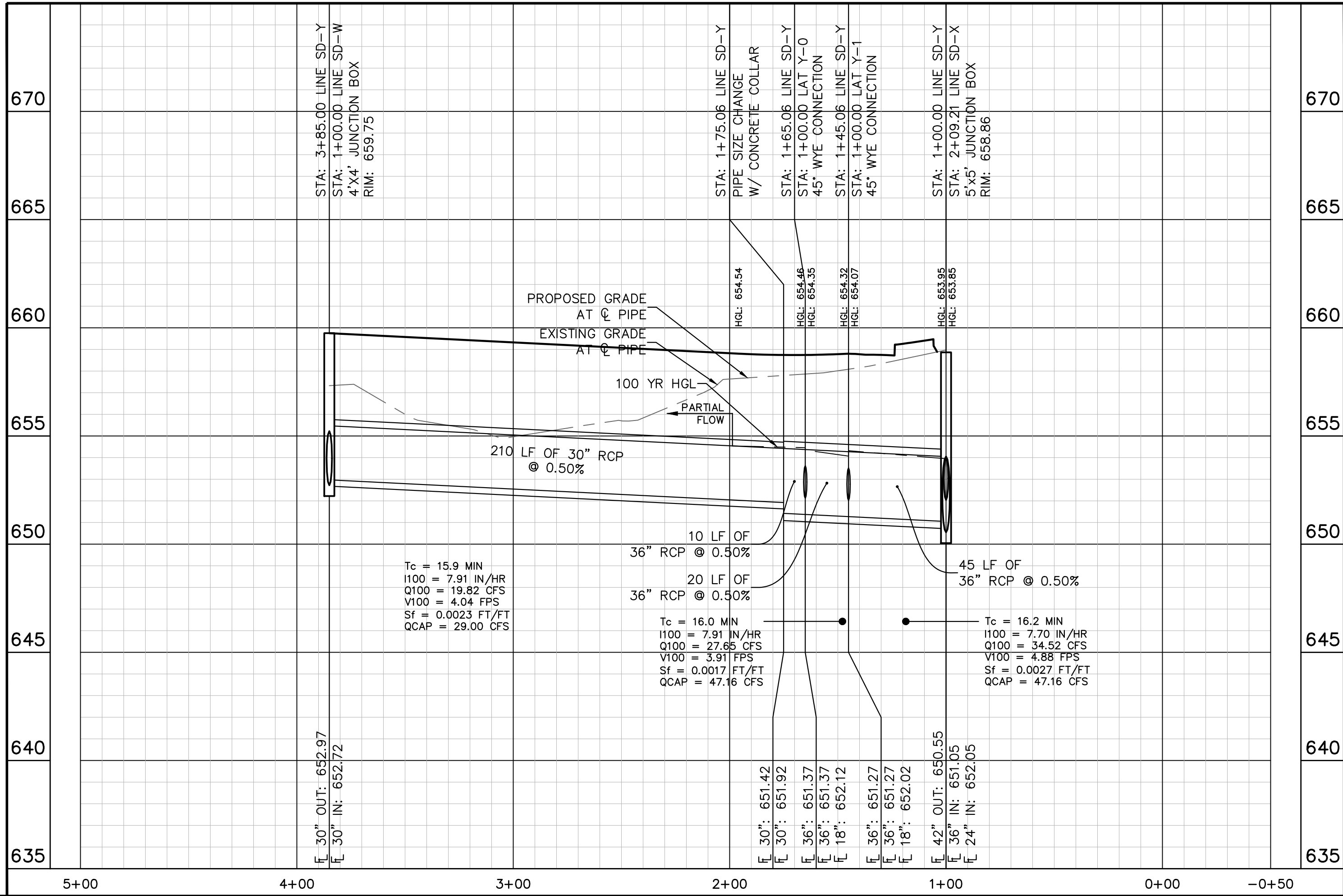
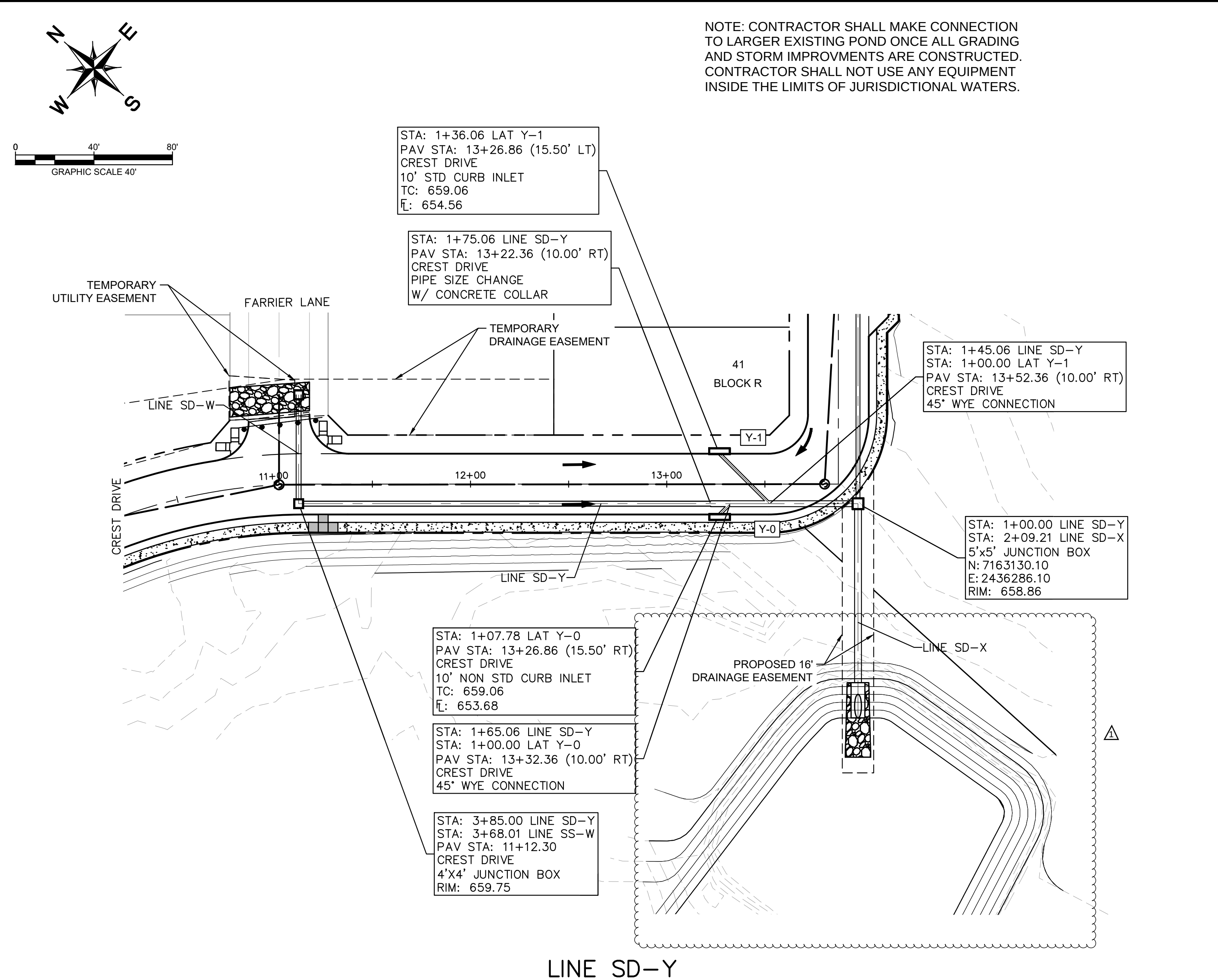
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KHA PROJECT
063451861
DATE
MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: SRL
DRAWN BY: SRL
CHECKED BY: KPB

REVISIONS
No. DATE BY

Plotted By: Goertzen, Johnathon Date: July 17, 2024 02:44:46pm File Path: K:\V\F\B\C\W\063451861-High Pointe Ranch\Coa\Phase Amenity Road\PlanSheets\C-Storm P&P2.dwg
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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

KHA PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY	
063451861	APRIL 2024	AS SHOWN	SRL	KPB							

REVISED GRADING AND 100 YR WSE

7/18/24

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TEXAS REGISTERED ENGINEERING FIRM F-928

STORM DRAIN PLAN & PROFILE - LINE SD-Y & LINE SD-Z

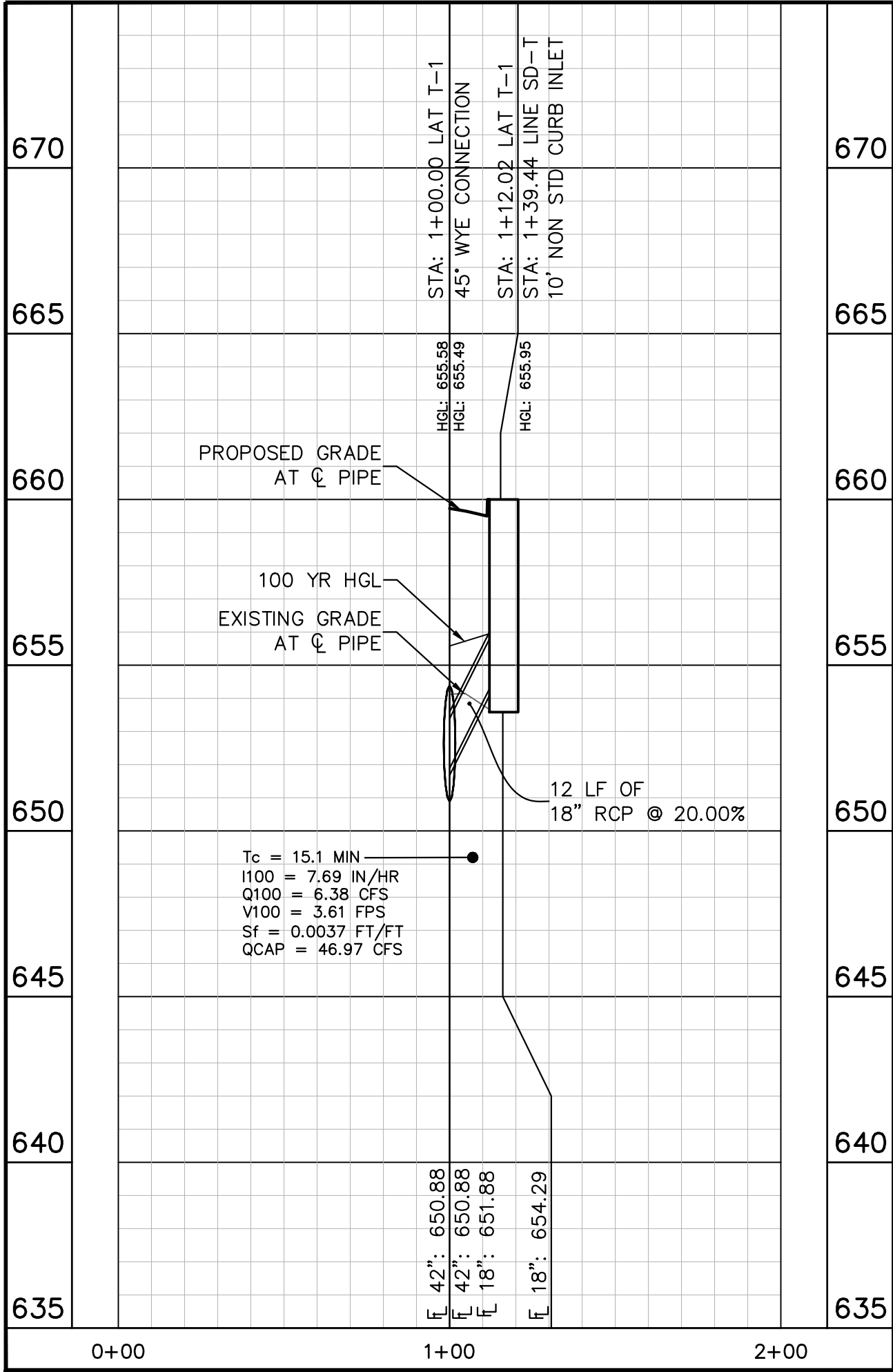
HIGHPOINTE RANCH PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-26

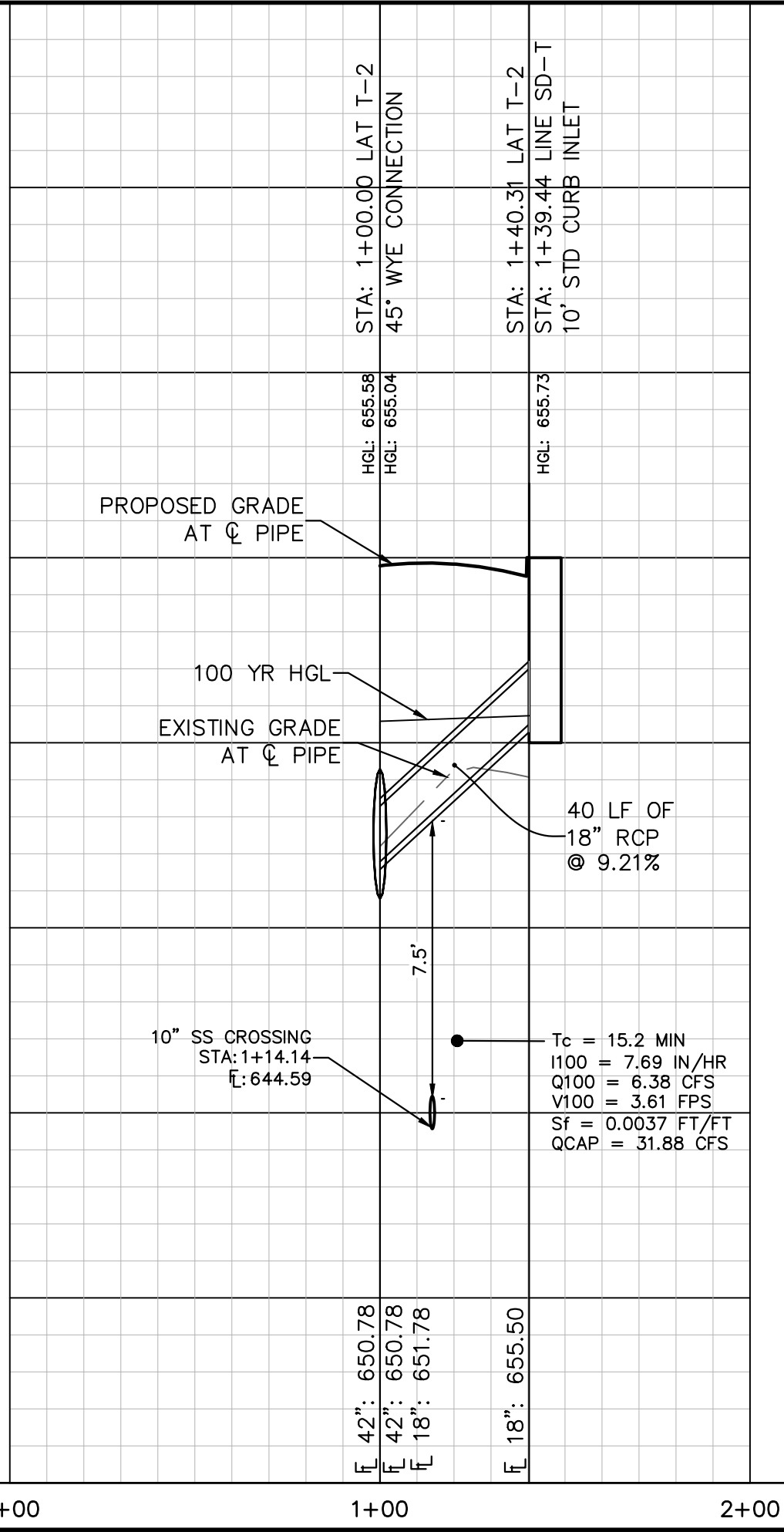
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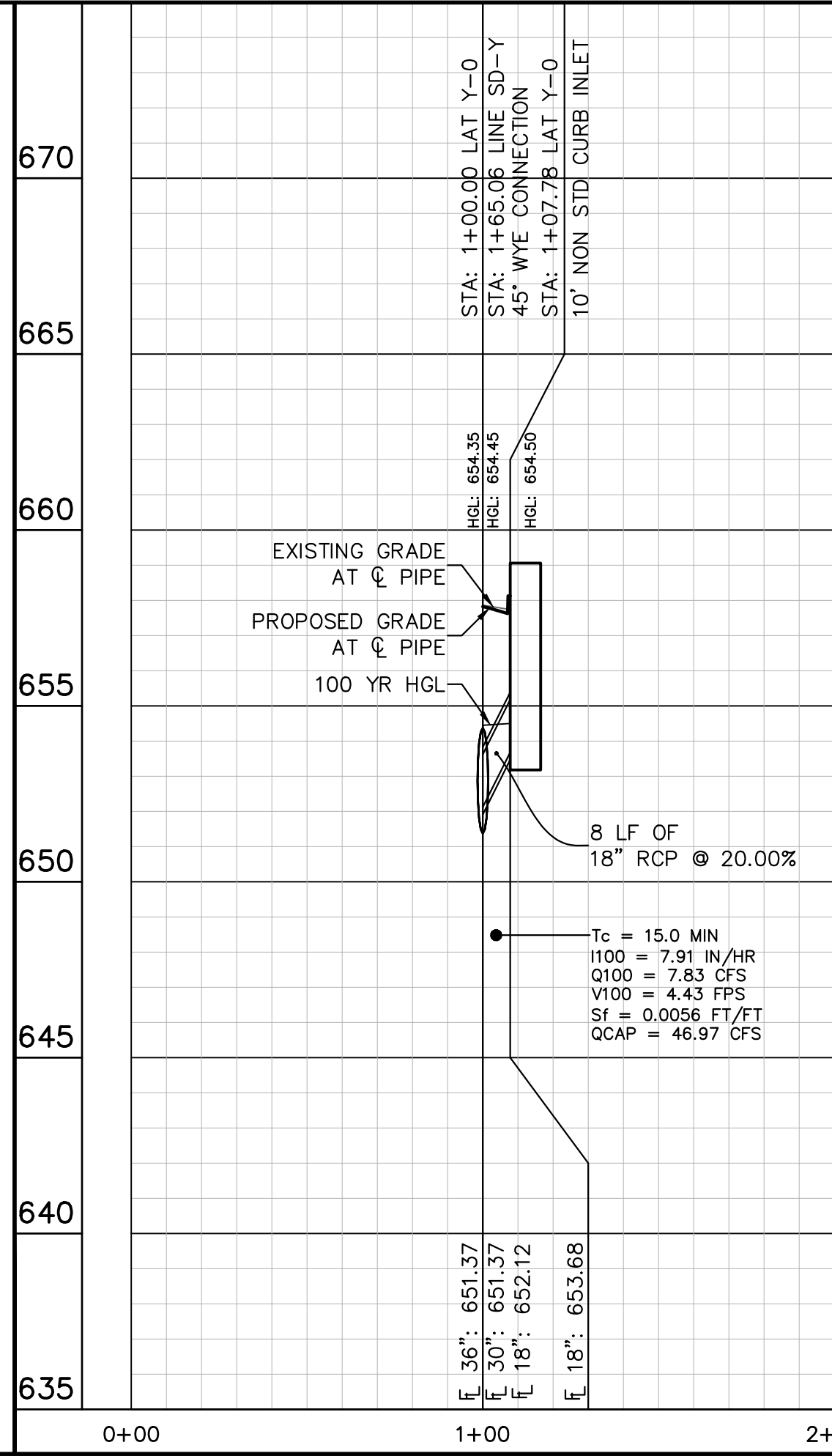
LAT T-1



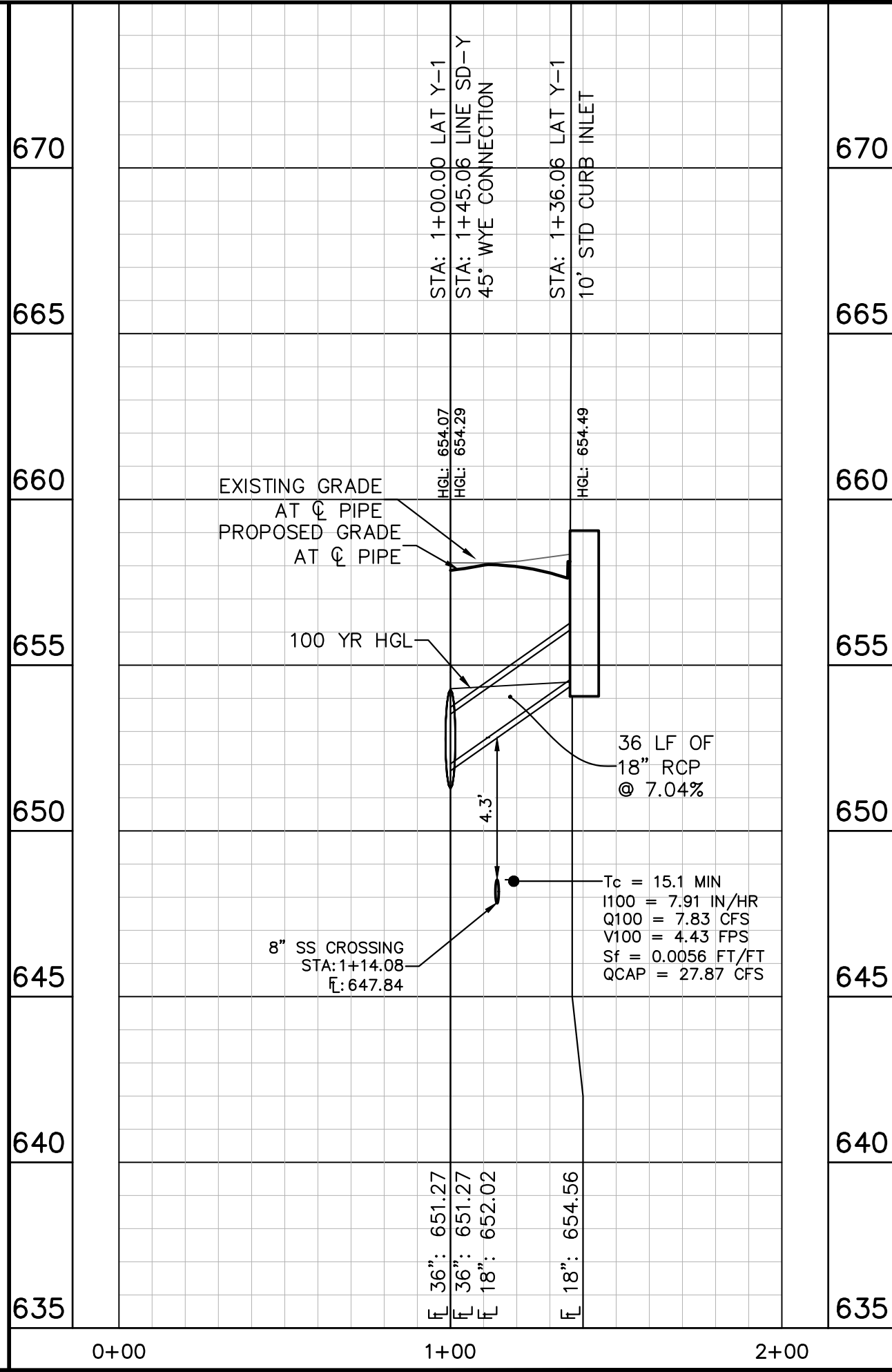
LAT T-2



LAT Y-0



LAT Y-1



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

THIS SPACE INTENTIONALLY LEFT BLANK

RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

BENCHMARKS

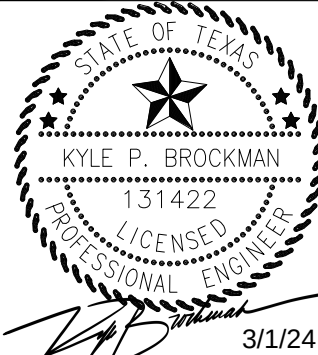
BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH. ELEV: 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428). ELEV: 667.55'

STORM PROFILES -
LATERALS

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-27

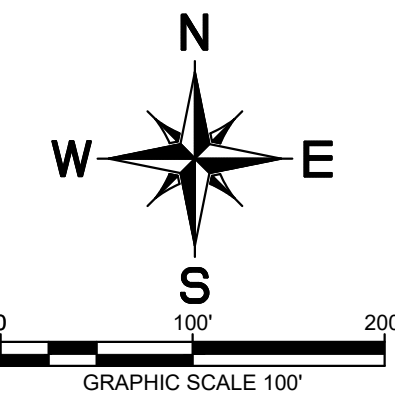


KHA PROJECT
063451861
DATE
MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: SRL
DRAWN BY: SRL
CHECKED BY: KPB

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TEXAS REGISTERED ENGINEERING FIRM F-928

BY	DATE	REVISIONS	No.

Plotted By: Geertzen, Johnathon. Date: February 29, 2024. 01:04:47pm. File Path: K:\FRM-Civil\063451861-High Pointe Ranch_Cad Phase Amenity Road\PlanSheets\C-Water Planning. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



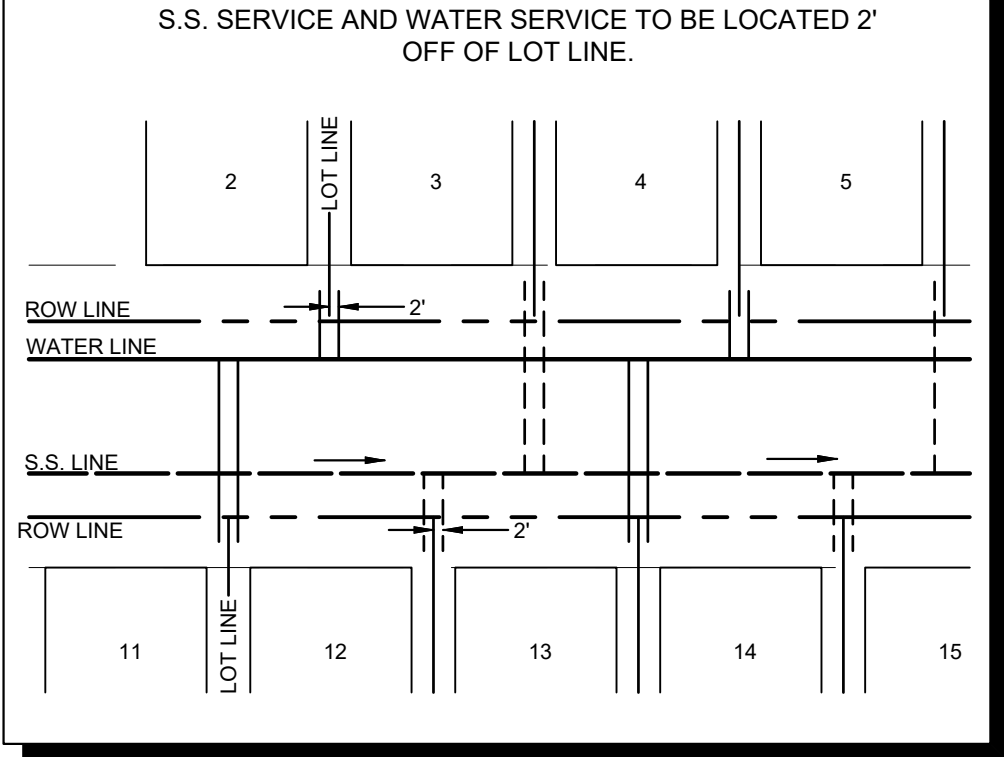
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	622.34'	562.21'	N75°03'12"E	543.28'	51°45'34"	301.92'
C2	254.50'	94.56'	S52°45'23"E	94.02'	21°17'17"	47.83'
C3	295.50'	109.79'	S52°45'23"E	109.16'	21°17'17"	55.54'
C4	1155.98'	503.01'	N35°25'19"E	499.05'	24°55'53"	255.55'
C5	270.50'	246.59'	S26°31'58"E	238.14'	52°13'50"	132.61'

UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

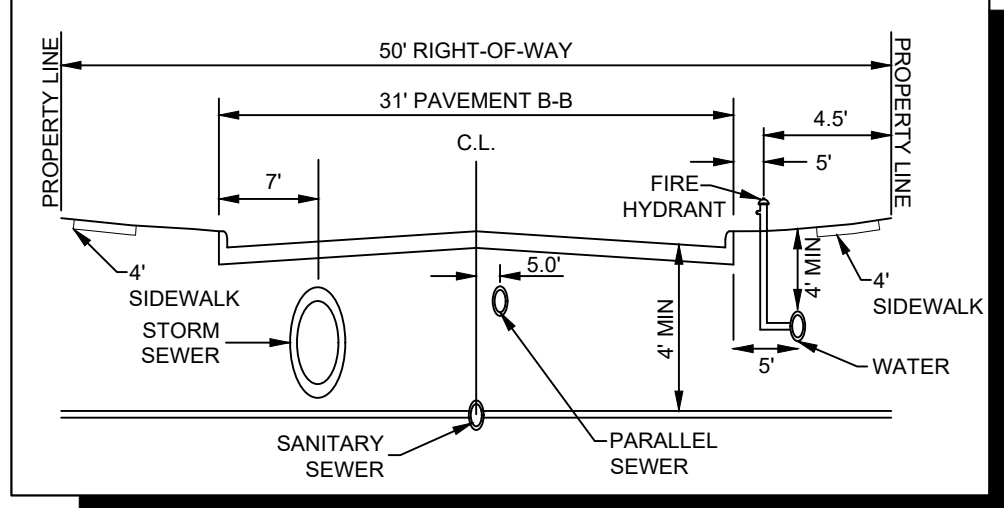
WATER GENERAL NOTES

- FIRE HYDRANTS, VALVES, FITTINGS, ETC. SHOWN AS A GRAPHICAL REPRESENTATION ONLY. CONTRACTOR TO LOCATE AND CONSTRUCT THESE IMPROVEMENTS BASED ON THE CURRENT CITY/JURISDICTIONAL DESIGN STANDARDS AND DETAILS. CONTRACTOR TO NOTIFY ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED PRIOR TO BEGINNING CONSTRUCTION.
- WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ADJUSTED SERVICES DUE TO CONFLICTS (I.E. MANHOLES, INLETS, TRENCH CONFLICTS OR NON-STANDARD PLACEMENT) = ★
- FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.
- HYDRANT BARRELS SHALL HAVE REFLECTIVE SILVER COATING WITH PRIMER ON BONNETS AND CAPS AS SPECIFIED BY CITY OF AUBREY.
- ALL WATERLINES SHALL BE 8" AWWA C900 PVC DR-14 PIPE UNLESS OTHERWISE NOTED.
- ALL WATER SERVICES ARE 1" POLY WITH TRACE WIRE OTHERWISE NOTED. ALL LONG SIDE WATER SERVICES SHALL BE ENCASED.
- ALL WATERLINE CURVES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
- ALL GATE VALVES AND WATER METERS SHALL BE PLACED CLEAR OF BARRIER-FREE RAMPS.
- METER BOX ASSEMBLY SHALL BE DFW37A-13-1SF SML AUBREY
- CONTRACTOR MUST NOTIFY THE CITY OF AUBREY AT 940-440-9343 A MINIMUM OF 48 HOURS IN ADVANCE TO ANY TAPS MADE TO EXISTING WATERLINES.
- CONTRACTOR TO REFERENCE DETAIL SHEET C-47 FOR WATER LINE ALIGNMENT AT INLET LOCATIONS AND UTILITY CROSSINGS.

TYPICAL LOT SERVICE DETAIL



TYPICAL UTILITY LOCATION



BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF OF SPRING HILLS ROAD, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH. ELEV. 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428). ELEV. 667.55'

RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

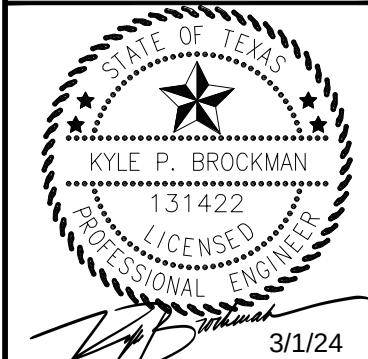


Know what's below.
Call before you dig.

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TEXAS REGISTERED ENGINEERING FIRM F-928



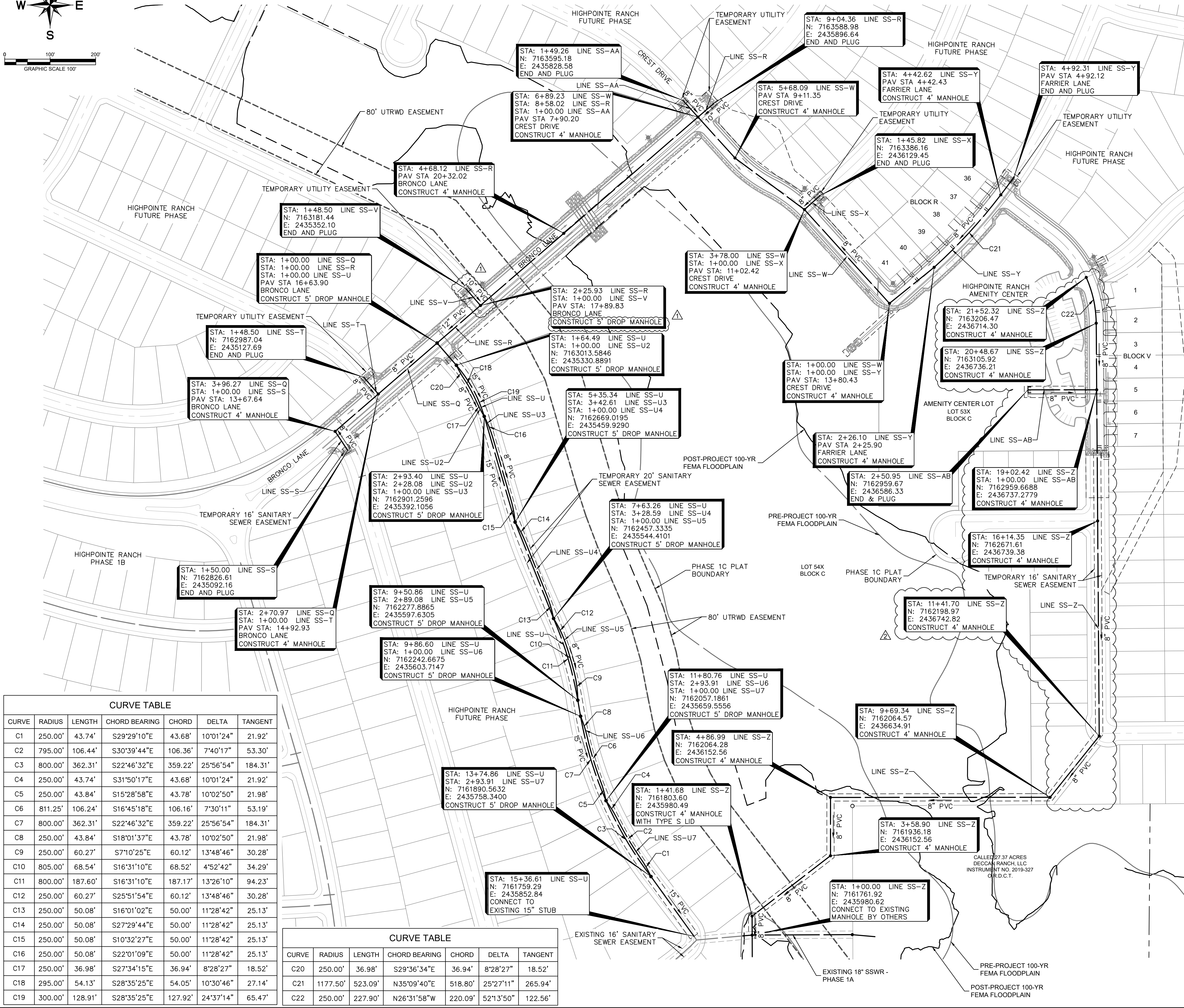
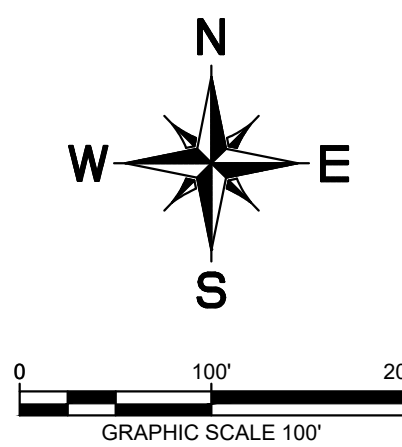
KHA PROJECT	063451861
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY:	SRL
DRAWN BY:	BDA
CHECKED BY:	KPB

WATER PLAN

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER

C-28



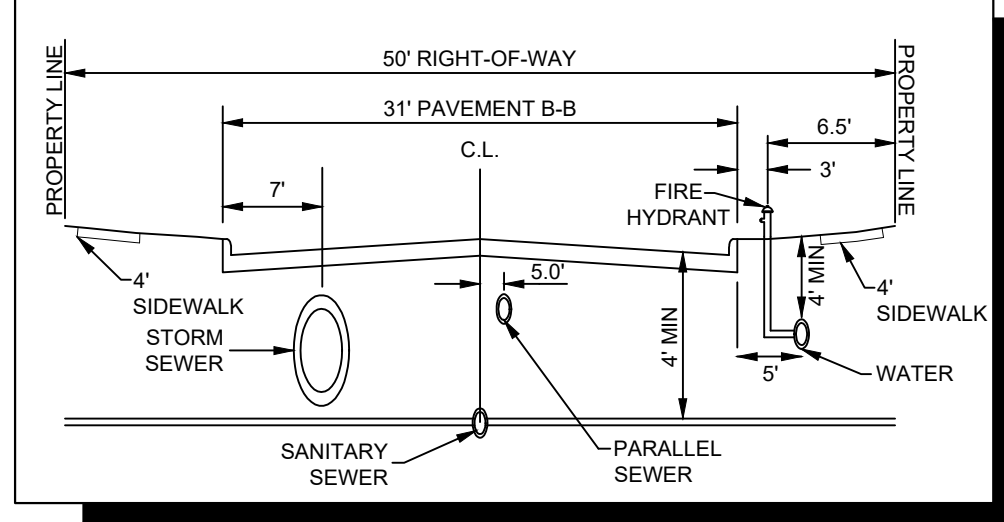
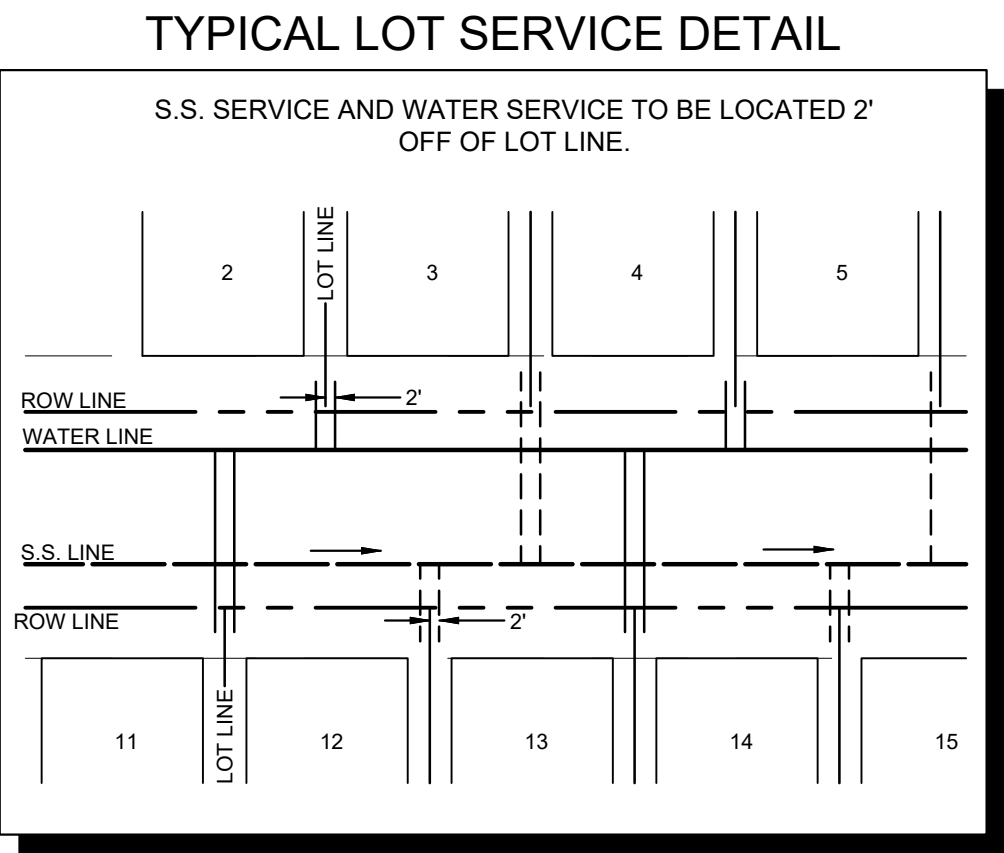
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	250.00'	43.74'	S29°29'10"E	43.68'	10°01'24"	21.92'
C2	795.00'	106.44'	S30°39'44"E	106.36'	7°40'17"	53.30'
C3	800.00'	362.31'	S22°46'32"E	359.22'	25°56'54"	184.31'
C4	250.00'	43.74'	S31°50'17"E	43.68'	10°01'24"	21.92'
C5	250.00'	43.84'	S15°28'58"E	43.78'	10°02'50"	21.98'
C6	811.25'	106.24'	S16°45'18"E	106.16'	7°30'11"	53.19'
C7	800.00'	362.31'	S22°46'32"E	359.22'	25°56'54"	184.31'
C8	250.00'	43.84'	S18°01'37"E	43.78'	10°02'50"	21.98'
C9	250.00'	60.27'	S7°10'25"E	60.12'	13°48'46"	30.28'
C10	805.00'	68.54'	S16°31'10"E	68.52'	4°52'42"	34.29'
C11	800.00'	187.60'	S16°31'10"E	187.17'	13°26'10"	94.23'
C12	250.00'	60.27'	S25°51'54"E	60.12'	13°48'46"	30.28'
C13	250.00'	50.08'	S16°01'02"E	50.00'	11°28'42"	25.13'
C14	250.00'	50.08'	S27°29'44"E	50.00'	11°28'42"	25.13'
C15	250.00'	50.08'	S10°32'27"E	50.00'	11°28'42"	25.13'
C16	250.00'	50.08'	S22°01'09"E	50.00'	11°28'42"	25.13'
C17	250.00'	36.98'	S27°34'15"E	36.94'	8°28'27"	18.52'
C18	295.00'	54.13'	S28°35'25"E	54.05'	10°30'46"	27.14'
C19	300.00'	128.91'	S28°35'25"E	127.92'	24°37'14"	65.47'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C20	250.00'	36.98'	S29°36'34"E	36.94'	8°28'27"	18.52'
C21	1177.50'	523.09'	N35°09'40"E	518.80'	25°27'11"	265.94'
C22	250.00'	227.90'	N26°31'58"W	220.09'	52°13'50"	122.56'

UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

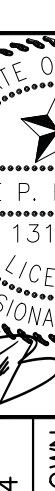
- ## SEWER GENERAL NOTES
1. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
 2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
 4. ADJUSTED SERVICES DUE TO CONFLICTS (I.E. MANHOLES, INLETS, TRENCH CONFLICTS OR NON-STANDARD PLACEMENT) = ★
 5. ALL 8" - 15" DIAMETER SANITARY SEWER LINES LESS THAN 15' DEEP SHALL BE SDR-35
 6. ALL 8" - 15" DIAMETER SANITARY SEWER LINES 15' OR DEEPER SHALL BE SDR-26



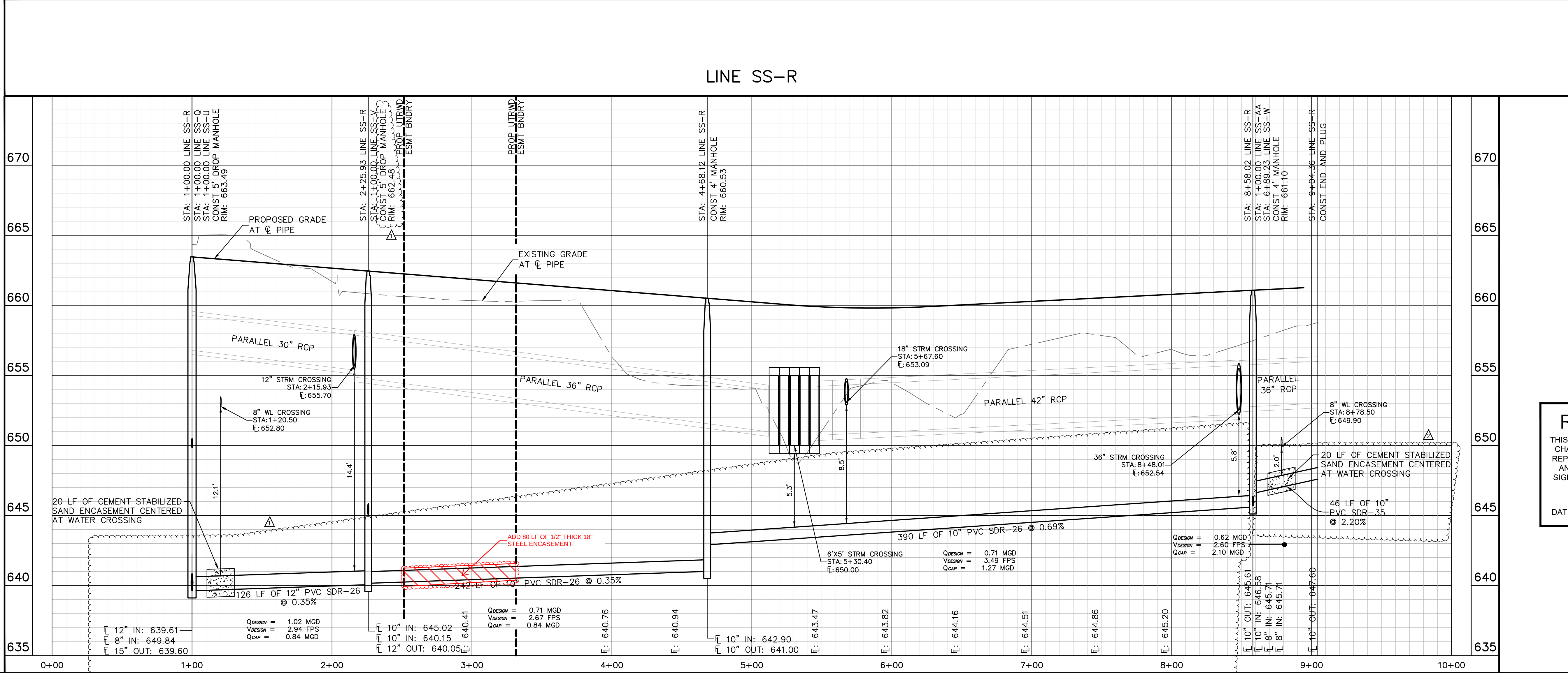
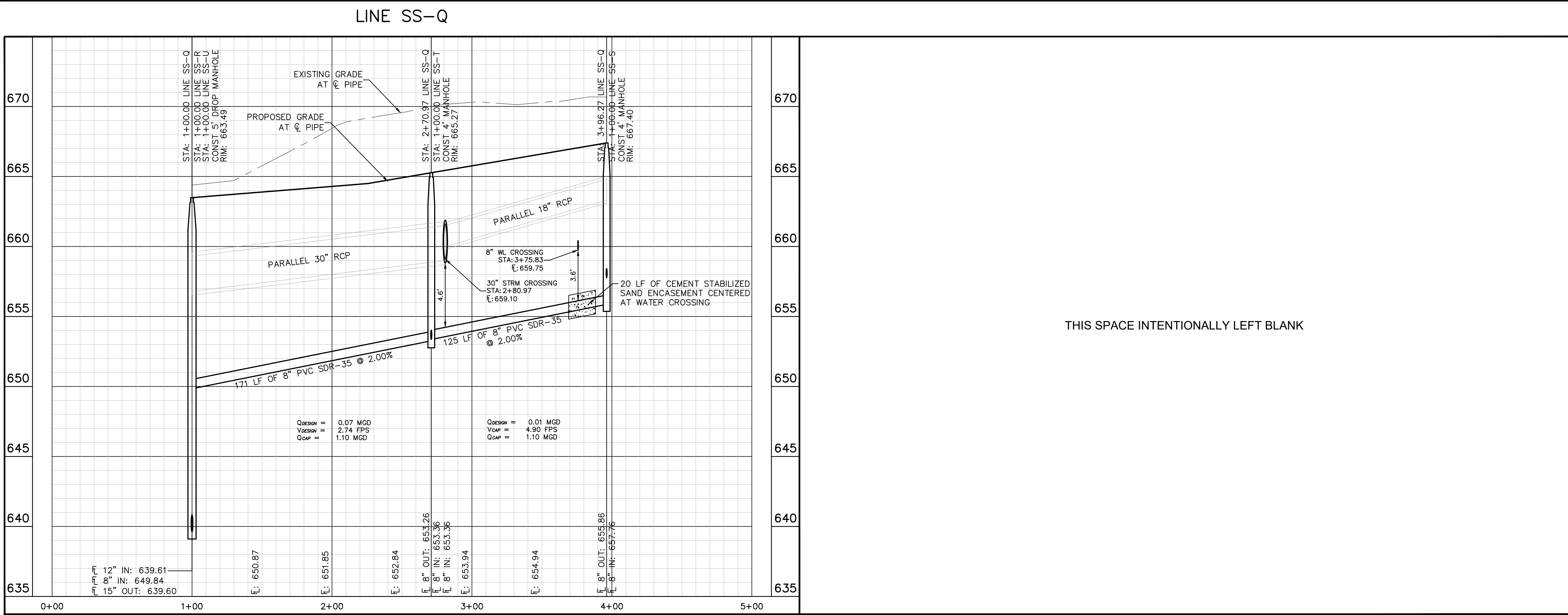
RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

HIGHPOINTE RANCH PHASE 1C CITY OF AUBREY DENTON COUNTY, TEXAS	SANITARY SEWER PLAN	KHA PROJECT 063451861	 7/16/24	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	☐ REVISED SEWER	6/19/24	BY
		☒ SEWER			7/15/24		
		No.	REVISIONS	DATE	BY		

Plotted By: Goertzen, Johnathon Date: July 02, 2024 05:15:04pm File Path: K:\VBL_Civil\063451861-High Pointe Ranch_Cod\Phase Amenity Road\PlanSheets\CS-Sewer Profiles.dwg
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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 676.28'

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL ROAD (F.M. 428).
ELEV: 667.55'

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STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED PROFESSIONAL ENGINEER
7/2/24

KHA PROJECT 063451861
DATE APRIL 2024
SCALE: AS SHOWN
DESIGNED BY: SRL
DRAWN BY: JRG
CHECKED BY: KPB

SANITARY SEWER PROFILES - LINE SS-Q & LINE SS-R

HIGHPOINTE RANCH PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-30

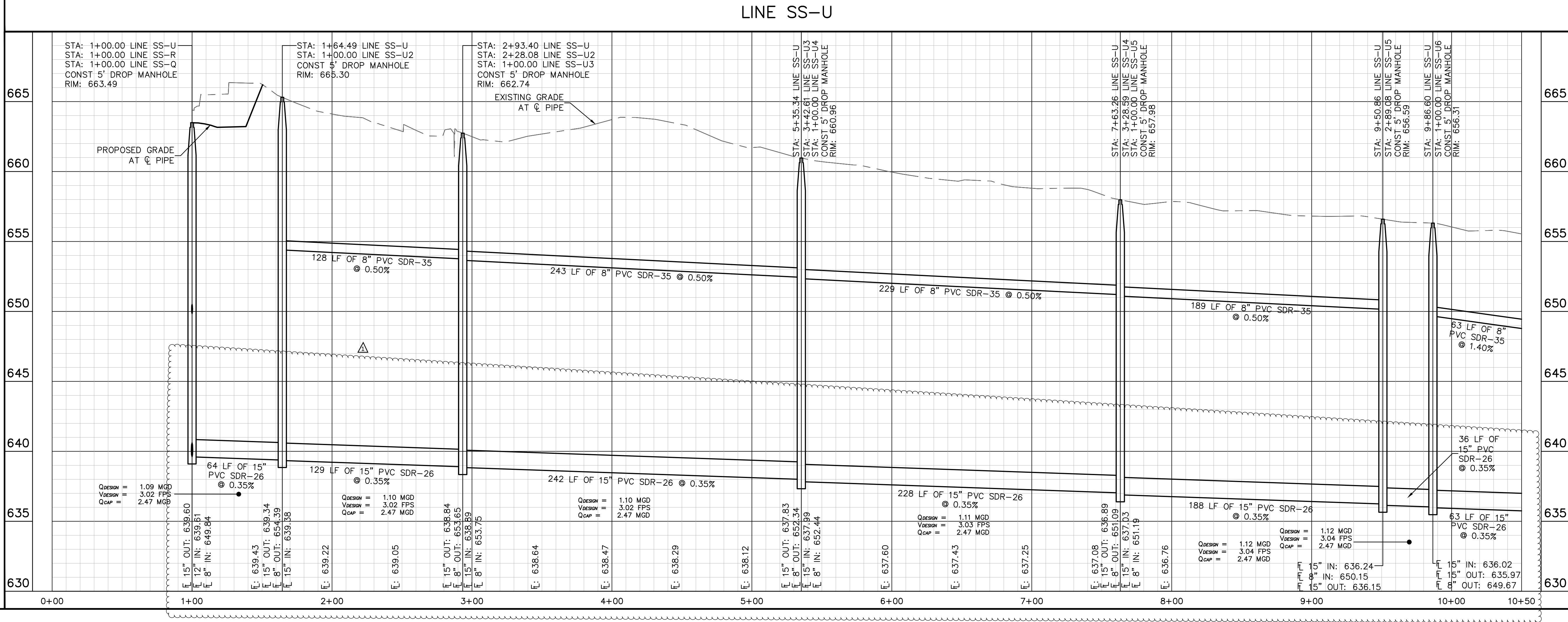
REVISIONS
No. BY DATE

6/26/24
7/2/24

Plotted By: Alexander, Brett Date: June 12, 2024 09:39:15pm File Path: K:\VRI_Civil\063451861-High Pointe Ranch\Coat\PlanSheets\C-Sewer Profiles.dwg
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PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE SCALE
1" = 40' HORIZONTAL
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BENCHMARKS

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BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF SPRING HILLS ROAD, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH. ELEV: 676.28'

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KHA PROJECT 063451861		DATE APRIL 2024		SCALE: AS SHOWN	DESIGNED BY: SRL	DRAWN BY: JRG	CHECKED BY: KPB													© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928										No.		REVISIONS		DATE		BY	

SANITARY SEWER
PROFILES - LINE SS-S,
LINE SS-T & LINE SS-U

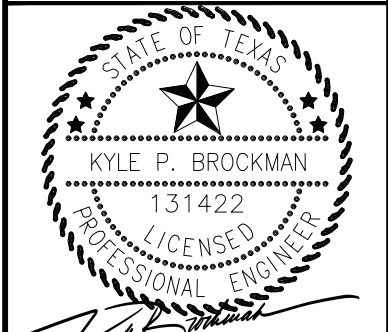
HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-31

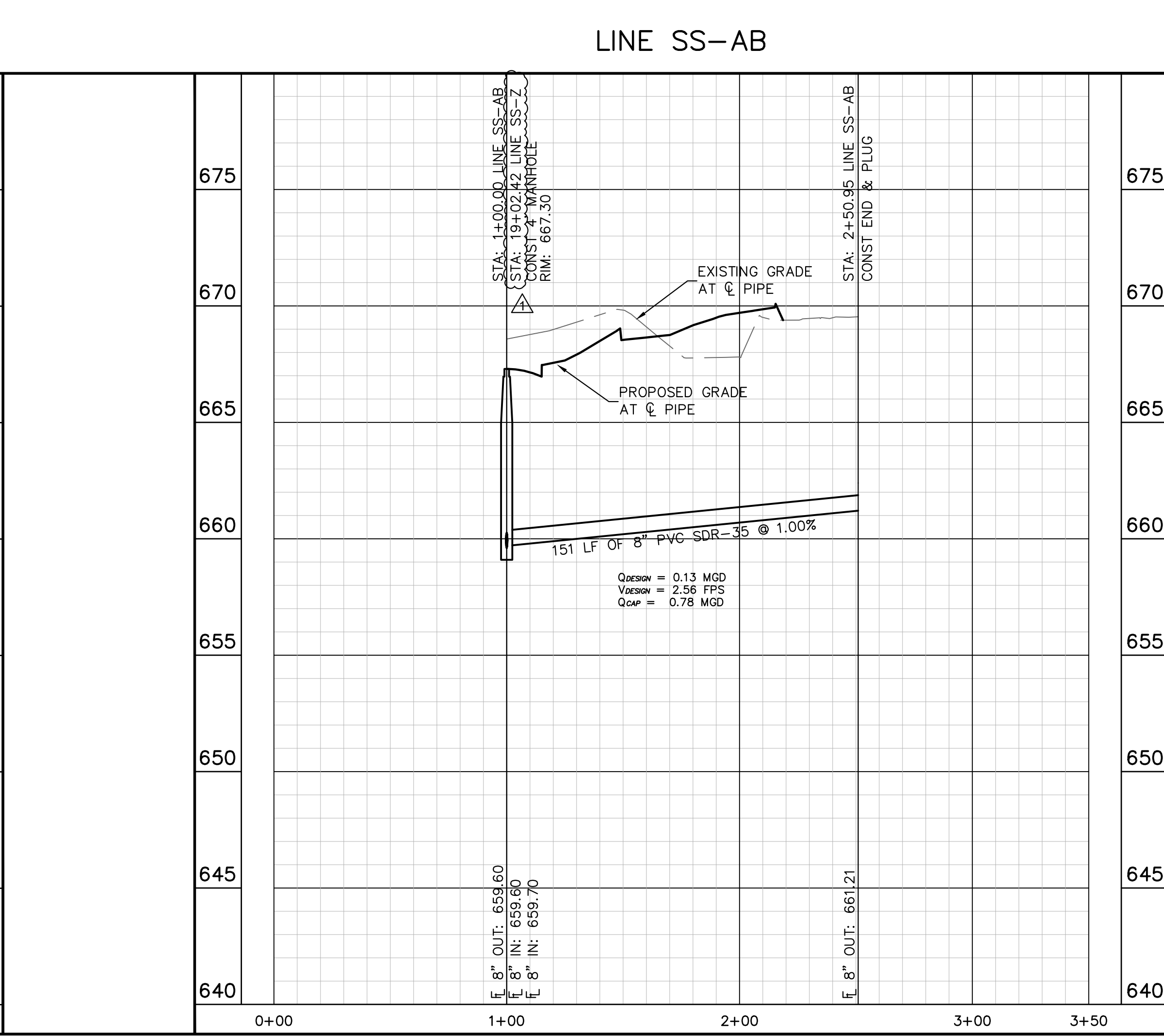
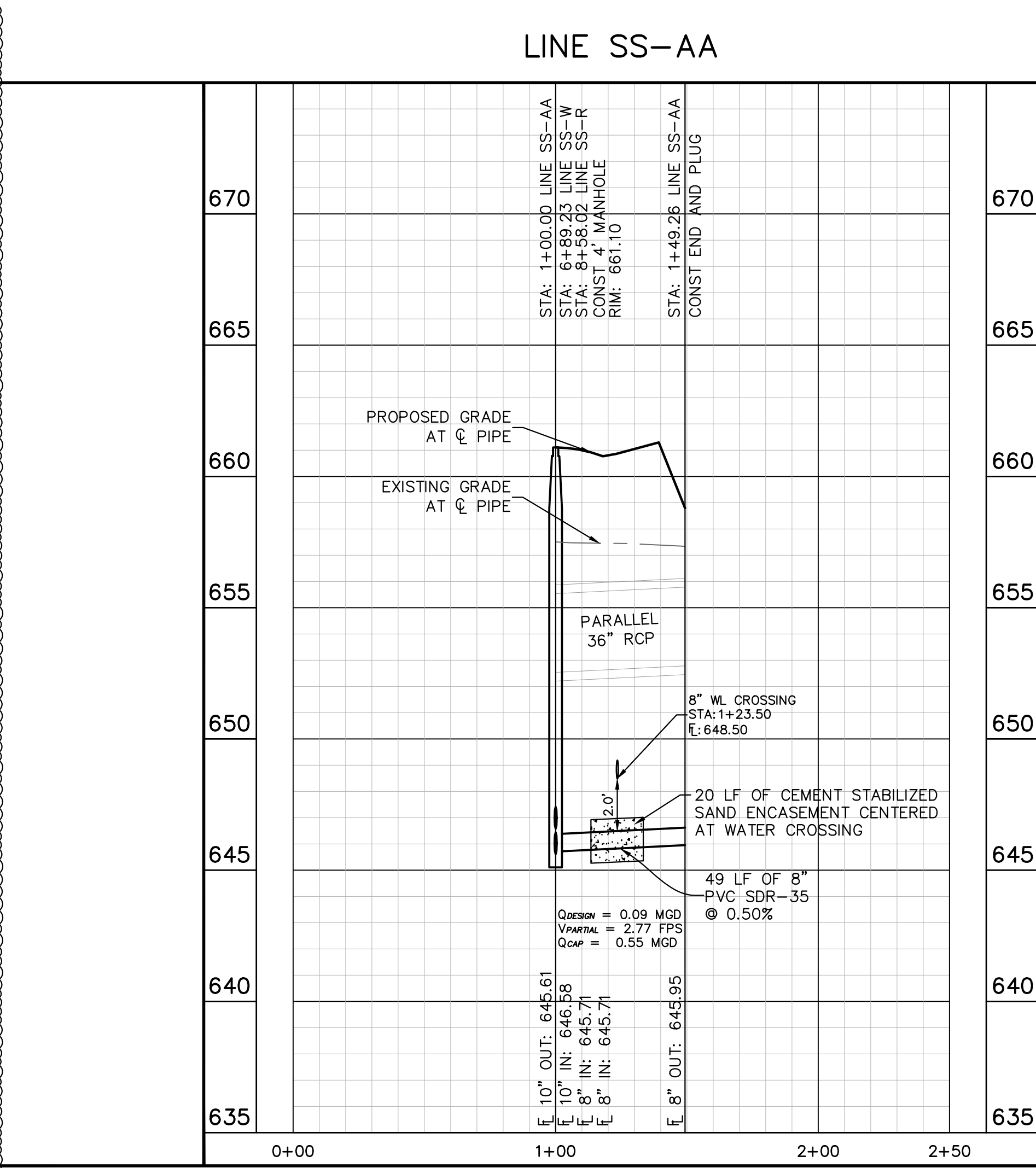
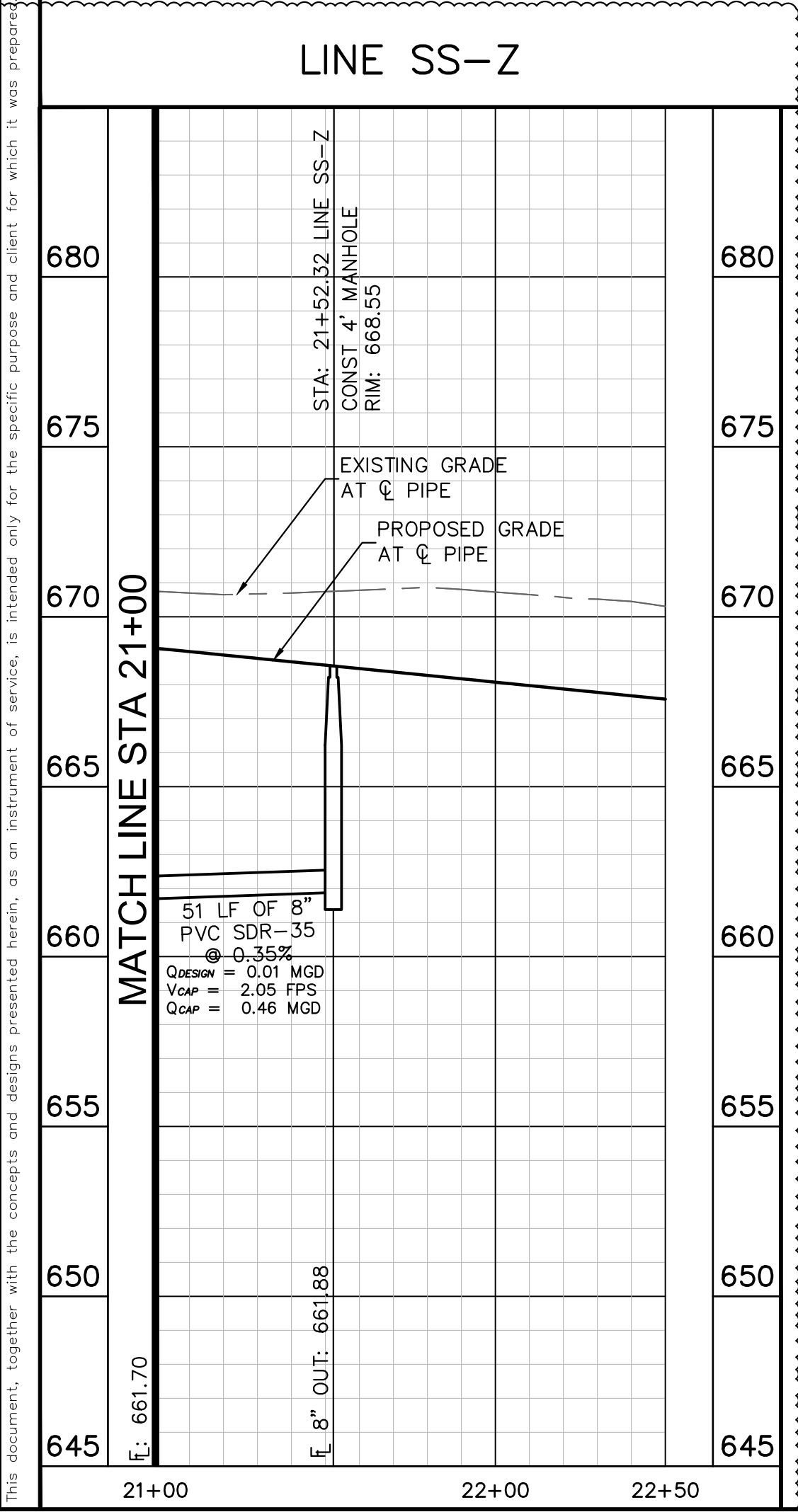
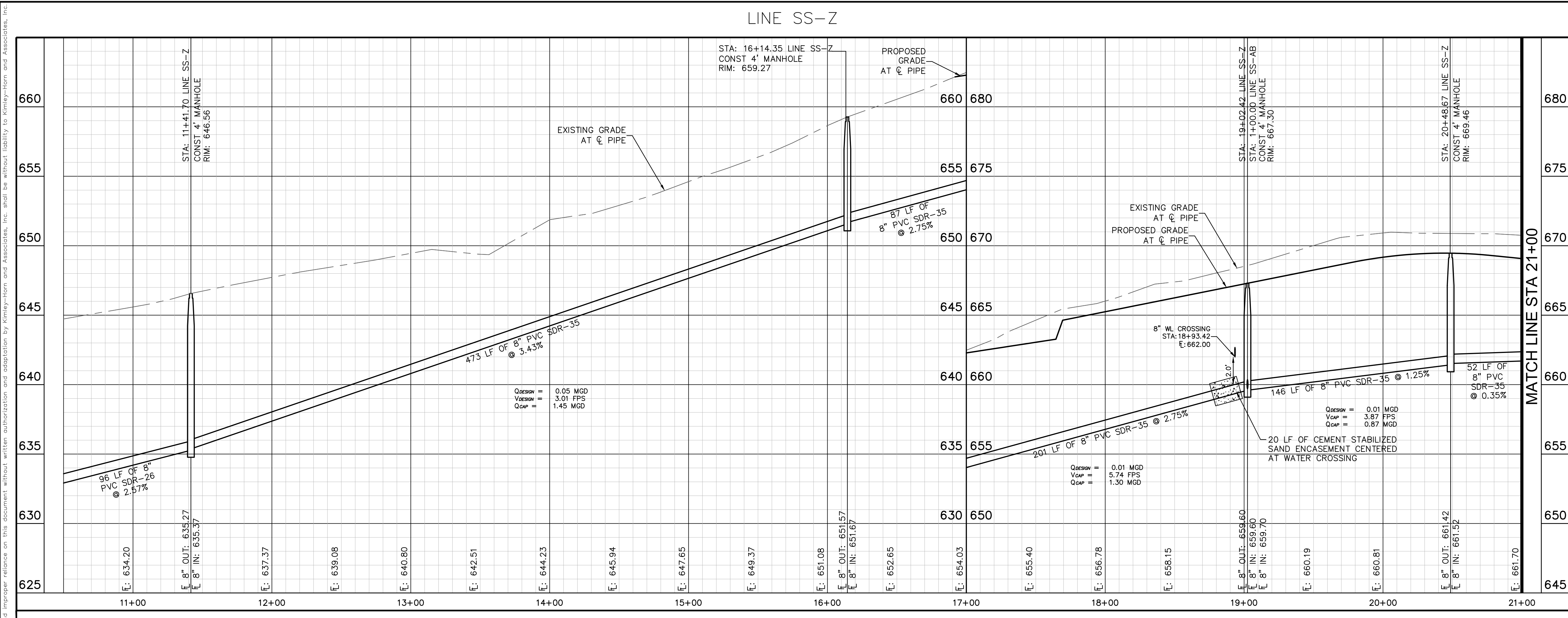
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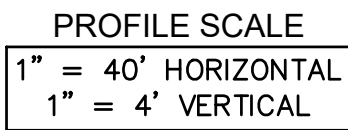
6/18/24



RECORD DRAWING

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CHANGES DURING THE CONSTRUCTION PROCESS
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DATE: 7/2/2025 BY: KYLE P. BROCKMAN



BENCHMARKS

BM #5002
BM FLUSH WITH NATURAL GROUND, 3.0' EAST OF
CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO
NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.
ELEV. **676.28'**

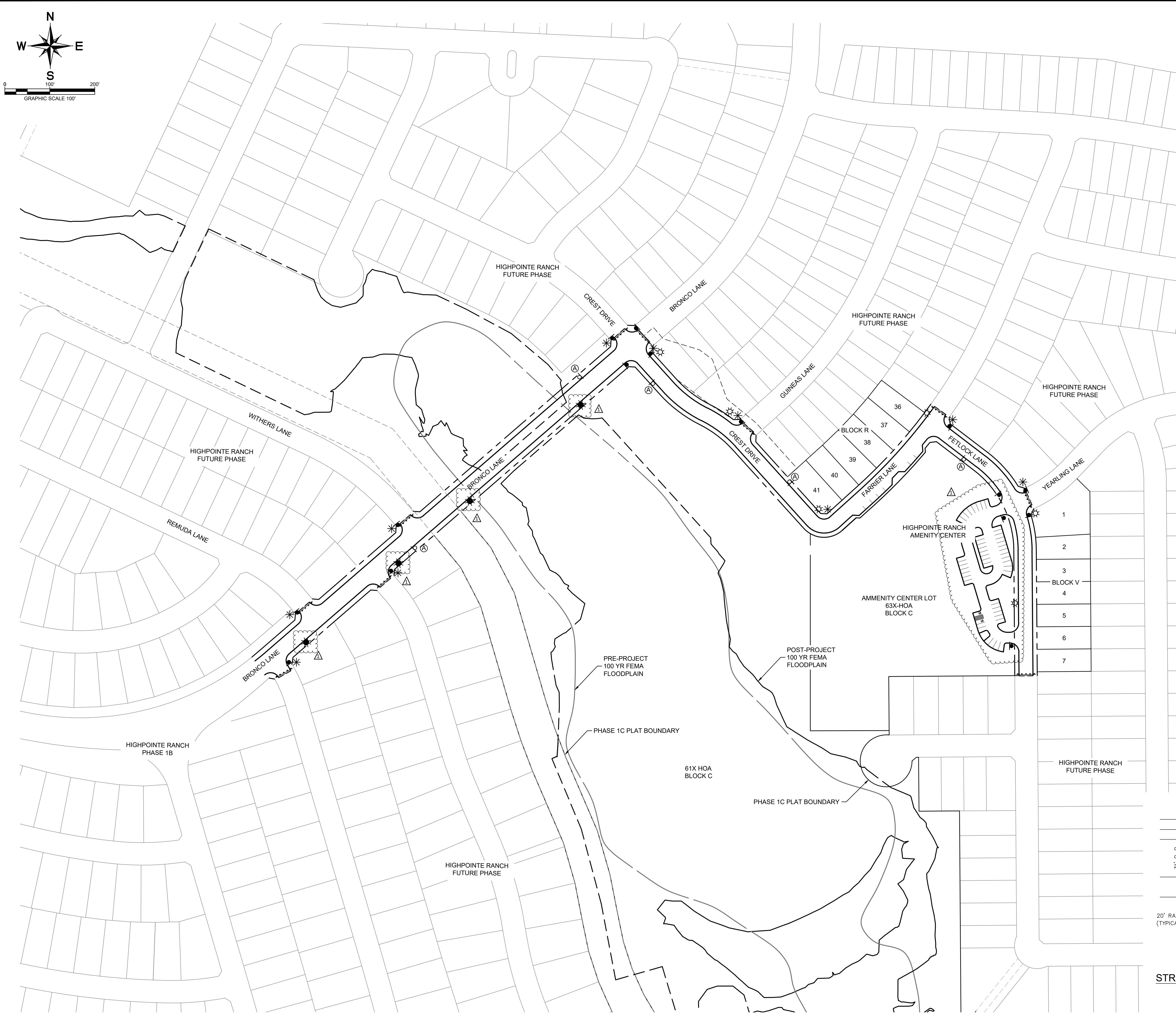
BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF
SPRING HILLS ROAD (F.M. 428) ±1593.00' EAST OF THE
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ELEV. **667.55'**

BM #40
BOX CUT SET ON A WING WALL ON THE SOUTH SIDE OF
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INTERSECTION OF U.S. HIGHWAY 377 AND SPRING HILL
ROAD (F.M. 428).
ELEV: **667.55'**

[illegible]

SHEET NUMBER C-34	HIGHPOINTE RANCH PHASE 1C CITY OF AUBREY DENTON COUNTY, TEXAS	SANITARY SEWER PROFILES - LINE SS-Z, LINE SS-AA & LINE SS-AB
--	---	--

Plotted By: Brockman, Kyle Date: July 16, 2024 01:39:02pm File Path: K:\VRL\Civil\063451861-High Pointe Ranch\Cod\Phase Amenity Road\PlanSheets\C-Street Light and Sign Plan.dwg
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LEGEND

- STREET LIGHT LOCATION 14" (COLLECTOR & ARTERIAL STREETS)
- STREET LIGHT LOCATION 12" (STANDARD RESIDENTIAL STREETS)
- STREET NAME SIGN LOCATION
- STOP SIGN LOCATION (30" UNLESS OTHERWISE NOTED)
- MISCELLANEOUS TRAFFIC SIGN LOCATION (SEE SIGN KEY)

NOTES

1. ALL STREET SIGNAGE AND PAVEMENT MARKINGS TO BE INSTALLED PER TEXAS MUTCD SPECIFICATIONS.

2. ALL STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

TRAFFIC SIGN KEY

A = R2-1-25

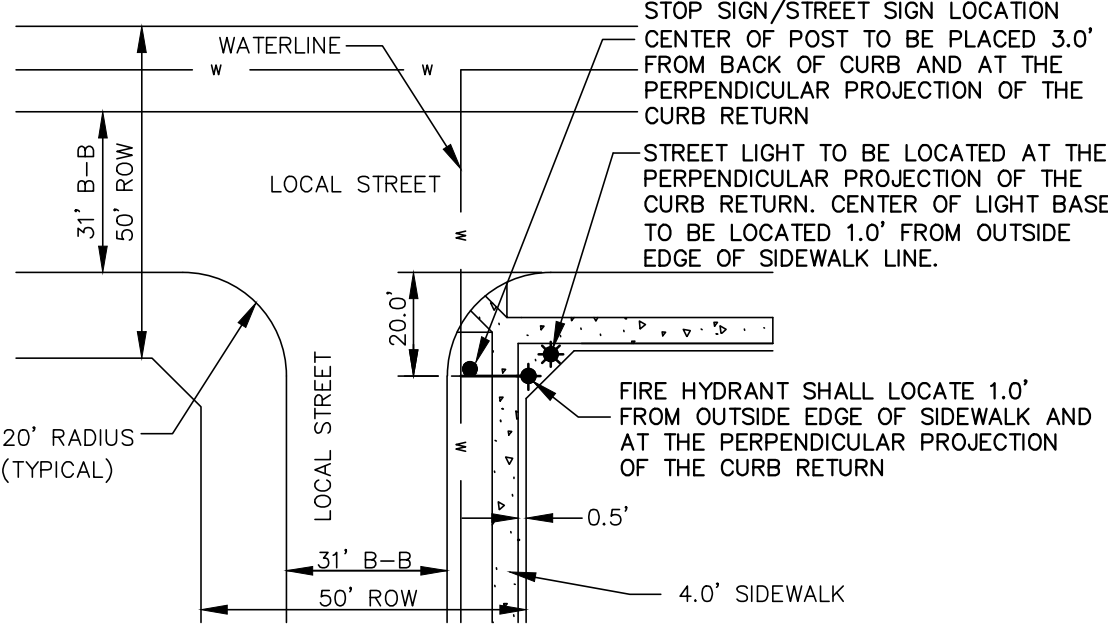
SPEED LIMIT

25

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN



STREET LIGHT & STOP SIGN LOCATION
(LOCAL RESIDENTIAL)
NTS

7/2/24

REVISED AMENITY CENTER LINEWORK AND
REVISED LIGHTING LOCATIONS BASED ON
TIMP REQUEST

No.

REVISIONS

DATE

BY

Kimley»Horn

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT
063451861

DATE
APRIL 2024

SCALE: AS SHOWN

DESIGNED BY: SRL

DRAWN BY: SRL

CHECKED BY: KPB

7/16/24

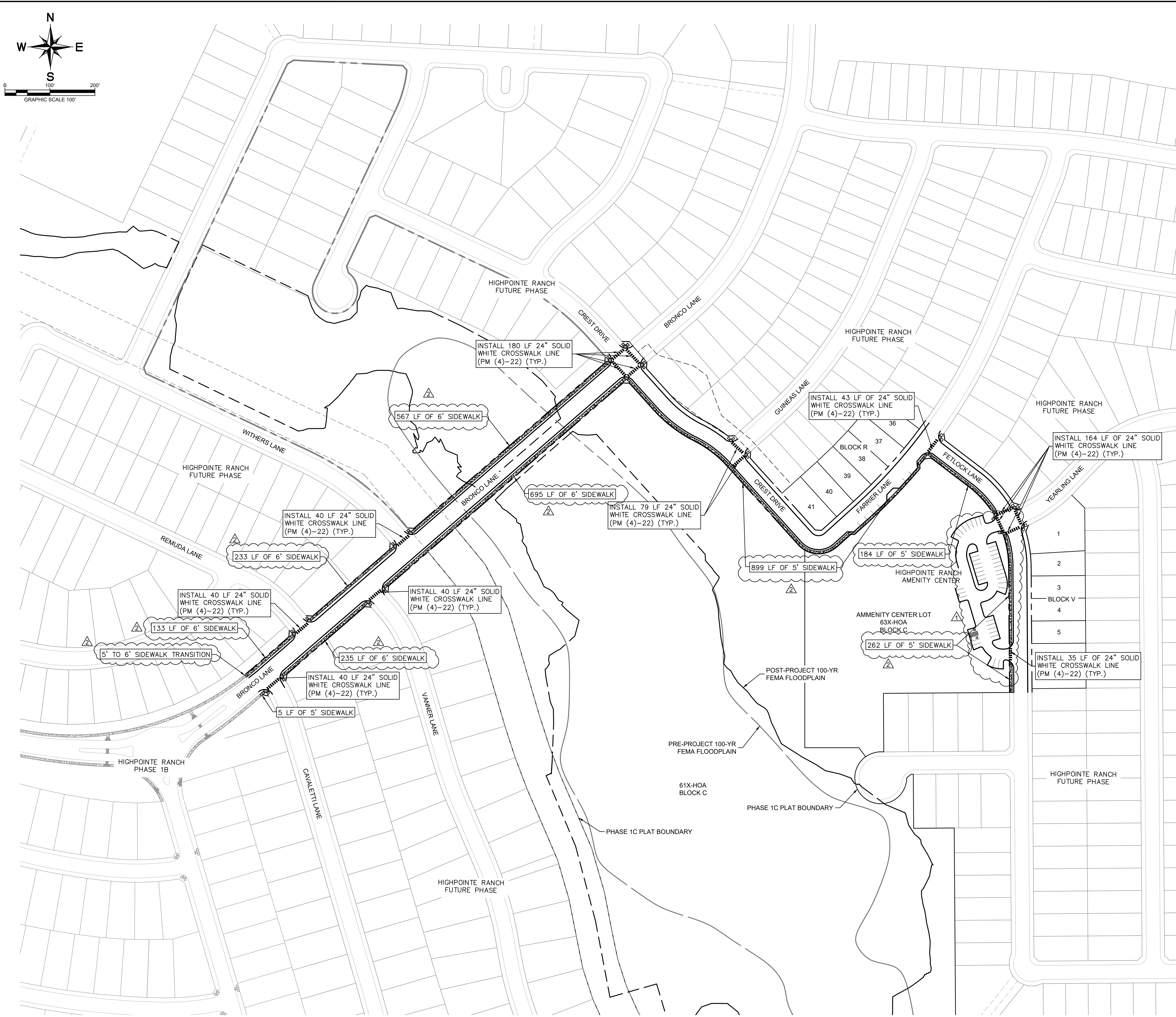
**STREET LIGHT & SIGN
PLAN**

**HIGHPOINTE RANCH
PHASE 1C**

CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER

C-35



LEGEND

 BARRIER FREE RAMP TO BE BUILT BY
HOMEBUILDER (LAYDOWN CURB)

 BARRIER FREE RAMP TO BE BUILT BY
DEVELOPER

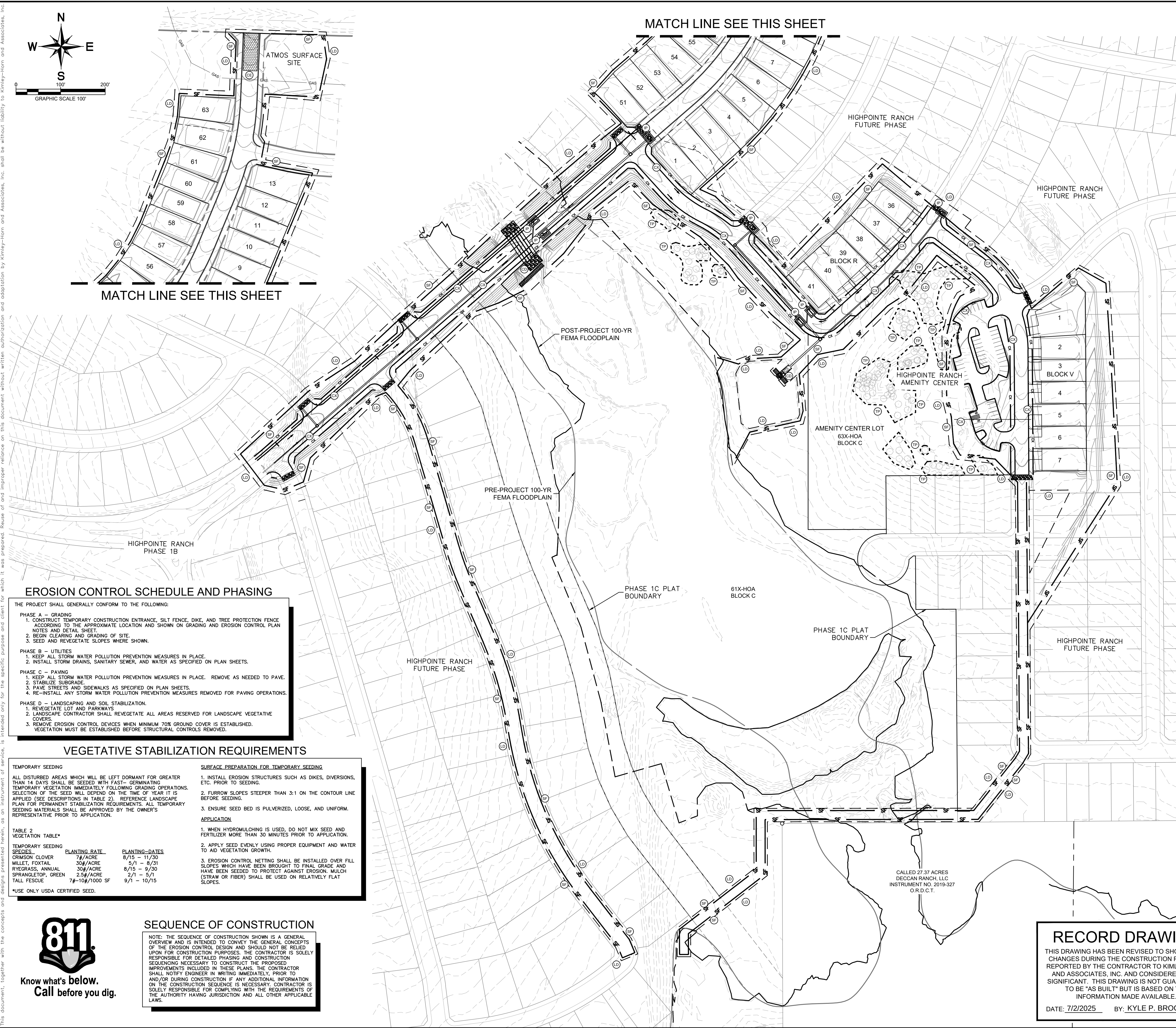
 SIDEWALK SHOWN TO BE BUILT BY
DEVELOPER

RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

HIGHPOINTE RANCH PHASE 1C CITY OF AUBREY DENTON COUNTY, TEXAS	SIDEWALK PLAN		KHA PROJECT 063451861			Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3980 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	△ REVISED AMENITY CENTER	7/18/24
			DATE APRIL 2024				△ SIDEWALK LOCATION & SIZE CHANGES	2/10/25
			SCALE: AS SHOWN					
			DESIGNED BY: SRL					
			DRAWN BY: SRL					
			CHECKED BY: KPB					
			No.	REVISIONS	DATE	BY		
SHEET NUMBER			C-36					



EROSION CONTROL LEGEND

		PROPOSED CONTOUR
		EXISTING CONTOUR
		HIGH POINT
		SWALE
		CX
		CURLEX
		SF
		SILT FENCE
		LIMITS OF DISTURBANCE
		CONSTRUCTION ENTRANCE/EXIT
		INLET PROTECTION
		ROCK CHECK DAM
		TREE PROTECTION

STANDARD EROSION CONTROL GENERAL NOTES

1. PHASE A EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITES.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT MAINTAIN THE OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITES.
4. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE CURBS OR IS BEING TRACKED OUT A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED, RUNOFF FROM THE WASHDOWN OPERATION SHALL BE DIRECTED TO THE STORM DRAINAGE SYSTEM. THE FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE POLLUTION. THE PERCENT OF THE TOTAL DRAINAGE AREA OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.P.I. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE DISTRICT ENGINEER AND THE CITY ALL TREE STORMWATER POLLUTION PREVENTION REQUIREMENTS.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROLS - EROSION CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED AND SHALL BE REQUIRED TO PUT ON ORIGINAL SHEETP OR NOT DIRECTED ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTROLS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BEST MANAGEMENT PRACTICES SHALL BE INSTALLED IMMEDIATELY DURING THE CONSTRUCTION SEQUENCE, AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE EXCAVATION OF ANY EROSION CONTROL MEASURES. BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED WITHIN THE DESIGN LIFE OF THE PROJECT. THE CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SUCH AS PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPE ARCHITECT, THE BUILDING DEPARTMENT.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER, FOR PERIMETER SILT FENCE, THE SLOPE OF THE SILT FENCE INLET PROTECTION FOR INLETS TO REDUCE SEDIMENT FROM SITE RUNOFF.
6. SANITARY SEWER EFFLUENTS ARE DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAM IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

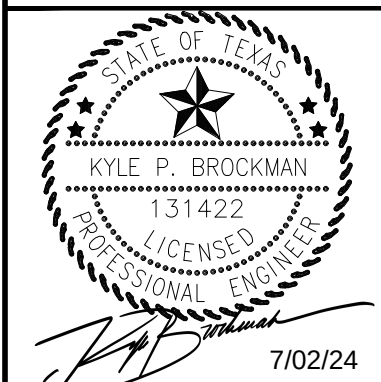
RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN

	REVISED AMENITY CENTER LINENWORK	7/2/24
No.	REVISIONS	DATE BY

Kimley»»Horn



KHA PROJECT 063451861	DATE APRIL 2024	SCALE: AS SHOWN	DESIGNED BY: SRL	DRAWN BY: SRL	CHECKED BY: KPB
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EROSION CONTROL PLAN

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER

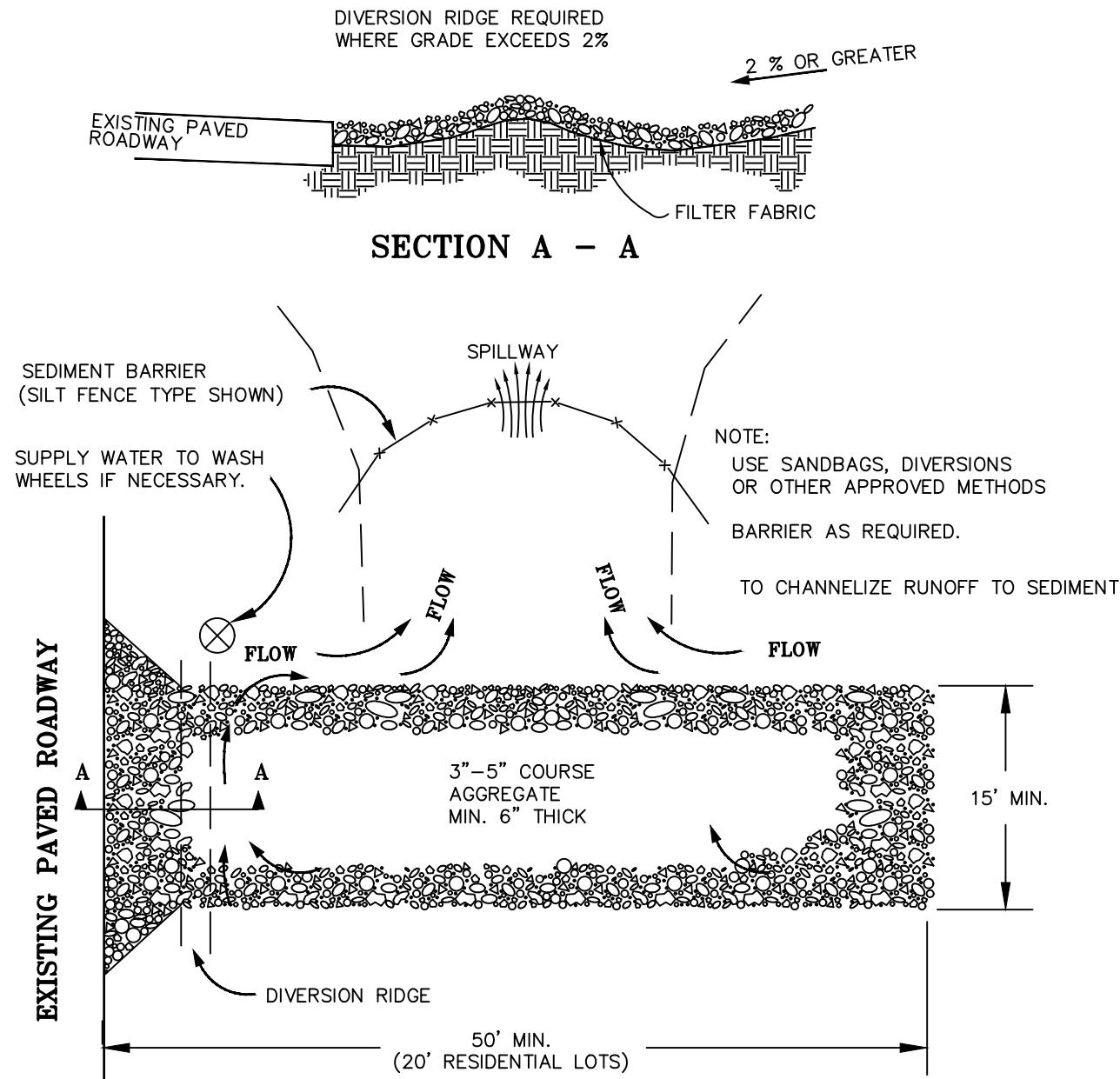
C-37

Plotted By:Geertzen, Johnathan Date:February 29, 2024 01:10:56pm File Path:K:\VRI\Civil\063451861-High Pointe Ranch\CodePhase Amentiy Road\PlanSheets\C-Erosion Control Plan.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN



(CE) TEMPORARY STONE CONSTRUCTION ENTRANCE / EXIT N.T.S.

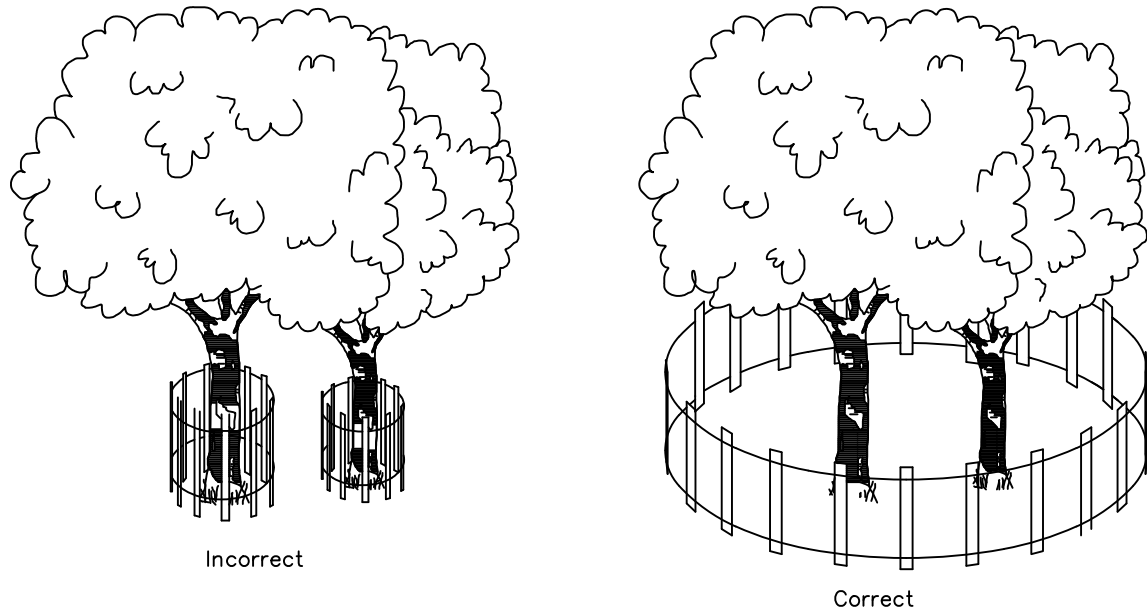
NOTES:

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.

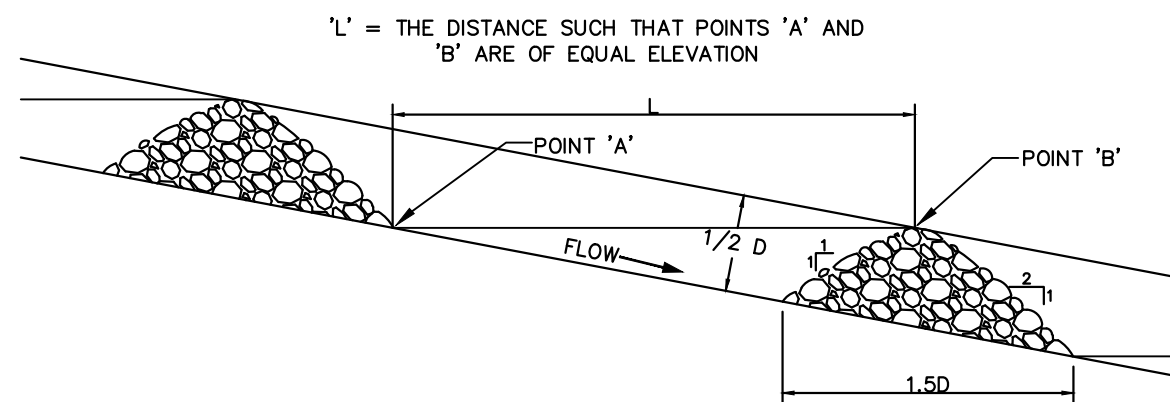
— REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.

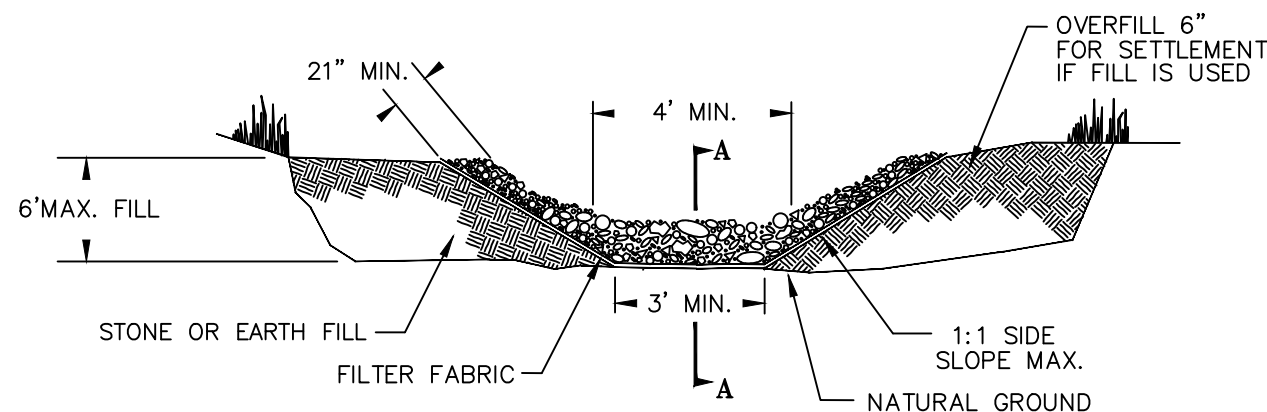


BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

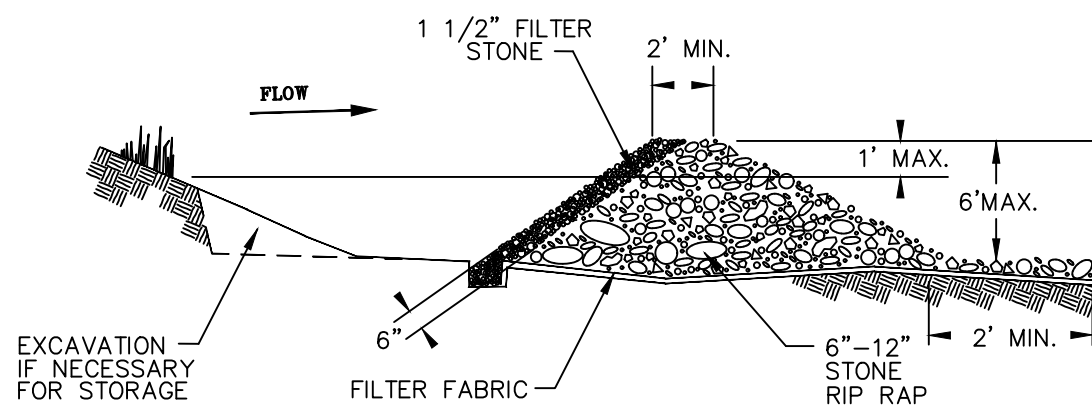
(TP) TREE PROTECTION N.T.S.



SECTION A - A AND SPACING BETWEEN CHECK DAMS

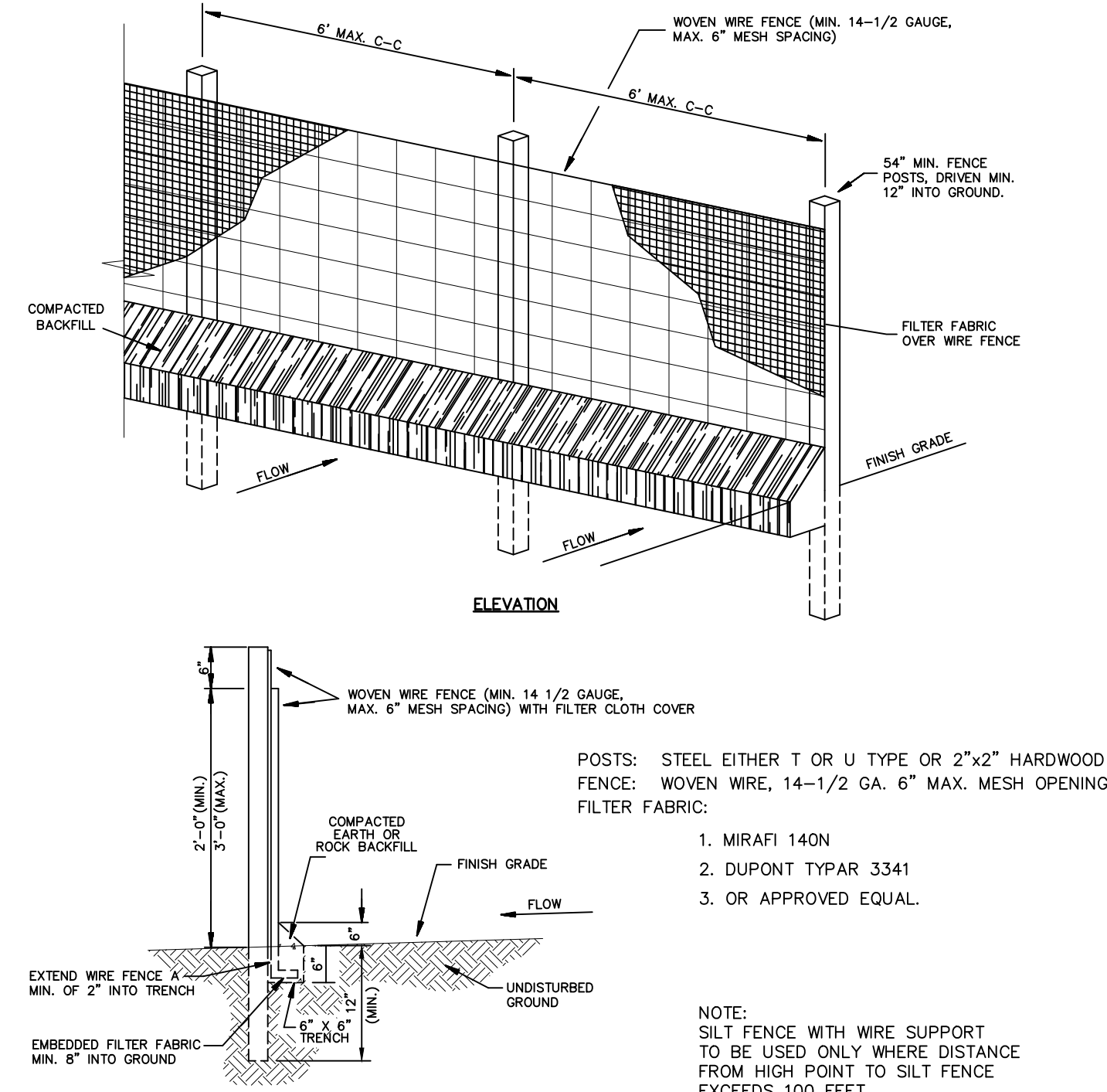


VIEW LOOKING UPSTREAM



SECTION

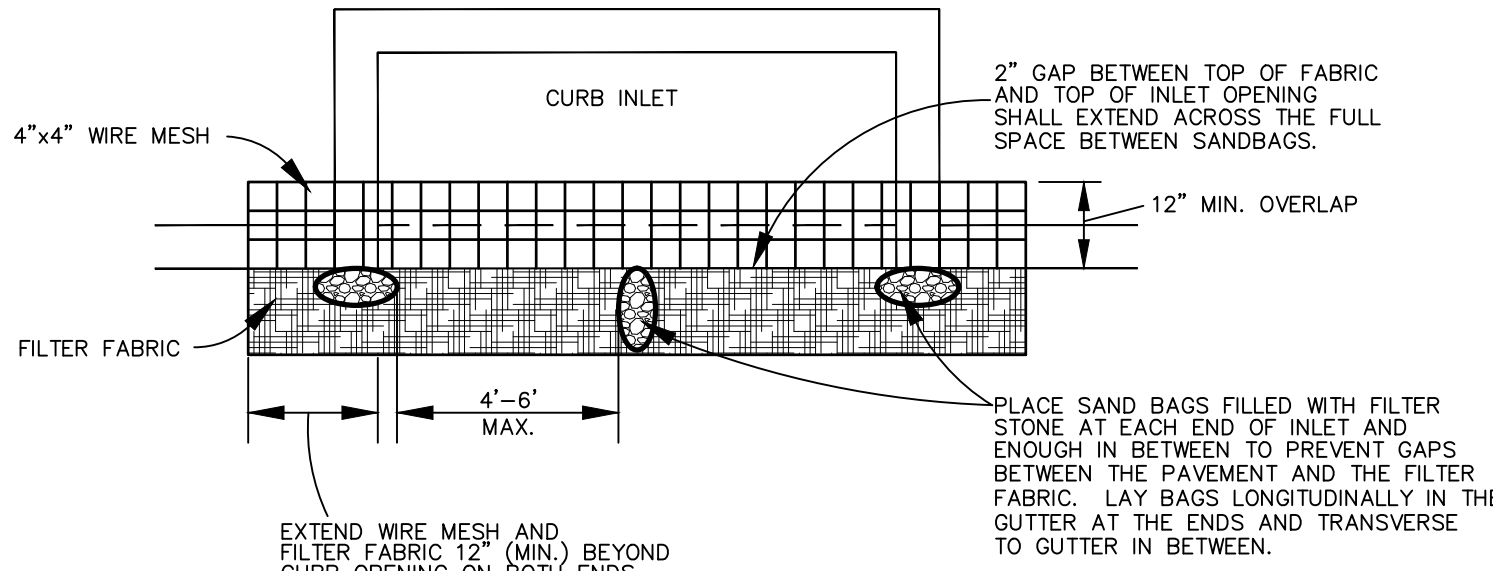
(RC) ROCK CHECK DAM N.T.S.



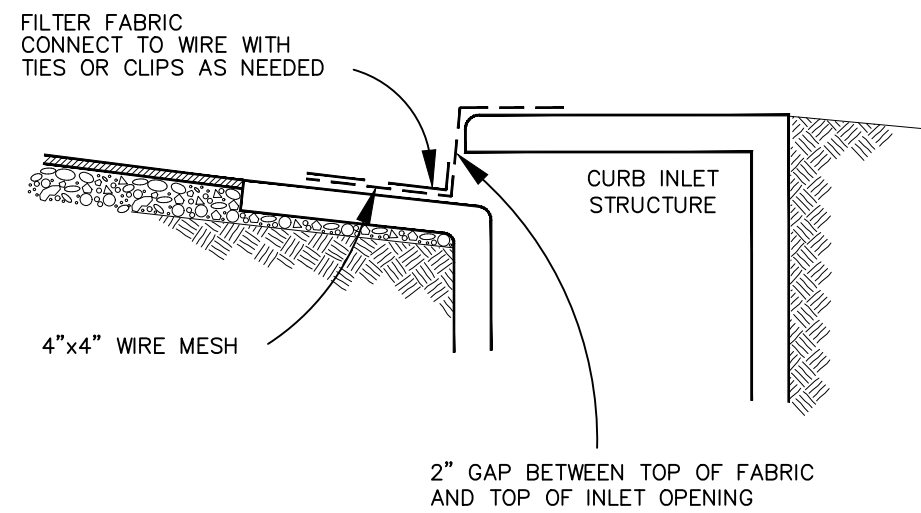
CROSS-SECTION

(SF) SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT N.T.S.

NOTE:
VERTICAL PANEL BARRICADES TO BE PLACED WHEN LOCATED ON AN ACTIVE STREET.



INLET PLAN VIEW



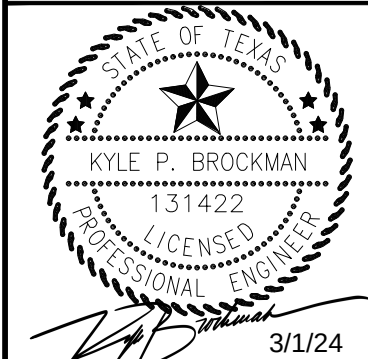
INLET SECTION

(IP) CURB INLET PROTECTION N.T.S.

Kimley»Horn

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PHONE: 972-335-3580
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TEXAS REGISTERED ENGINEERING FIRM F-928



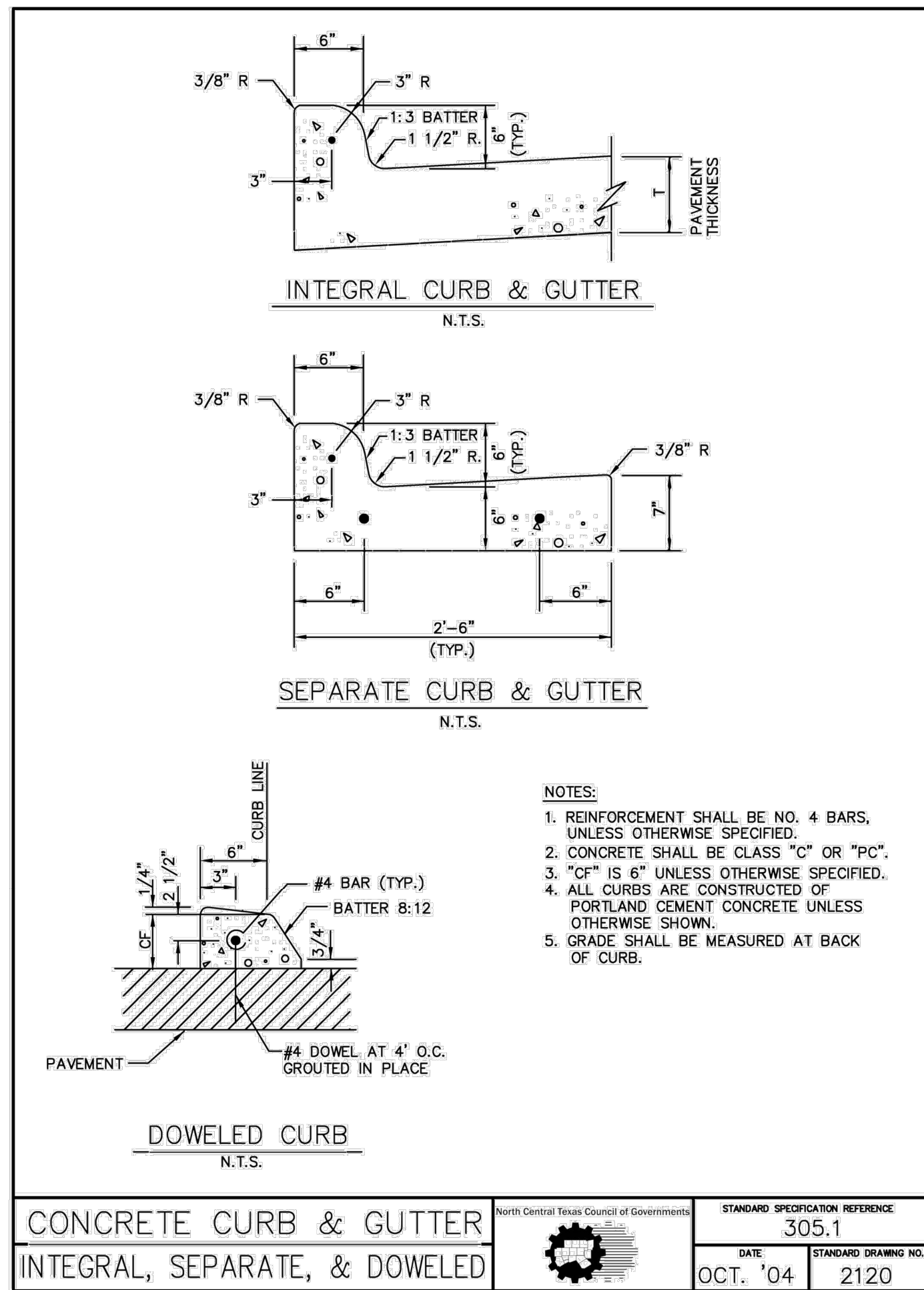
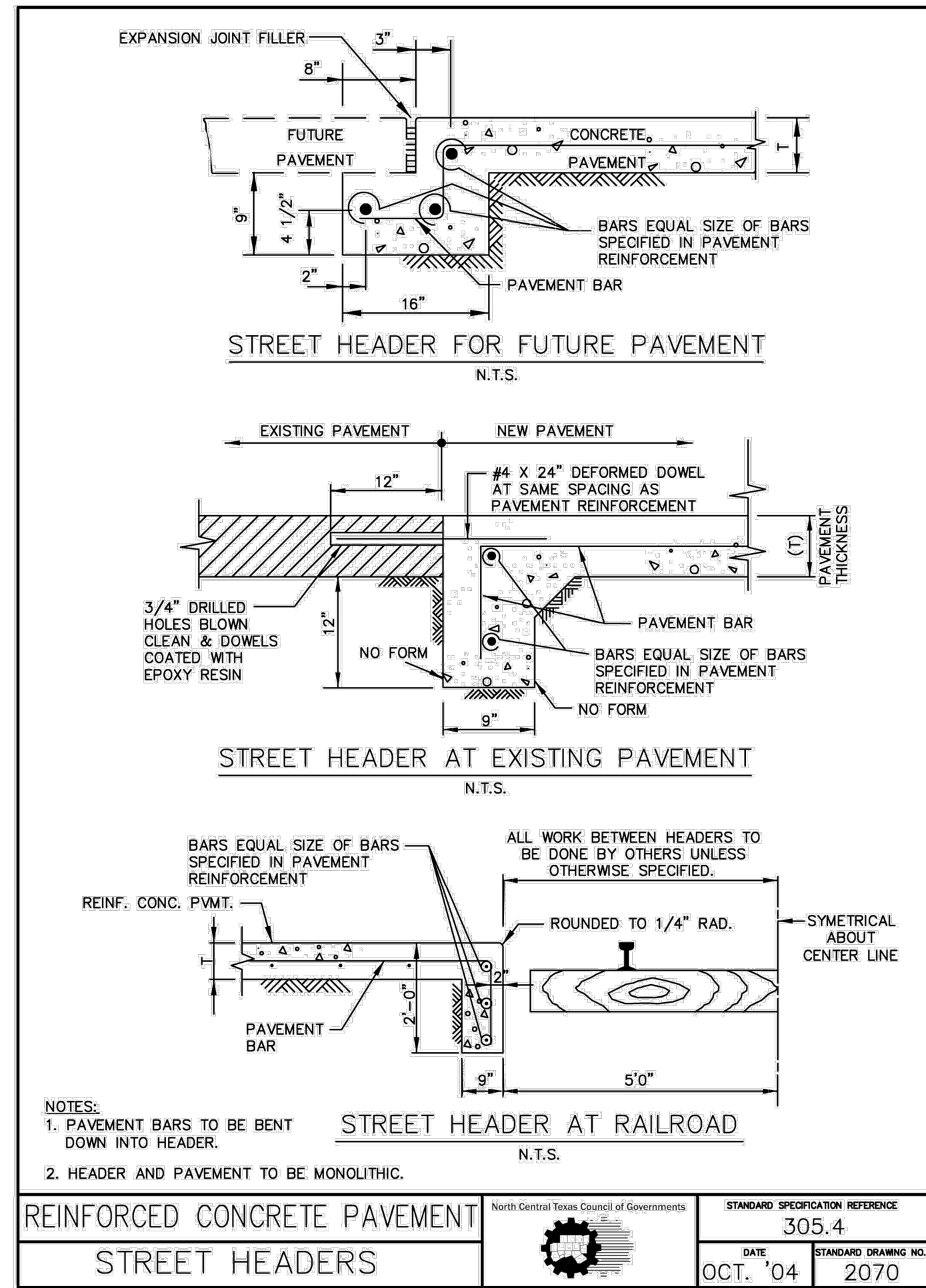
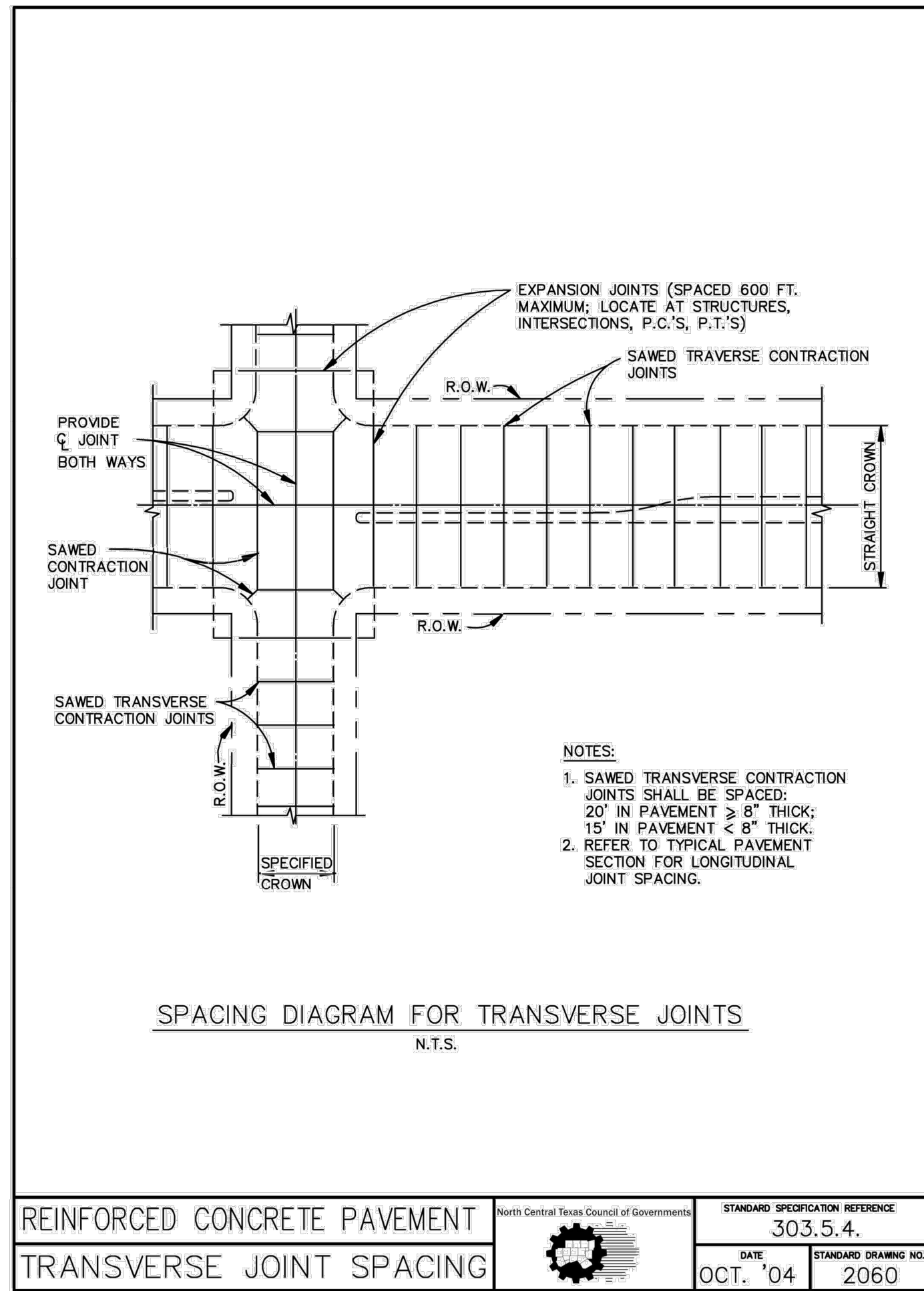
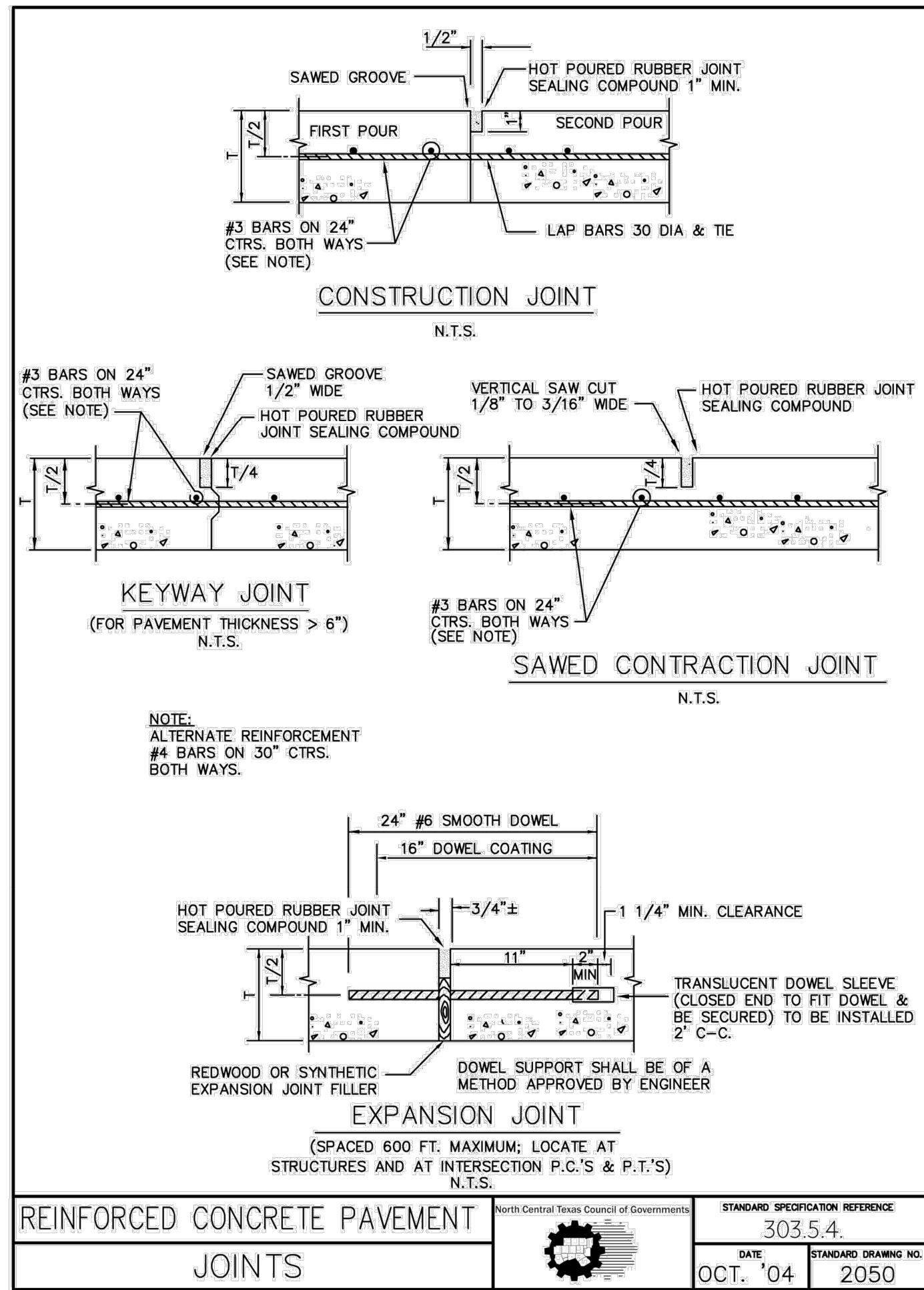
KHA PROJECT	063451861
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY:	SRL
DRAWN BY:	SRL
CHECKED BY:	KPB

EROSION CONTROL DETAILS

**HIGHPOINTE RANCH
PHASE 1C**
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER

C-38



NOTE: THE PAVING RECOMMENDATION REPORT DONE BY ALPHA TESTING, REPORT #W222386-1REV1 WILL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION ON THESE STANDARD DETAILS.

RECORD DRAWING

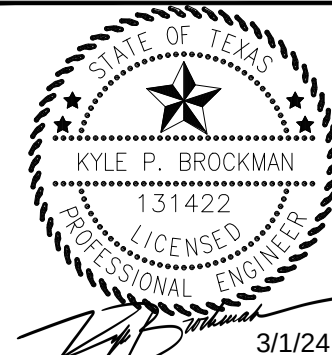
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE
CHANGES DURING THE CONSTRUCTION PROCESS
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AND ASSOCIATES, INC. AND CONSIDERED TO BE
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INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN

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TEXAS REGISTERED ENGINEERING FIRM E-928



3/1/2

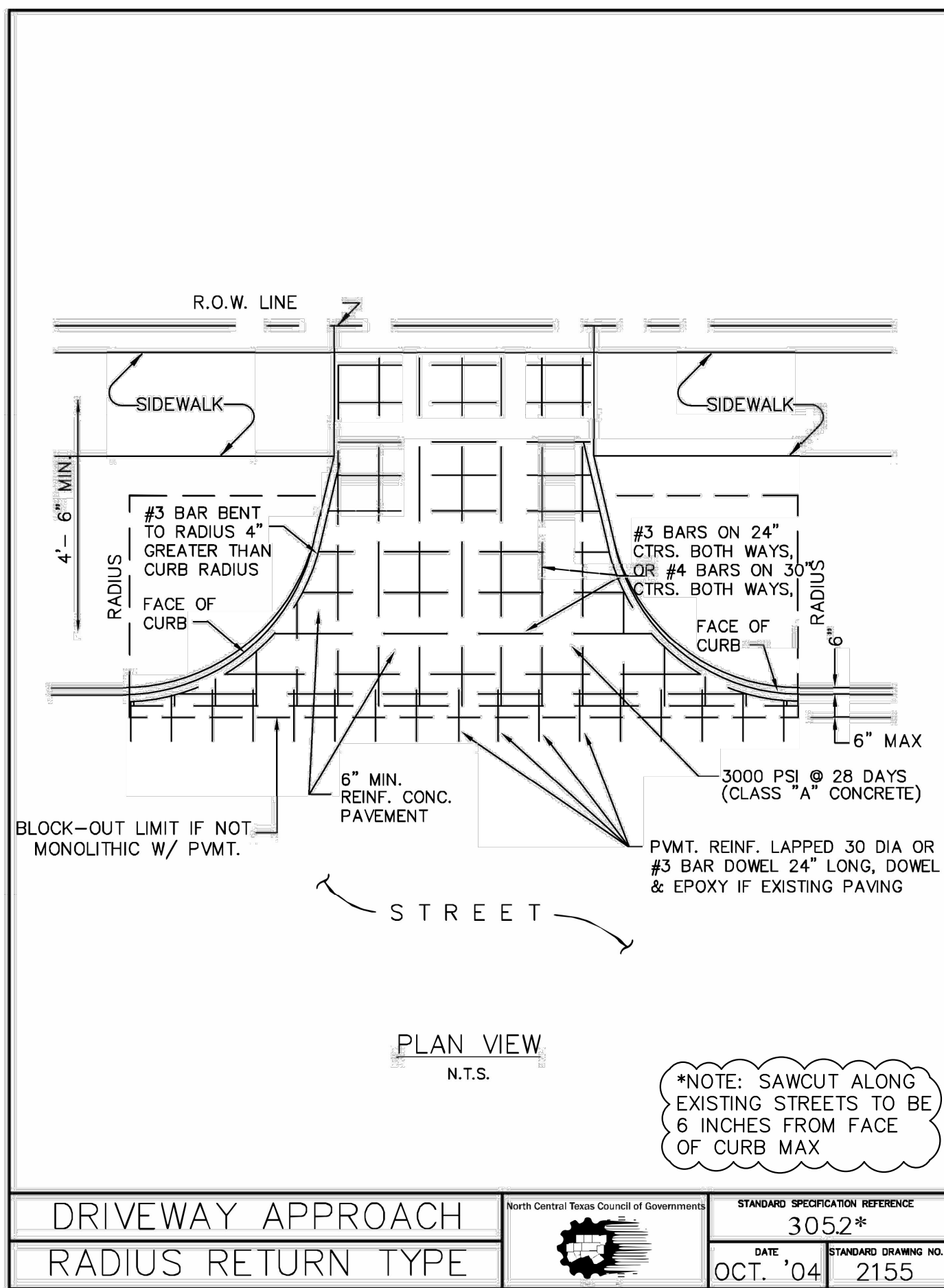
KHA PROJECT 063451861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: SRL	DRAWN BY: SRL	CHECKED BY: KDR
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CONSTRUCTION DETAILS

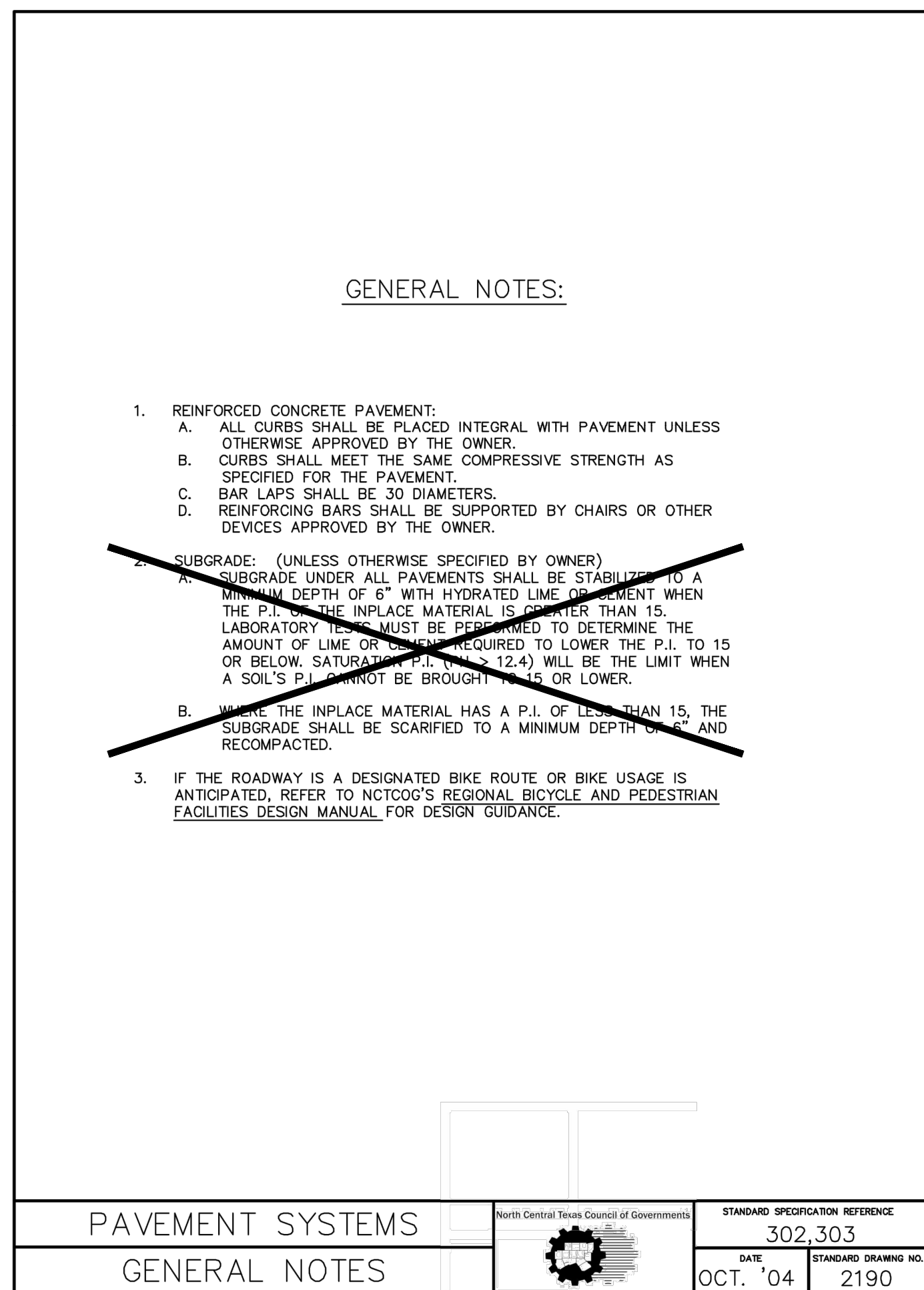
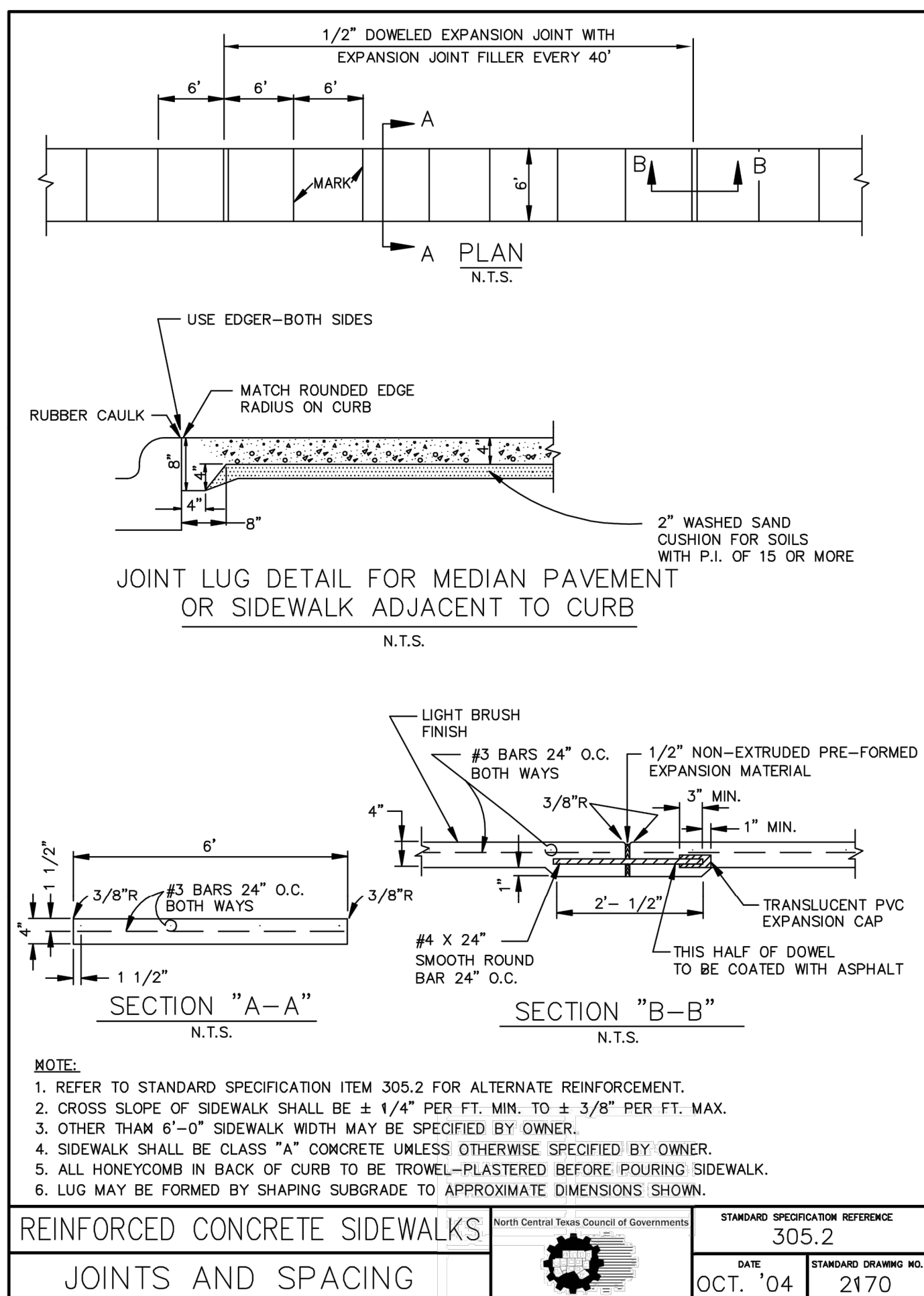
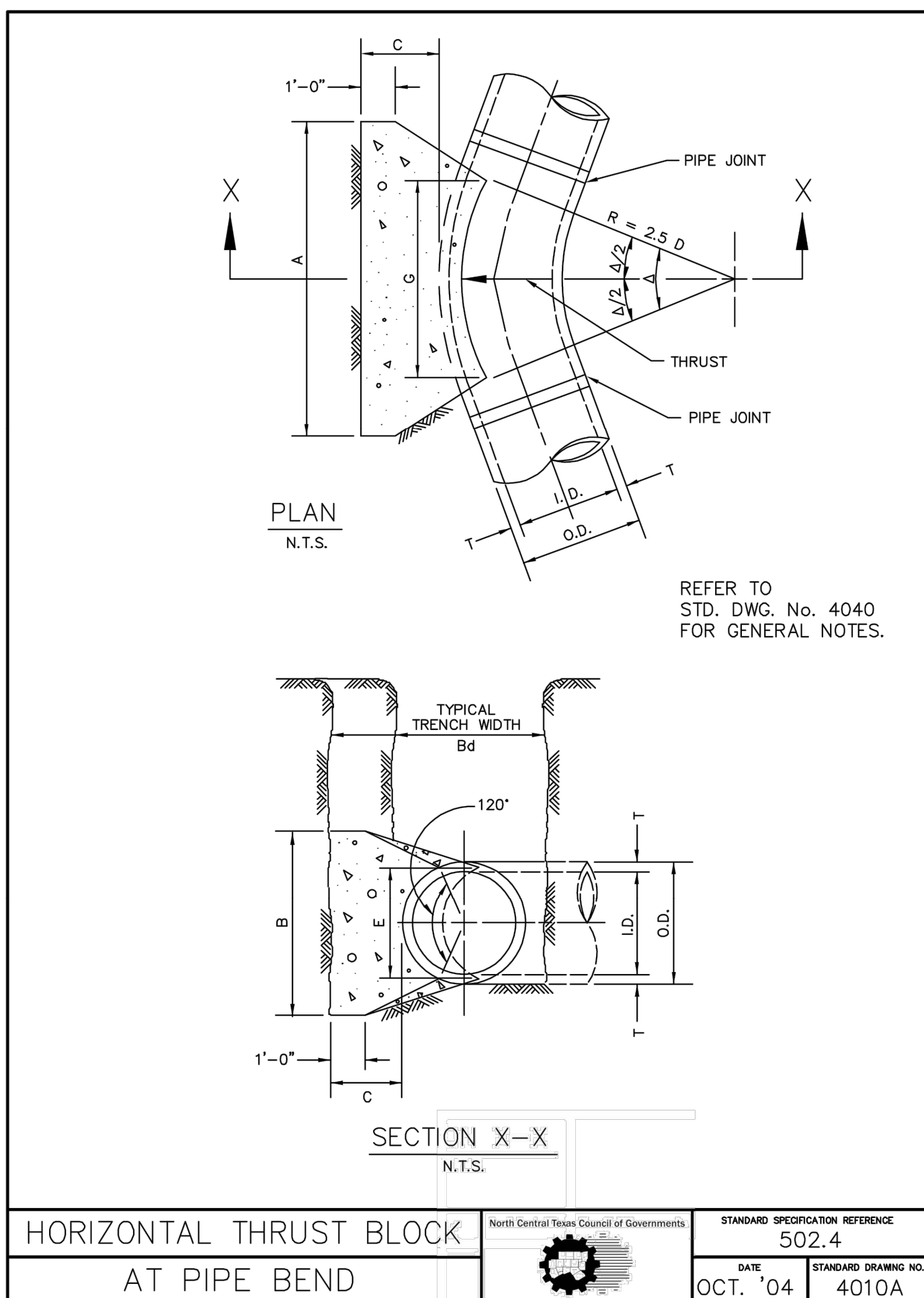
HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER

C-39



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



I.D. (IN.)	T (IN.)	$\Delta = 11.25^\circ$ C (FT.)	$\Delta = 22.50^\circ$ 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

$\Delta = 11.25^\circ$									$\Delta = 22.50^\circ$										
I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH			ROCK				I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH			ROCK			
			A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)					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	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		
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		
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		
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		
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		
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		
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		
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		
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		
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		
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		
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		
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		
84	3.8	81.5	8.5	10.0	10.3	4.5	10.5	5.3	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		
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		

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE

502.4

AT PIPE BEND

DATE

OCT. '04

STANDARD 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	1.8	3.9	2.0	0.2	1.8	1.5	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	3.8	2.8	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	19.6	4.6	4.8	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	5.6	4.8	1.8	3.8	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	4.8	2.3	4.8	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	8.0	3.2	5.8	4.0	1.6		
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.8	58.8	10.0	6.0	6.3	6.8	4.5	2.6		
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.8	79.6	11.5	7.0	8.1	8.0	4.0	3.2		
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	131.8	15.0	9.0	17.1	10.8	6.8	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	11.0	7.8	12.0		
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.8	18.0	11.0	30.1	12.0	8.8	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	8.8	20.7		
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.8	21.5	13.0	49.8	14.8	9.8	25.9		
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	16.0	318.4	23.0	14.0	61.2	15.8	10.8	32.6		
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	368.6	24.5	16.0	74.8	17.8	10.8	39.6		
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	418.6	26.0	18.0	89.8	18.8	11.8	48.5		

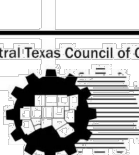
Δ = 67.50°										Δ = 90°									
		EARTH					ROCK					EARTH					ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)		
4.6/8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4.6/8	2.7	7.1	8.0	1.8	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	6.8	2.8	1.0	3.8	2.8	0.6		
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	44.4	10.0	4.8	3.1	4.5	4.0	1.8		
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.8	4.8	4.0					
30	7.3	58.9	12.5	5.0	4.8	7.5	4.0	2.2	30	9.9	76.0	18.0	6.0	6.7	10.0	4.0	3.3		
36	9.4	84.5	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	4.8	8.3		
42	10.9	119.7	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	8.8	8.7		
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	16.9	192.0	24.0	9.0	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	299.8	30.0	10.0	80.3	20.0	7.8	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	8.8	32.6		
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	88.6	24.0	9.0	41.0		
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	26.7	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	10.8	64.8		
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	46.0	15.0	164.0	30.0	11.8	81.2		
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	787.5	48.0	16.0	199.0	32.0	12.0	98.1		

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK

AT PIPE BEND

North Central Texas Council of Governments



STANDARD SPECIFICATION REFERENCE

502.4

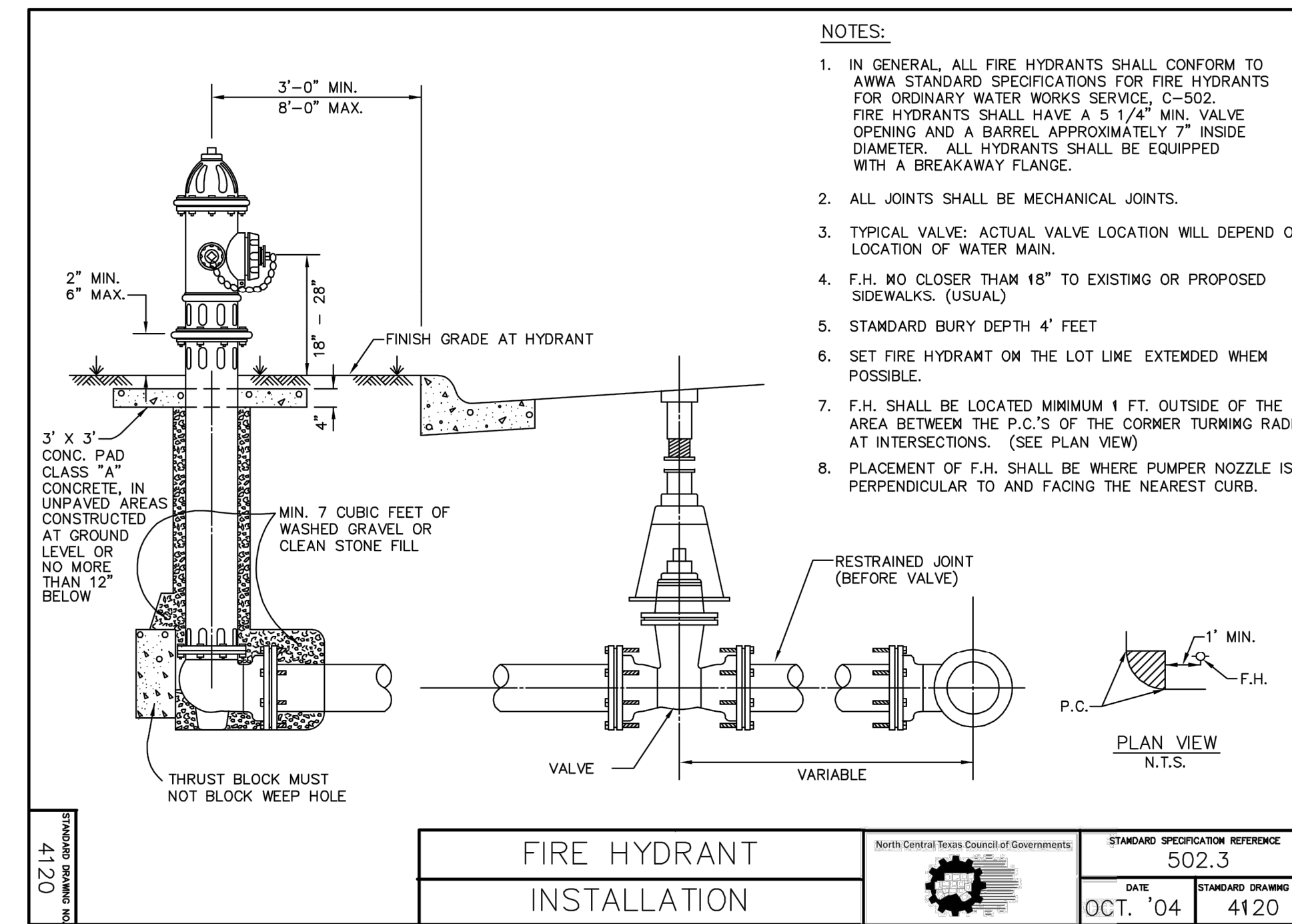
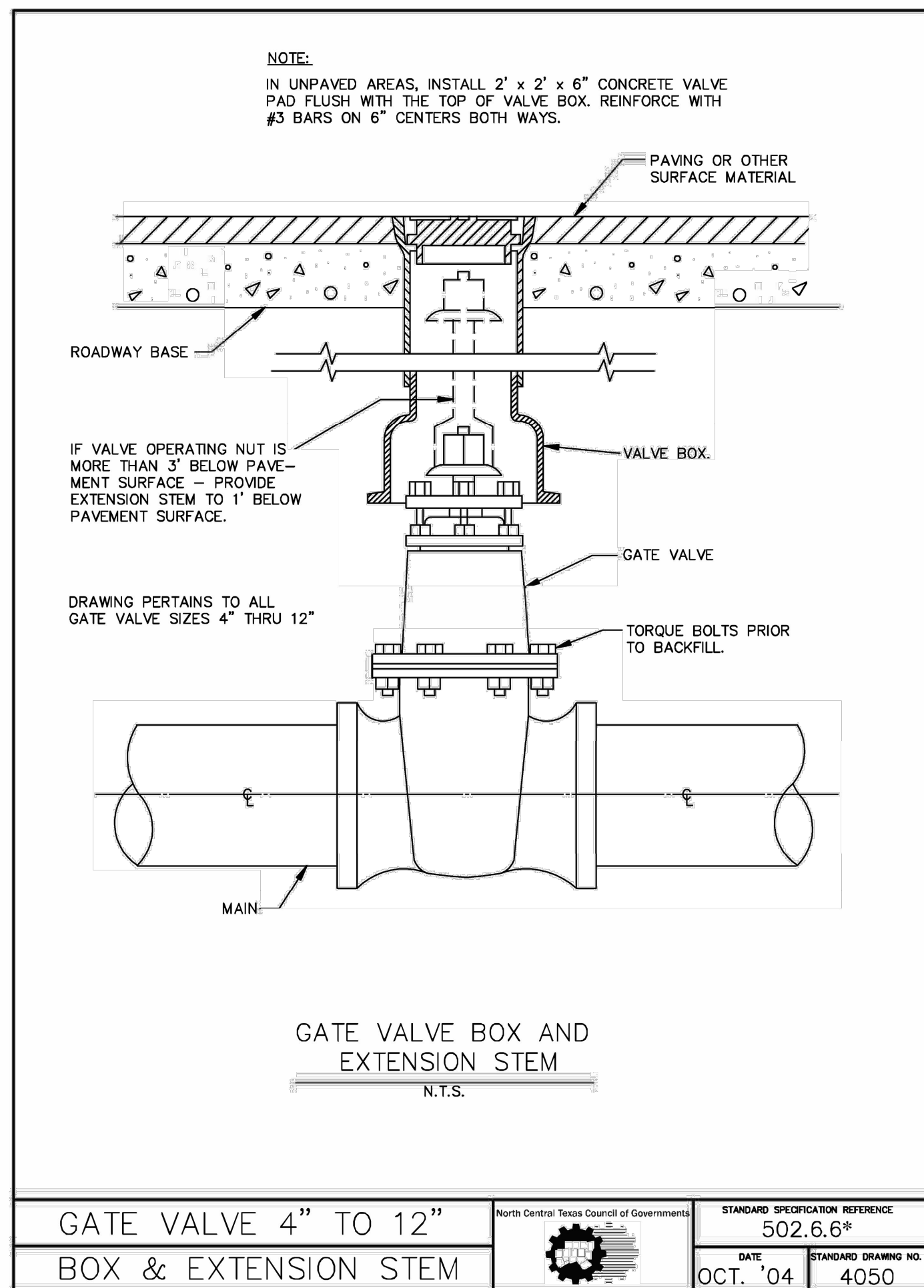
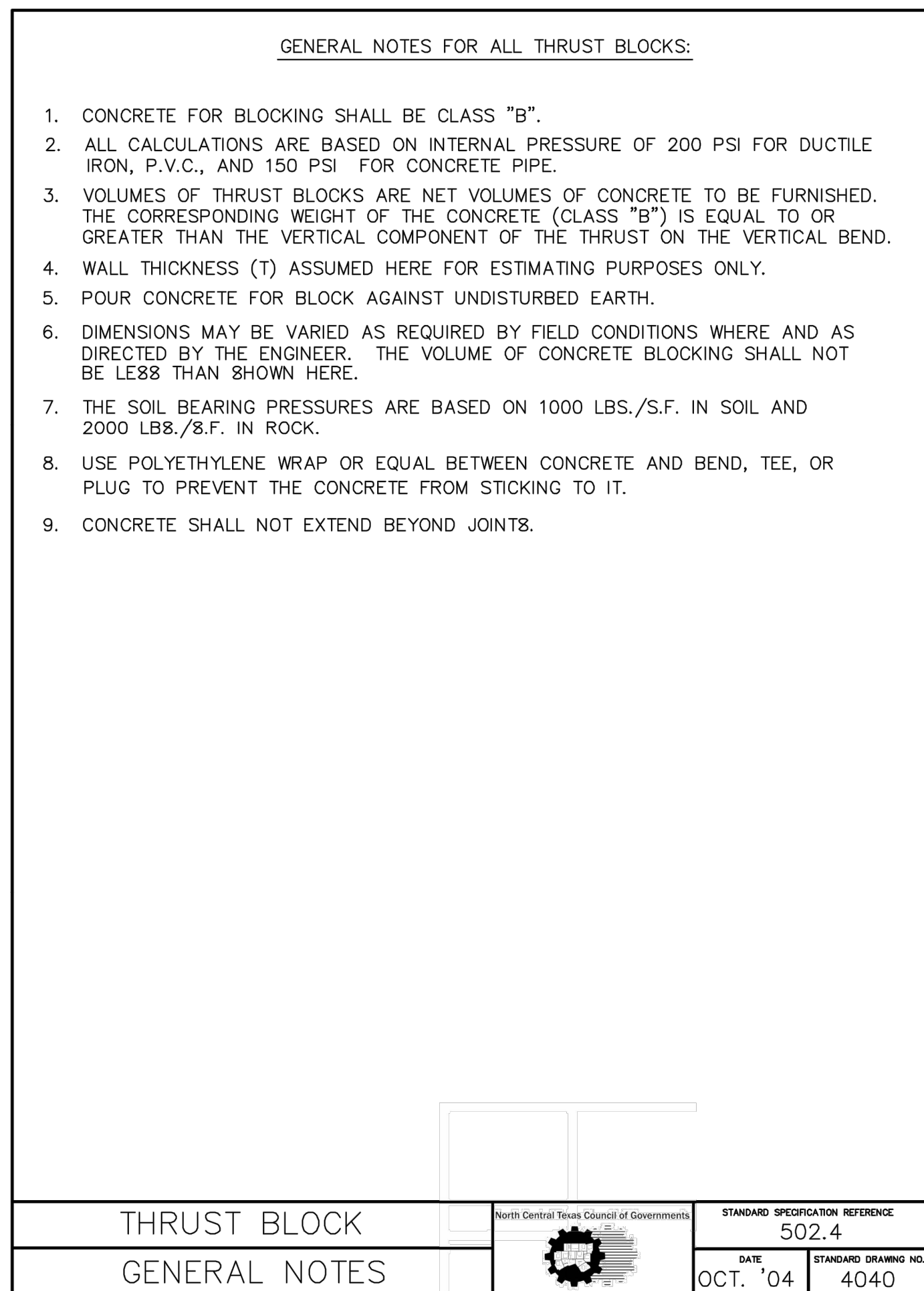
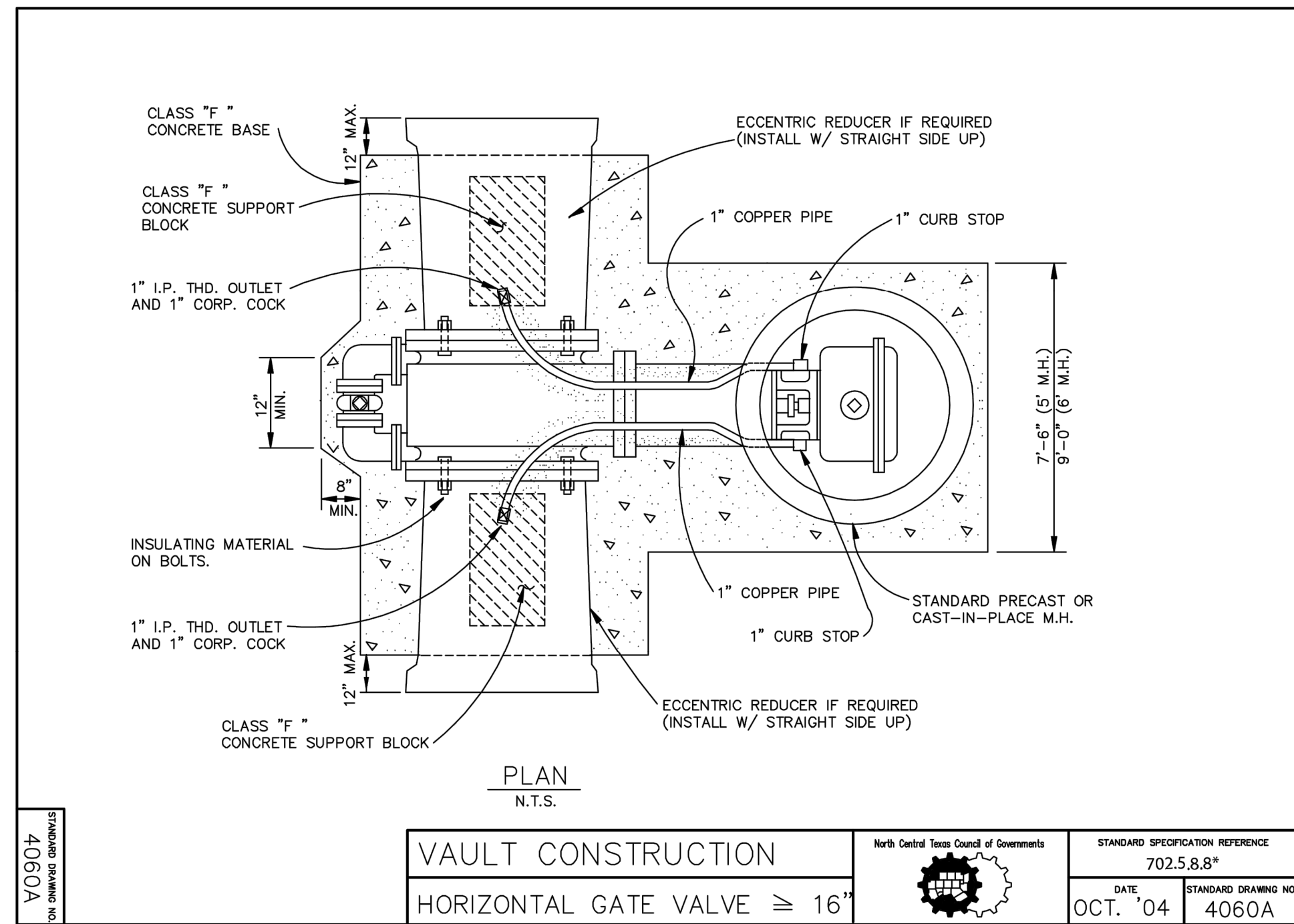
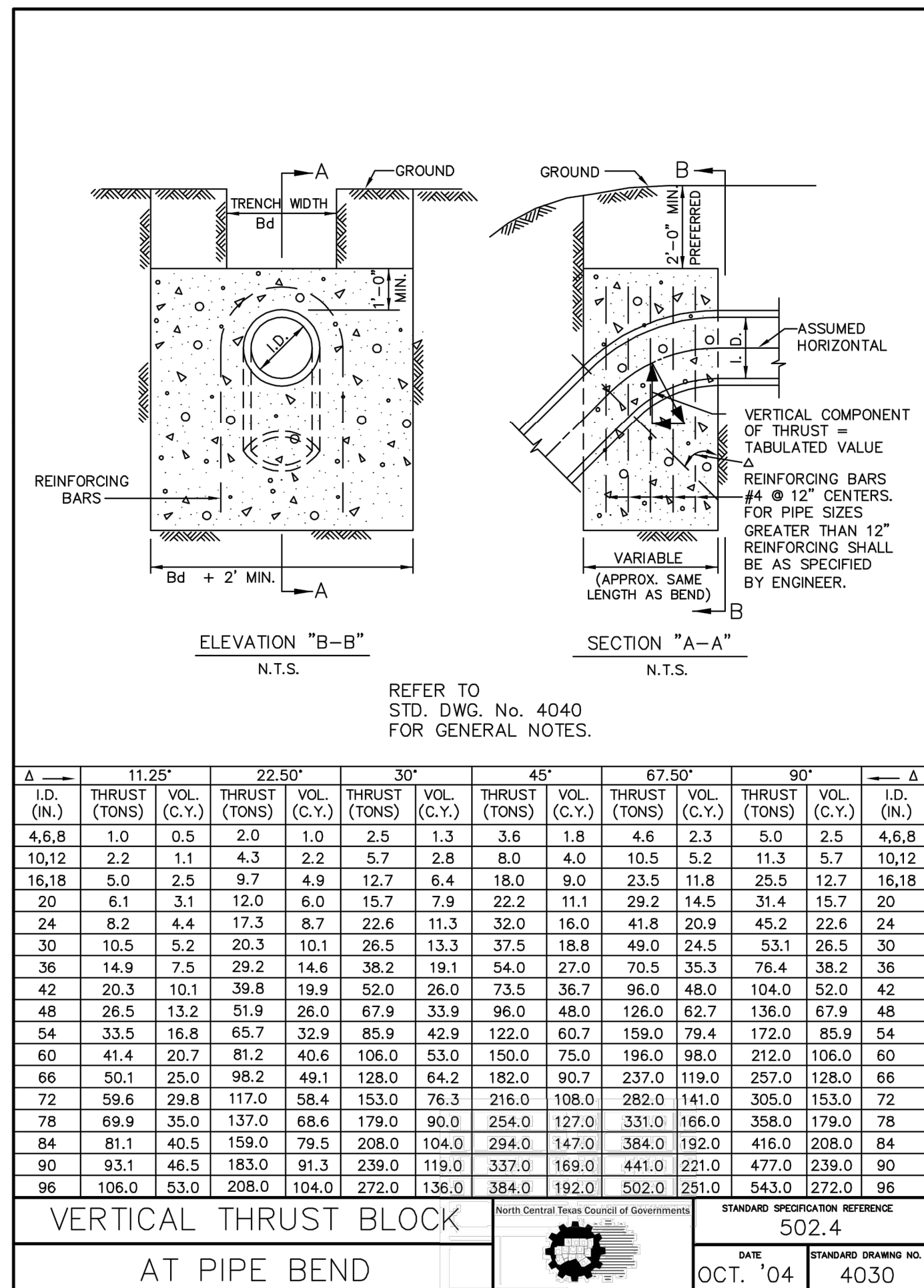
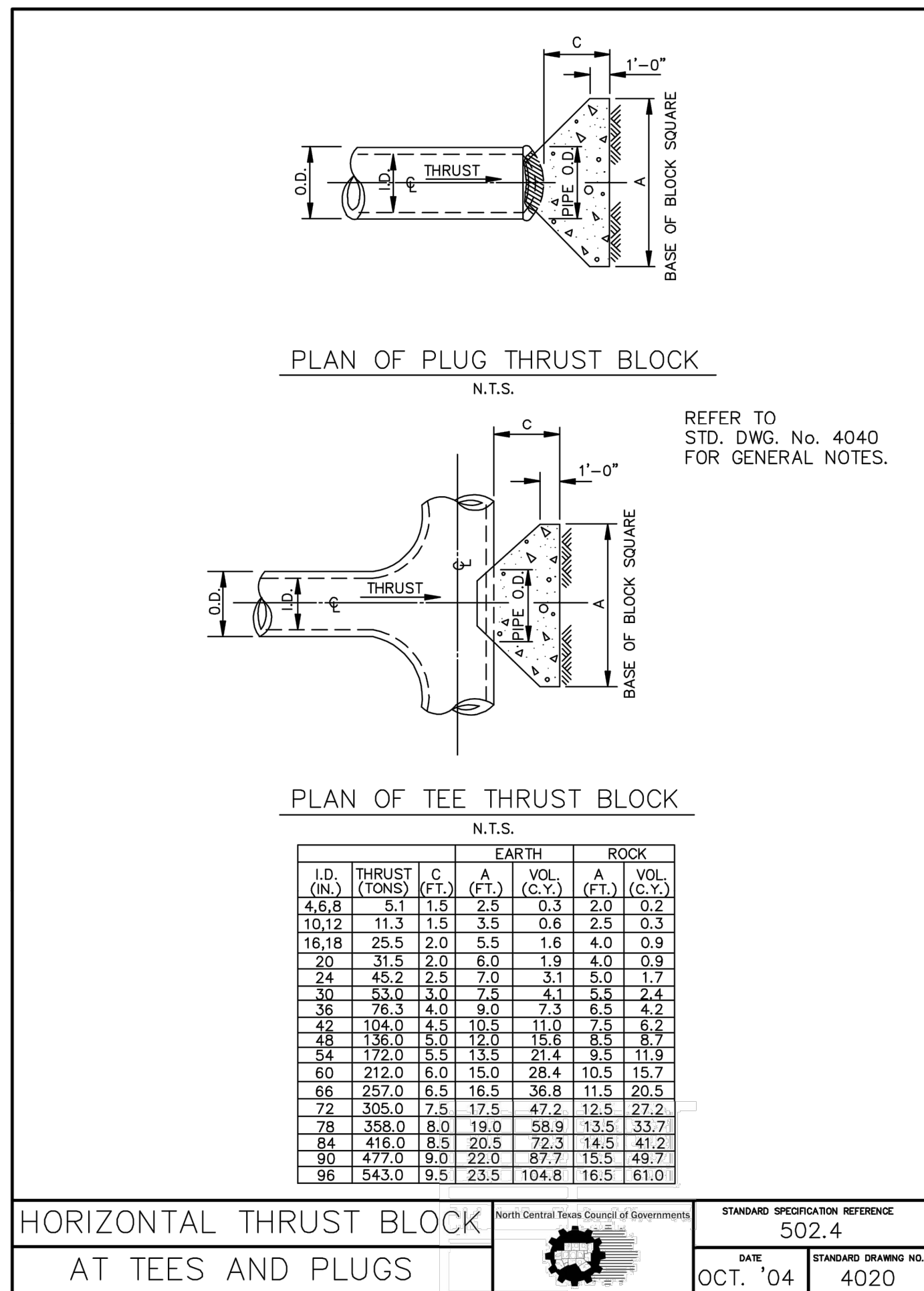
DATE
OCT. '04

STANDARD DRAWING NO.
4010C

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE
CHANGES DURING THE CONSTRUCTION PROCESS
REPORTED BY THE CONTRACTOR TO KIMLEY-HORN
AND ASSOCIATES, INC. AND CONSIDERED TO BE
SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED
TO BE "AS BUILT" BUT IS BASED ON THE
INFORMATION MADE AVAILABLE.

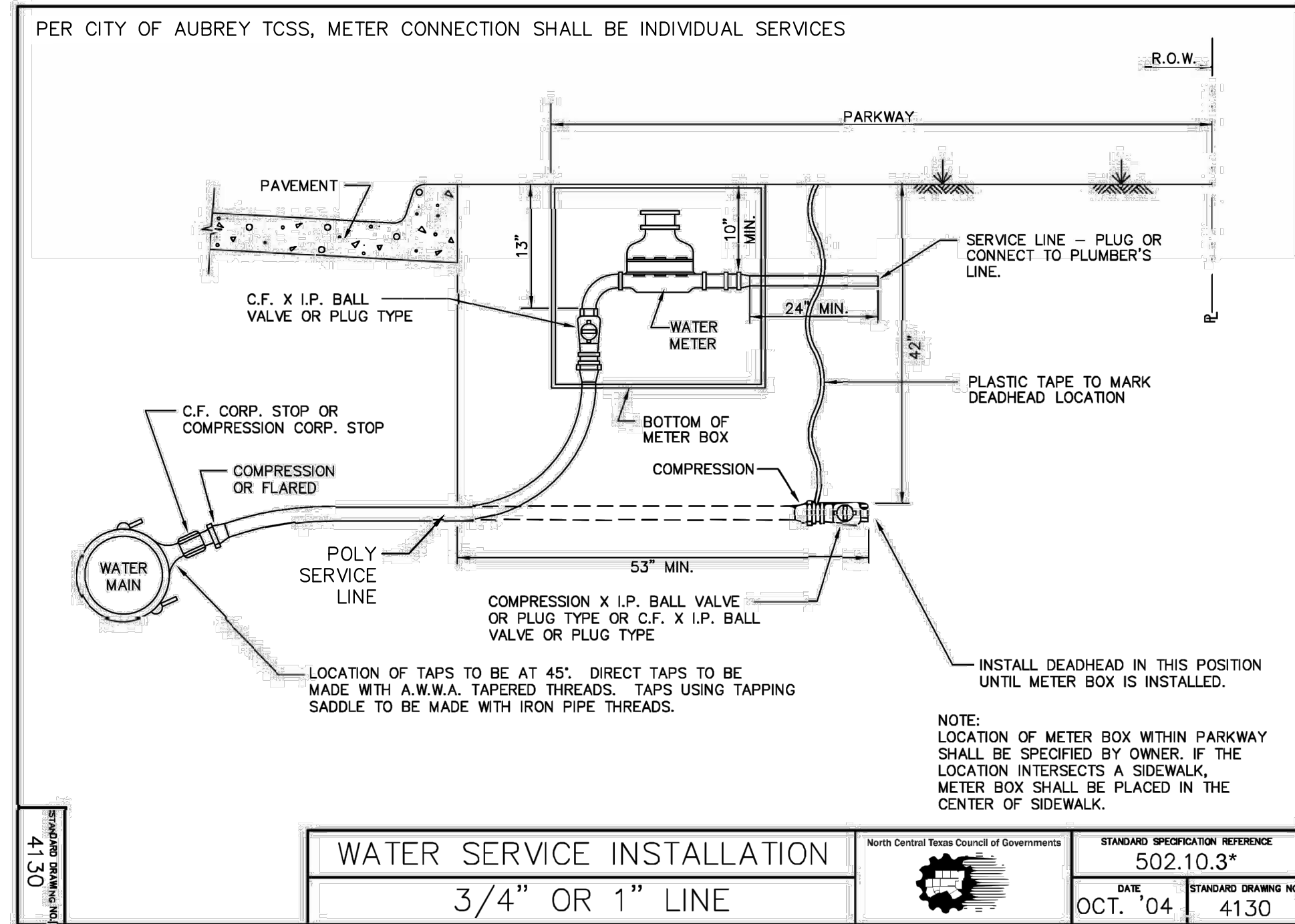
DATE: 7/2/2025 BY: KYLE P. BROCKMAN



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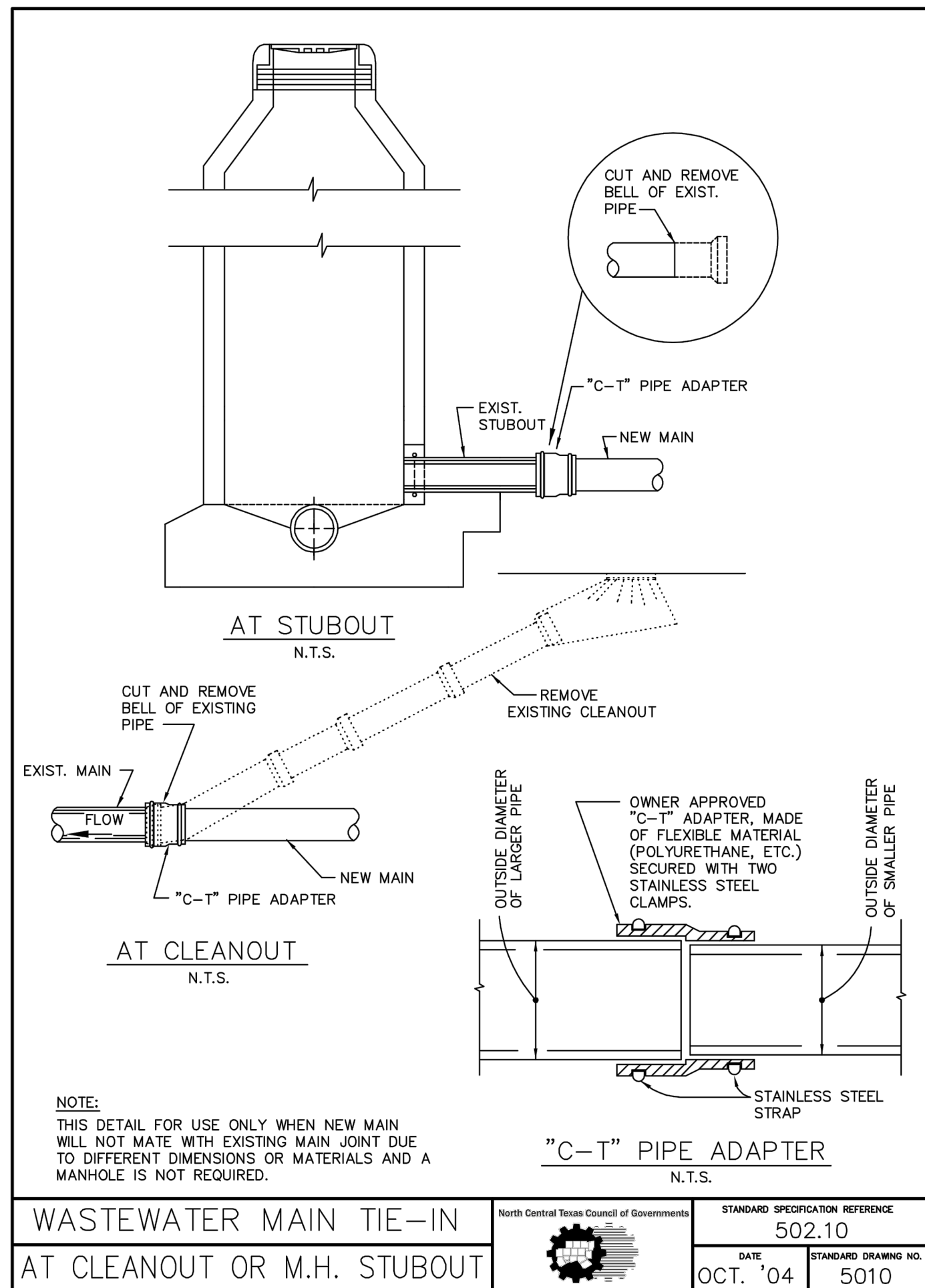
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

NOTE: DETAIL FOR MANHOLES SPECIFYING TYPE-S LIDS SHALL BE PROVIDED IN CONTRACTOR SUBMITTAL



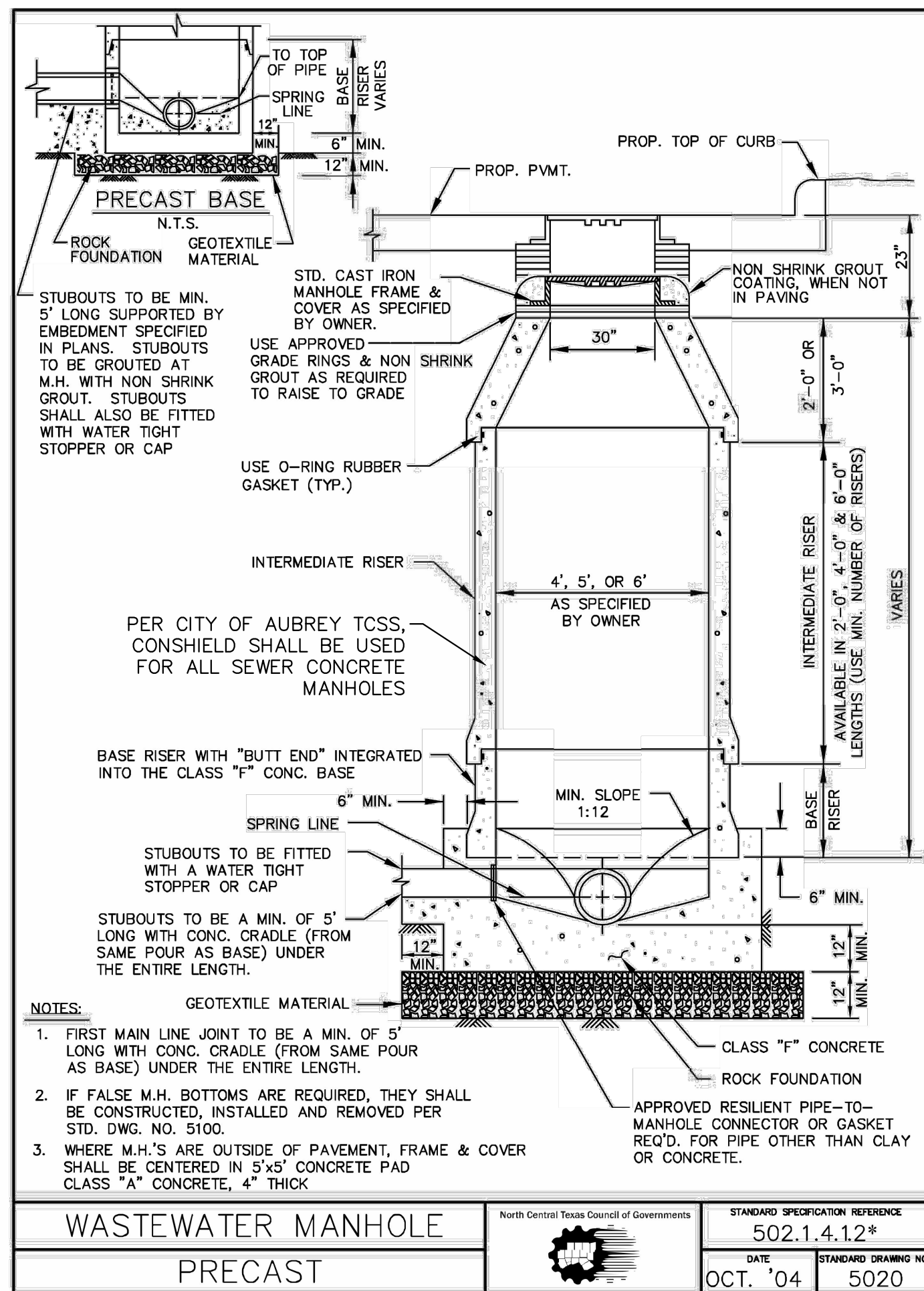
NOTE:

THIS DETAIL FOR USE ONLY WHEN NEW MAIN
WILL NOT MATE WITH EXISTING MAIN JOINT DUE
TO DIFFERENT DIMENSIONS OR MATERIALS AND A
MANHOLE IS NOT REQUIRED.

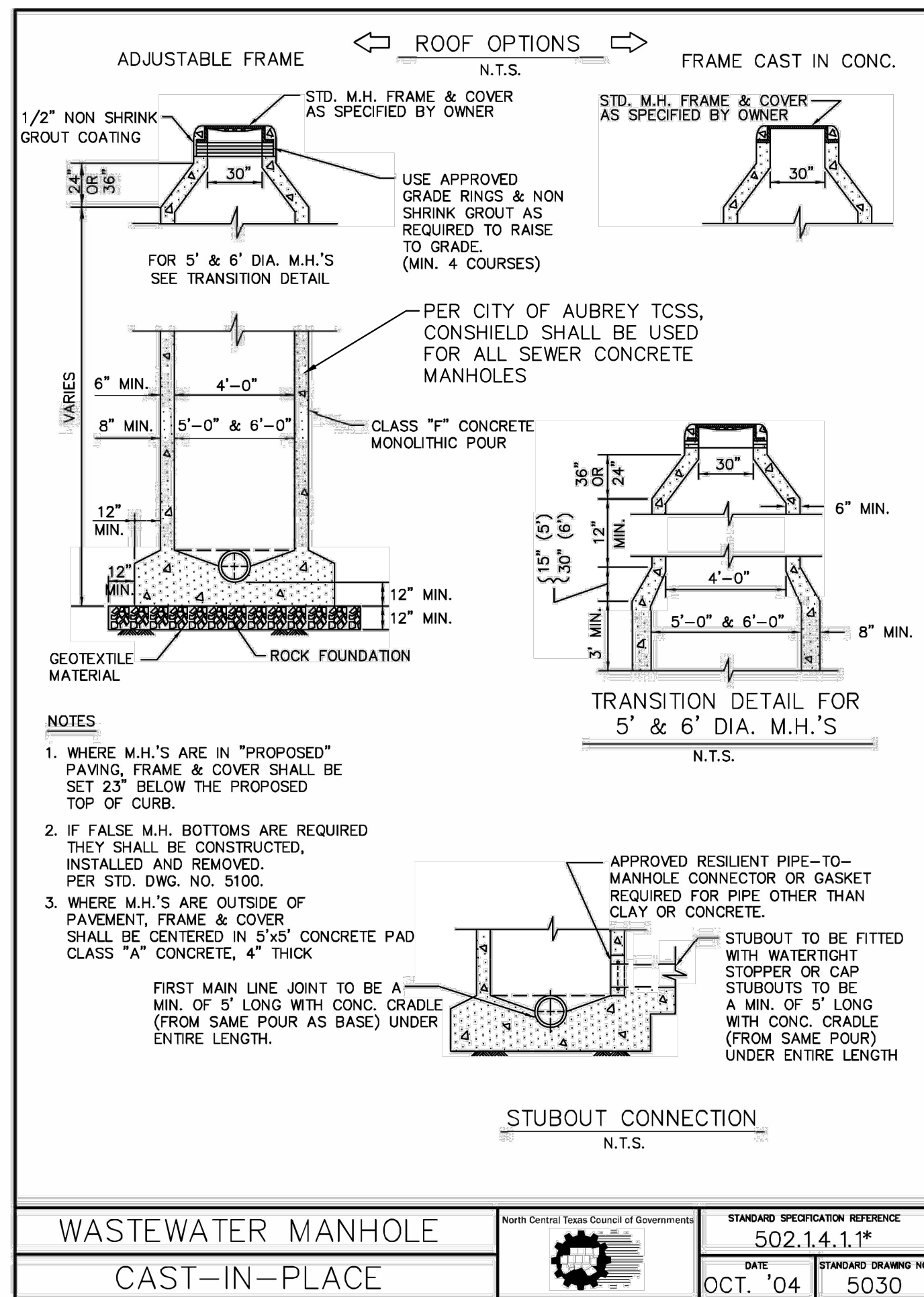
N.T.S.

WASTEWATER MAIN TIE-IN
AT CLEANOUT OR M.H. STUBOUT

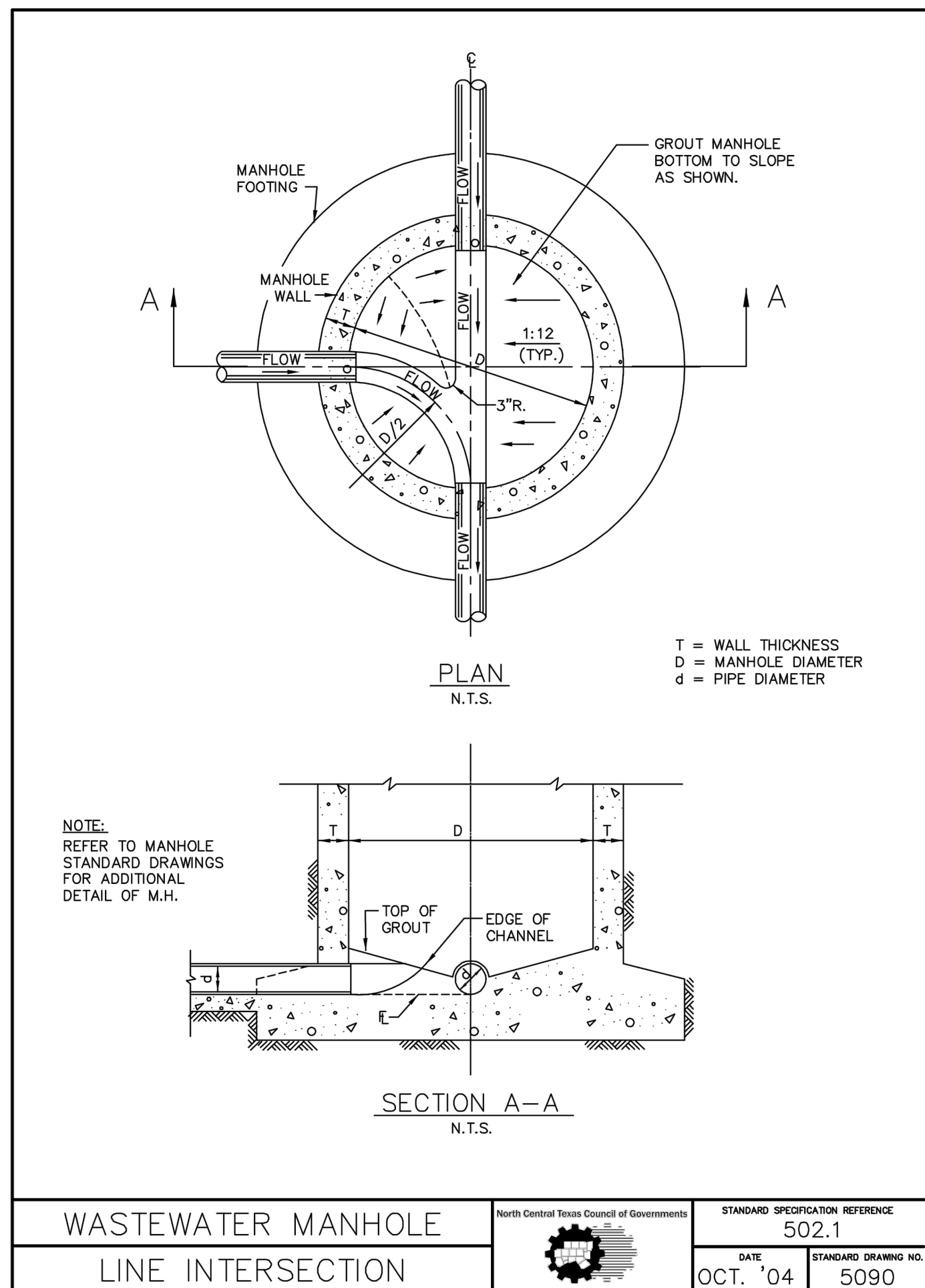
North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
	502.10	
	DATE	STANDARD DRAWING
	OCT. '04	5010



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications, *Public Works Construction Standards North Central Texas, Fifth Edition*.



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



NOTE

REFER TO MANHOLE
STANDARD DRAWINGS
FOR ADDITIONAL
DETAIL OF M.H.

T = WALL THICKNESS
D = MANHOLE DIAMETER
d = PIPE DIAMETER

WASTEWATER MANHOLE
LINE INTERSECTION

North Central Texas Council of Governments 	STANDARD SPECIFICATION REFERENCE 502.1		
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DATE OCT. '04	STANDARD DRAWING 5090		

RECORD DRAWING

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DATE: 7/2/2025 BY: KYLE P. BROCKMAN

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WWW.AMERICANFURNACE.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 06.34.51861	DATE MARCH 2024	SCALE: AS SHOWN	DESIGNED BY: SRL	DRAWN BY: SRL	CHECKED BY: KDR
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CONSTRUCTION DETAILS

HIGHPOINTE RANCH

PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER

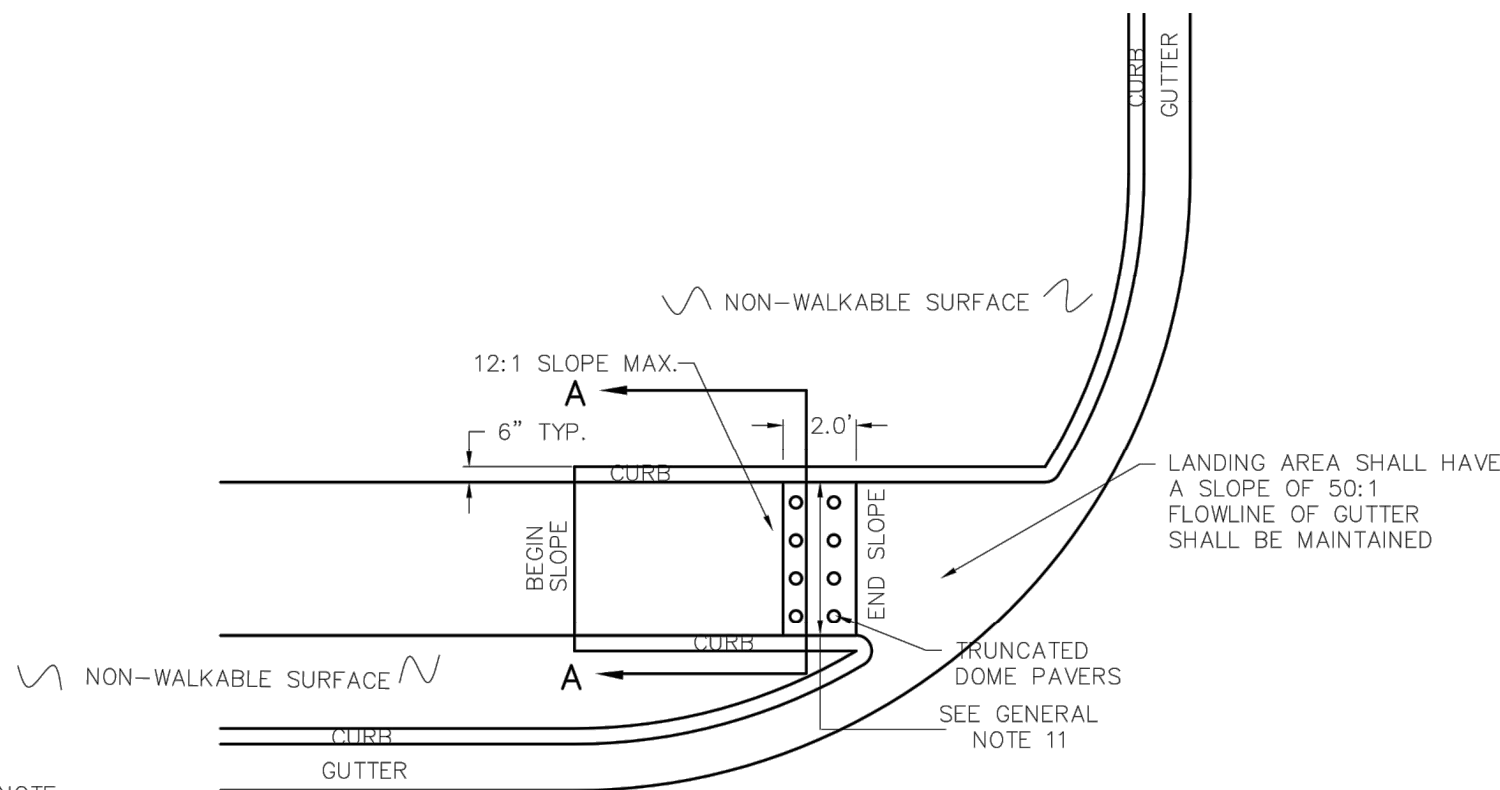
C-42

Plotted By: Gertzen, Johnathon Date: February 29, 2024 01:11:42pm File Path: K:\VRI\Civil\063451861-High Pointe Ranch\Coa\Phase Amenities Road\PlanSheets\VC-Construction Details.dwg
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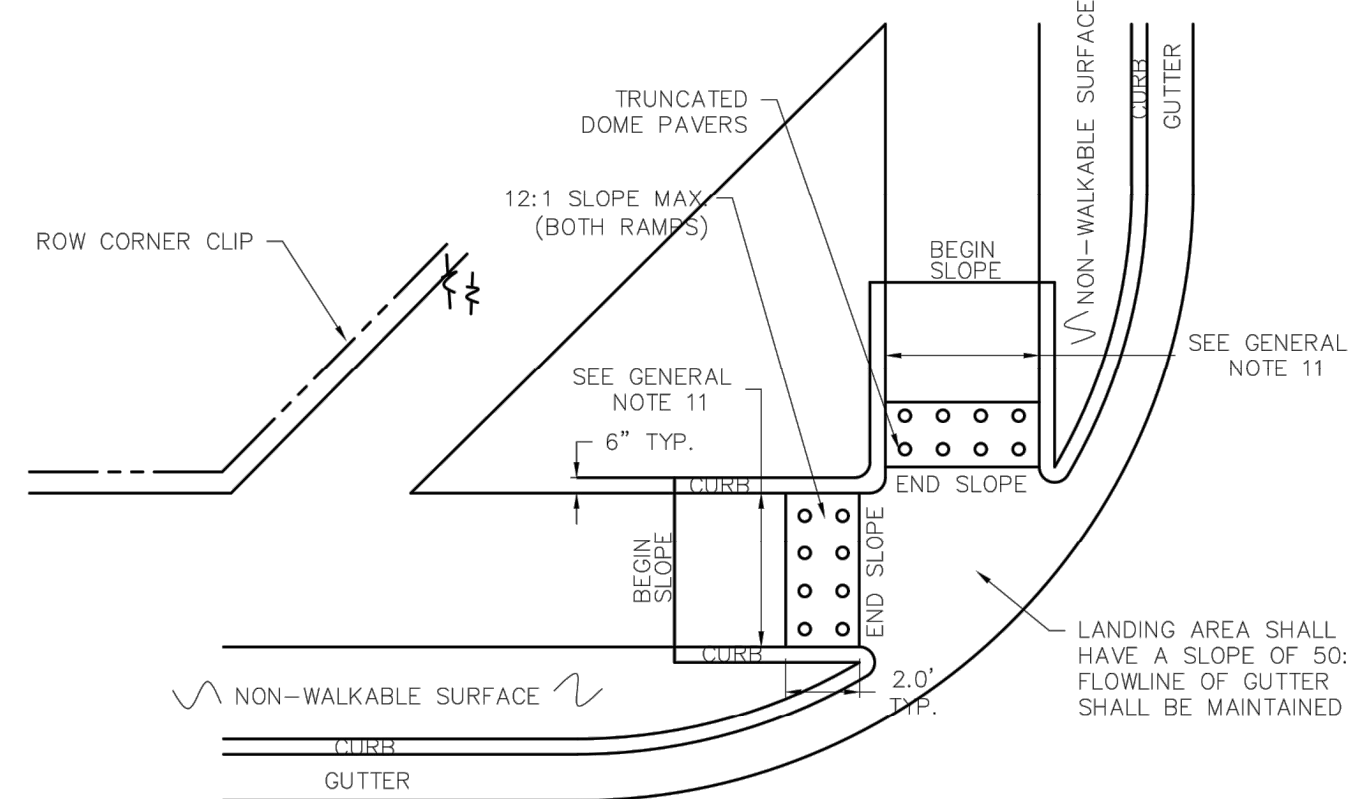
RECORD DRAWING

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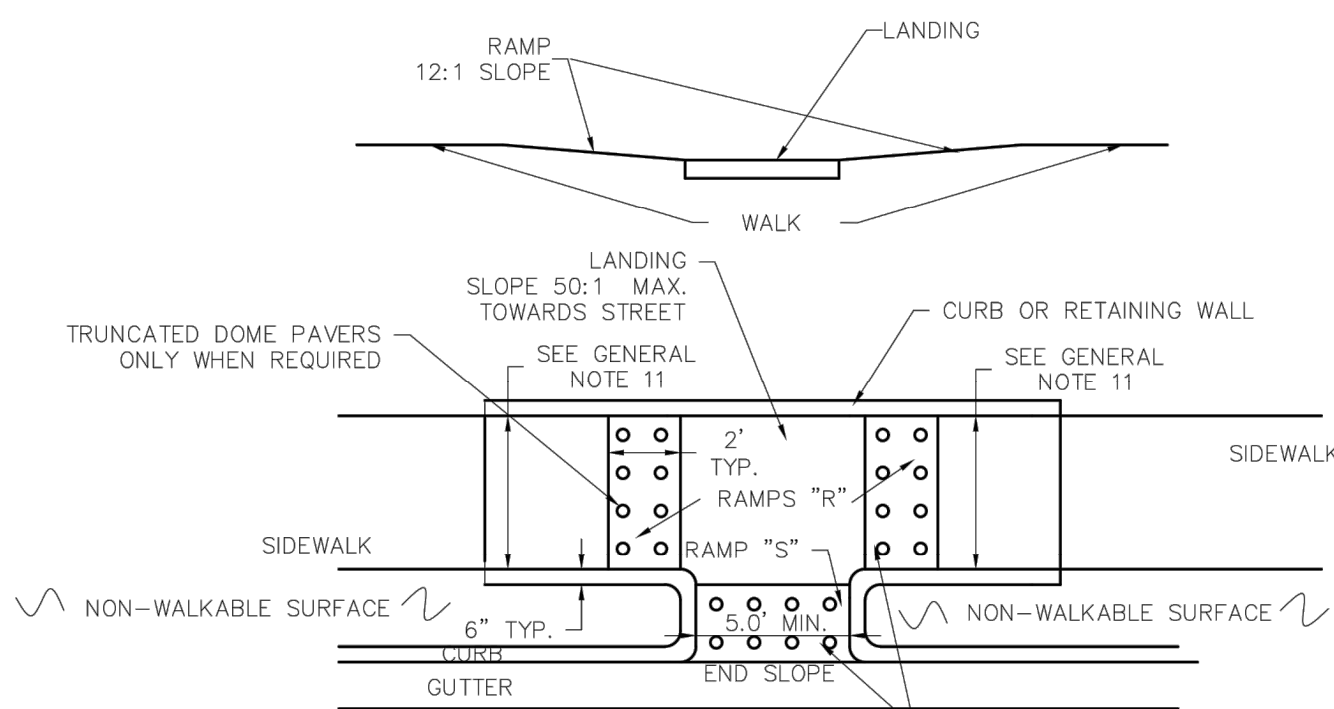
DATE: 7/2/2025 BY: KYLE P. BROCKMAN



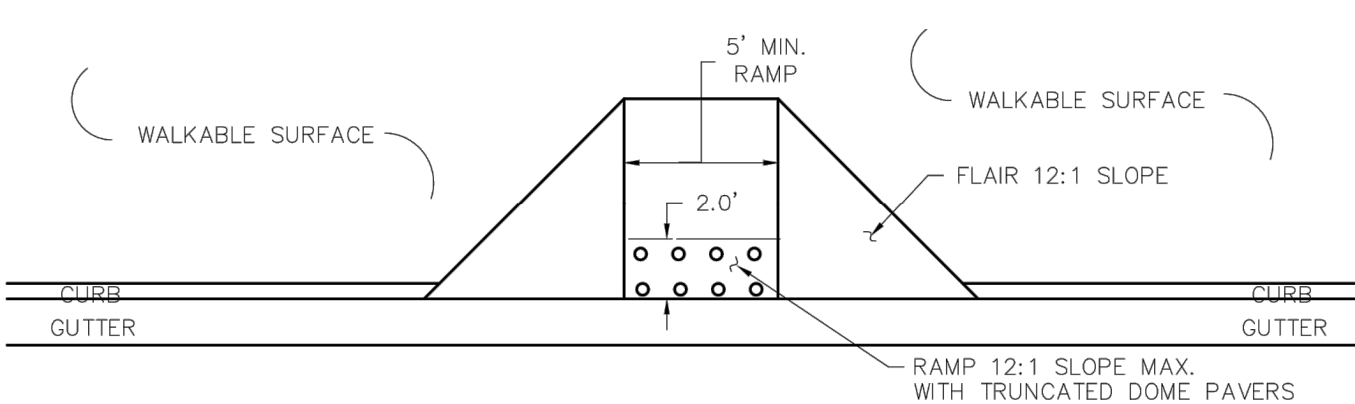
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RAMP TYPE 1B

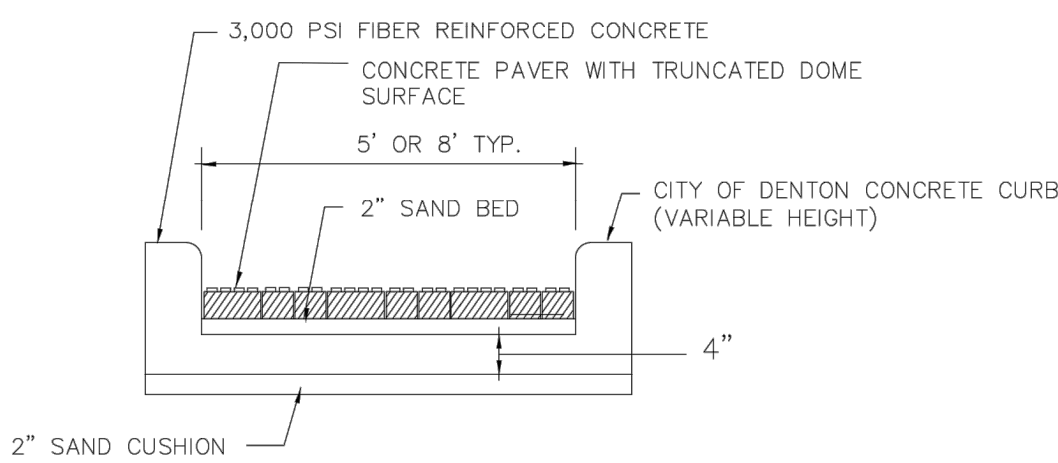


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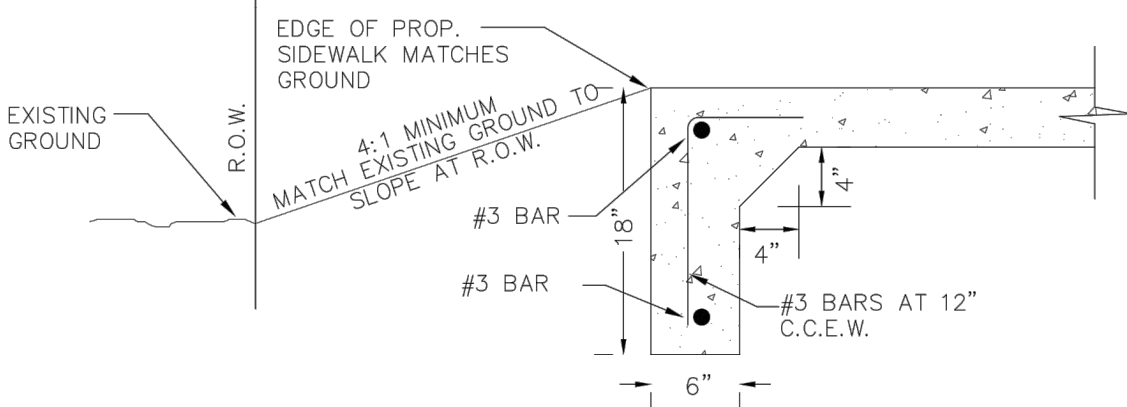


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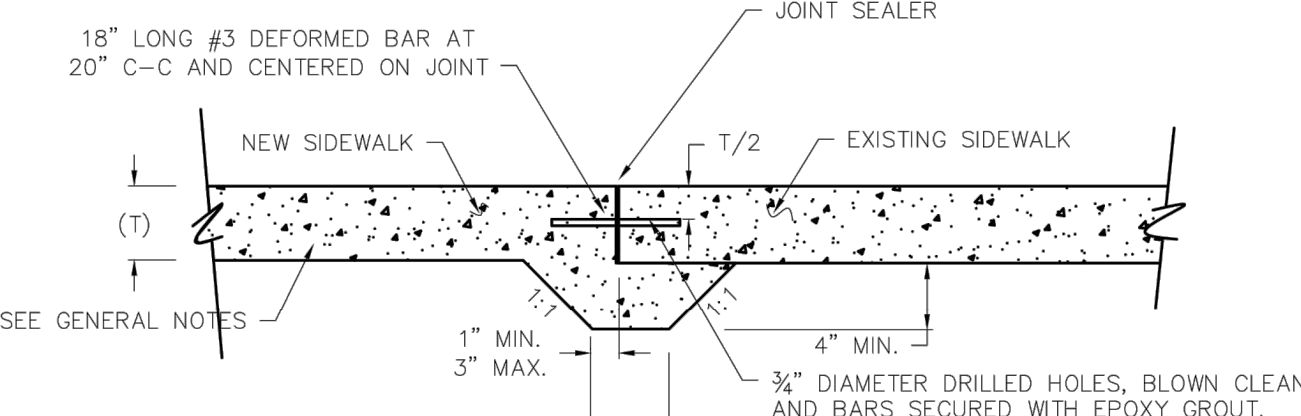
NOTE: THIS RAMP MAY BE USED AS AN ALTERNATE TO A TYPE II ONLY WHEN THE WALKABLE/PAVED SURFACES ARE ADJACENT TO THE CURB.



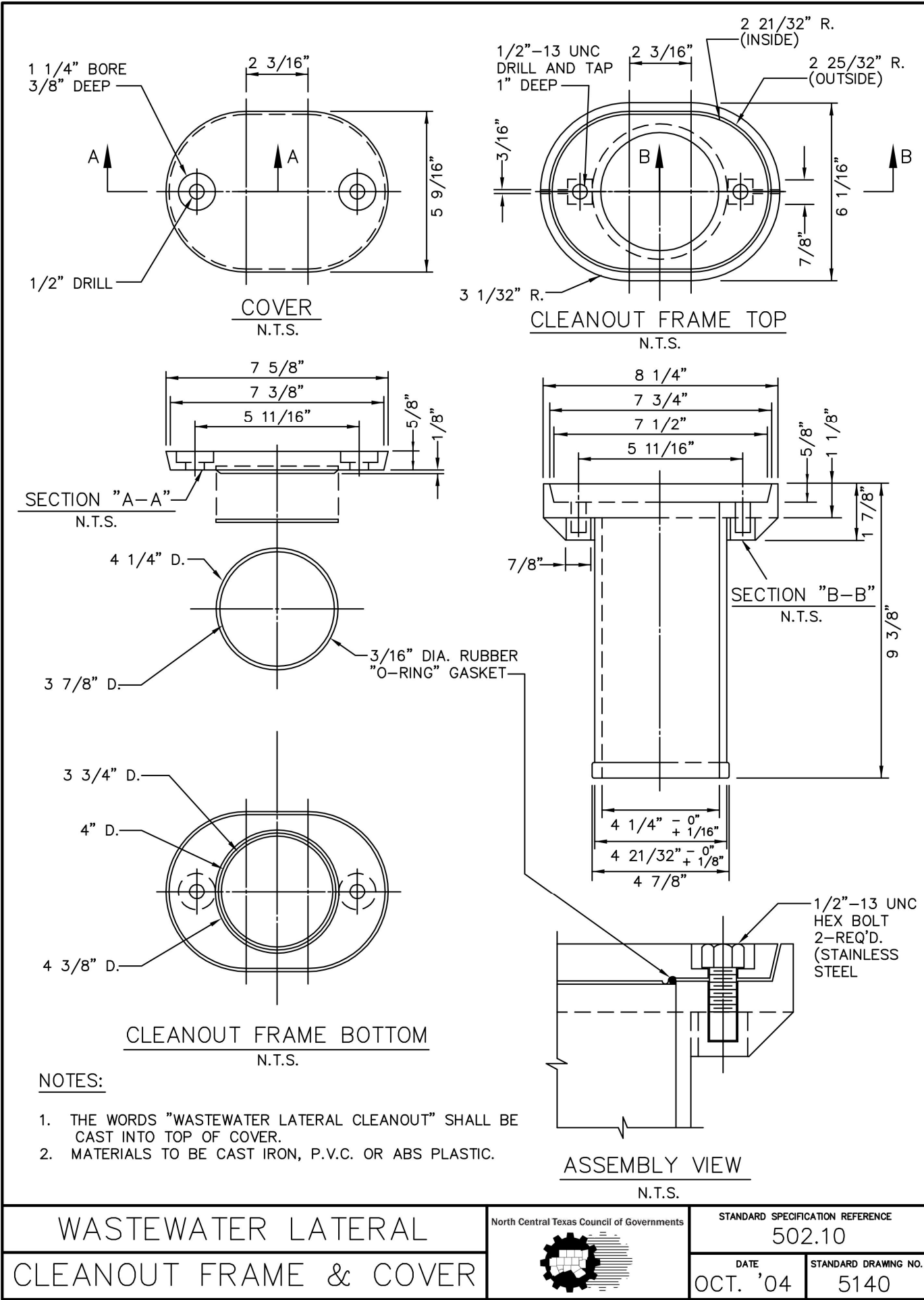
RAMP - SECTION A-A



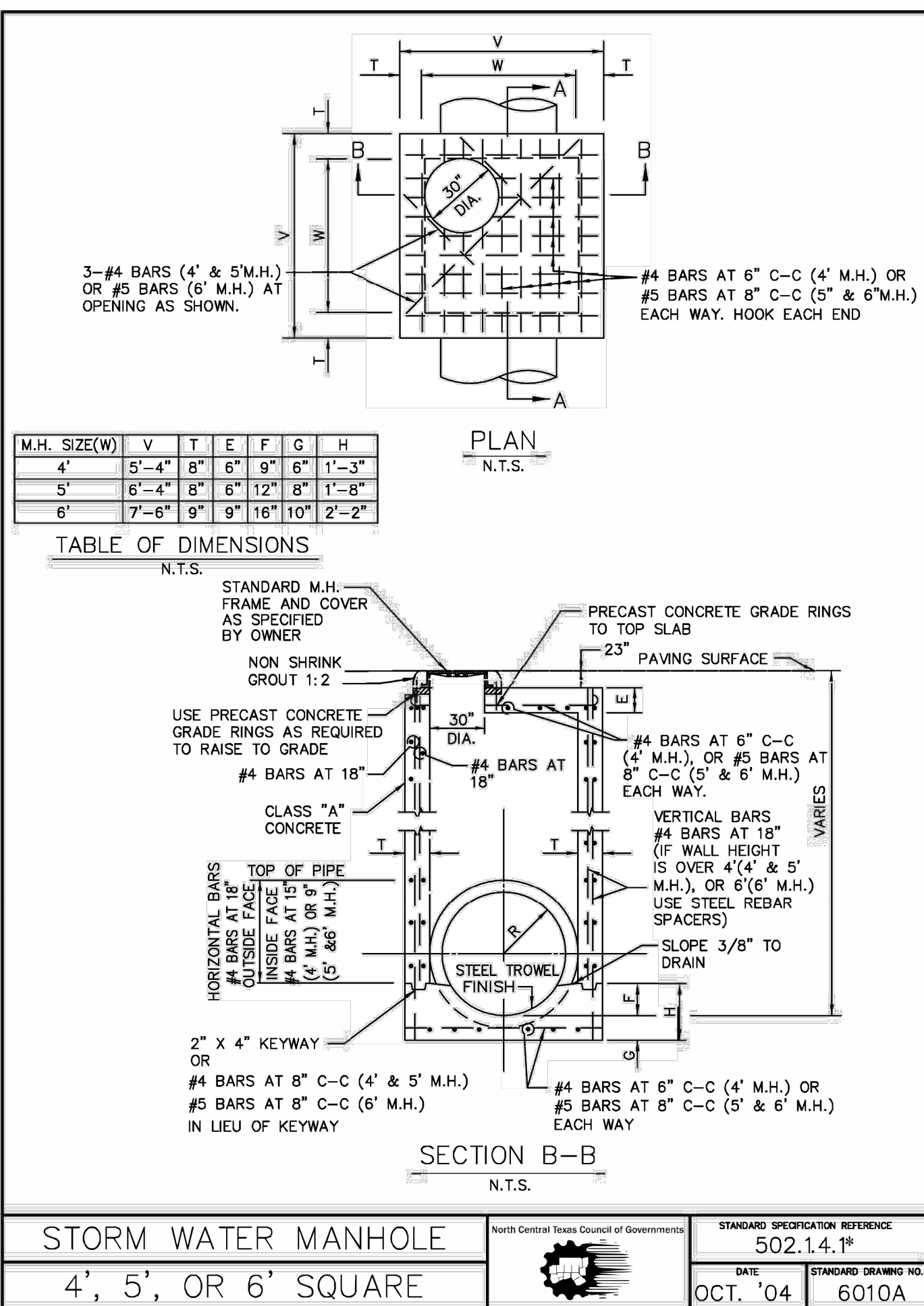
TURNED DOWN FOOTING AT EDGE OF PROPOSED SIDEWALK



NEW TO EXISTING SIDEWALK CONNECTION

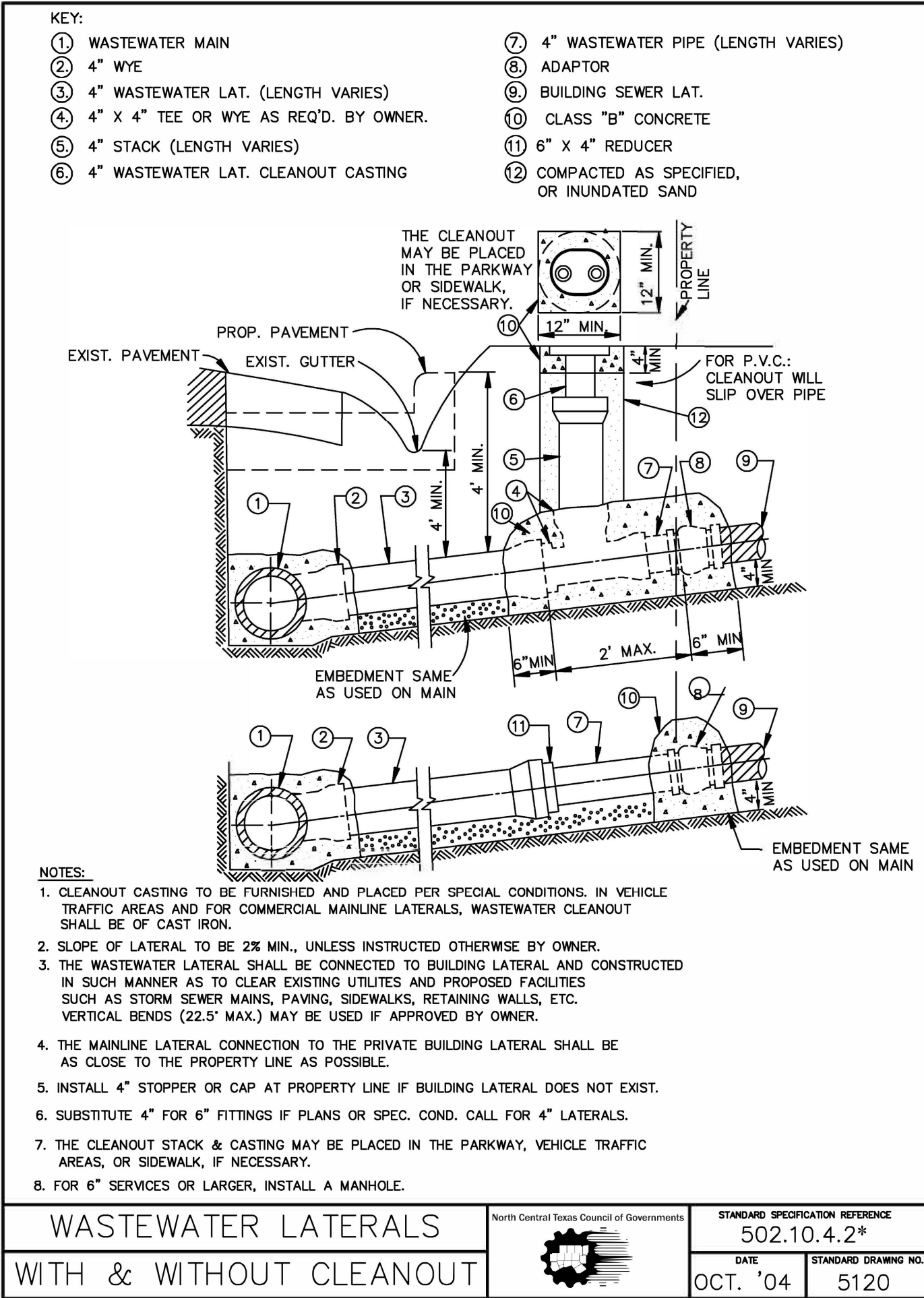


WASTEWATER LATERAL CLEANOUT FRAME & COVER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		502.10
	DATE	STANDARD DRAWING NO.
	OCT. '04	5140



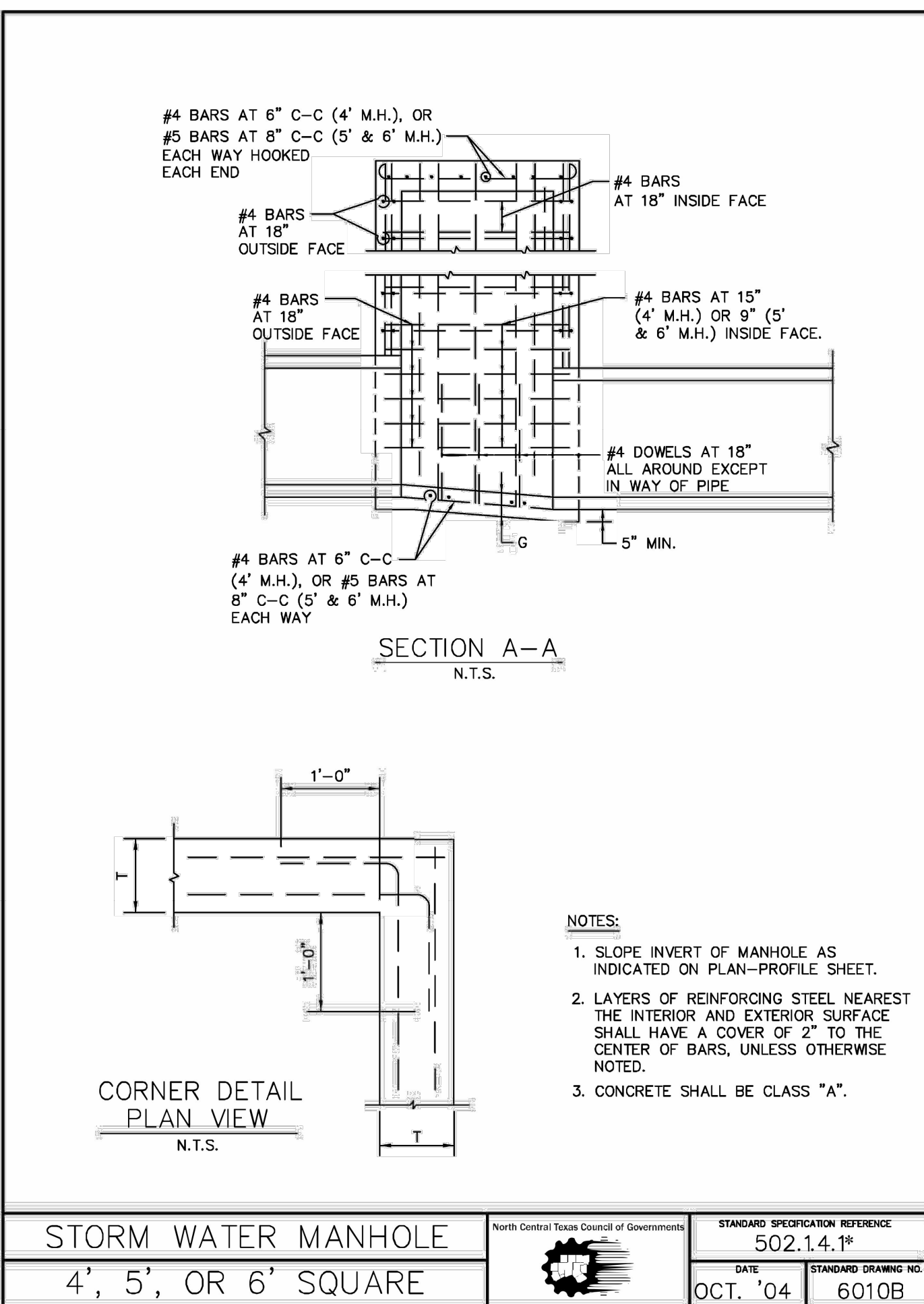
STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
4', 5', OR 6' SQUARE		502.14.1 ^g
	DATE	STANDARD DRAWING NO.
	OCT. '04	6010A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



WASTEWATER LATERALS WITH & WITHOUT CLEANOUT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
		502.10.4.2*
	DATE	STANDARD DRAWING NO.
	OCT. '04	5120

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

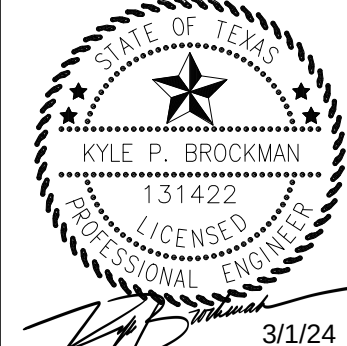


STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
4', 5', OR 6' SQUARE		502.14.1 ^g
	DATE	STANDARD DRAWING NO.
	OCT. '04	6010B

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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	063451861	DATE	MARCH 2024	SCALE	AS SHOWN	DESIGNED BY:	SRL	DRAWN BY:	SRL	CHECKED BY:	KPB
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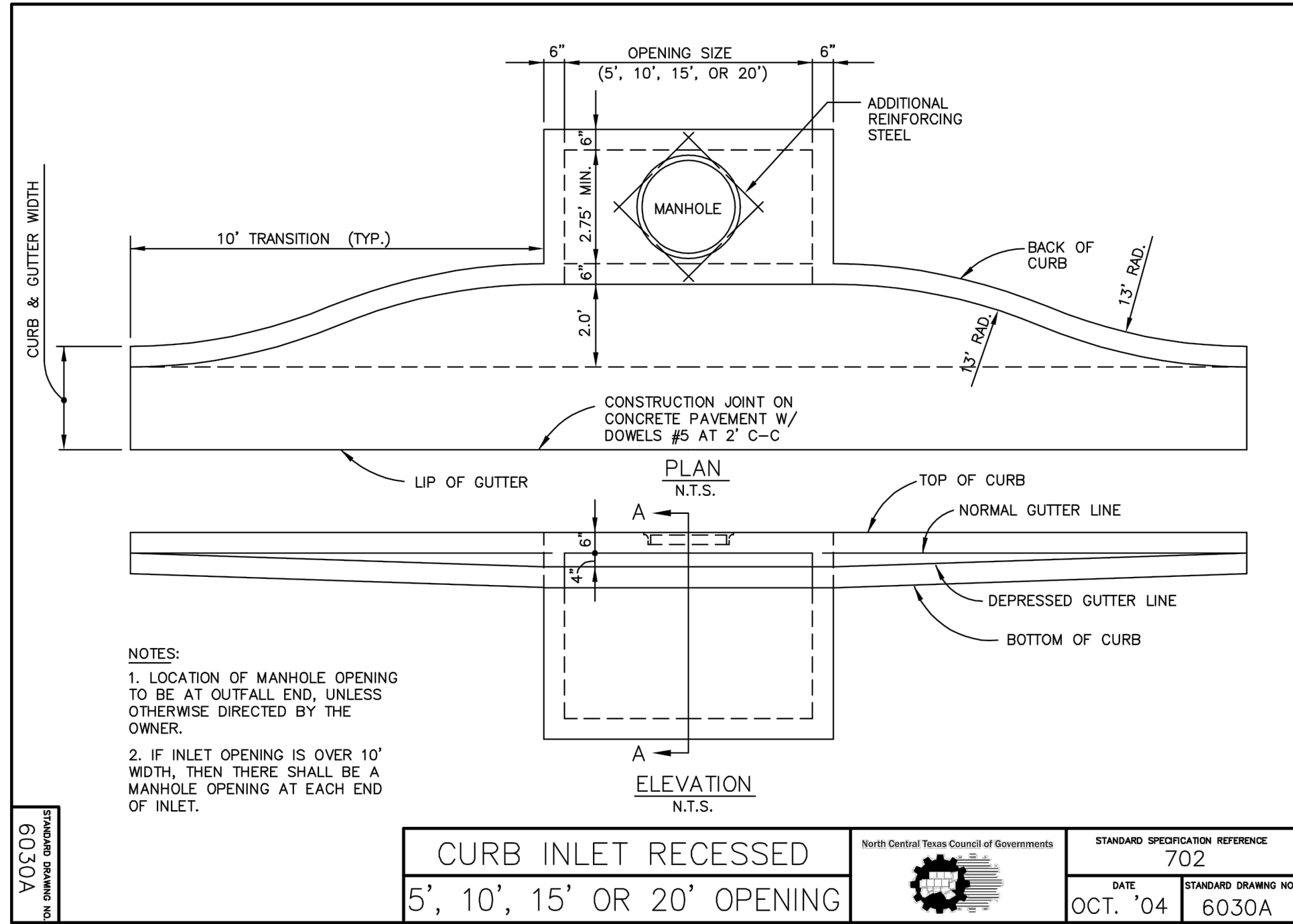
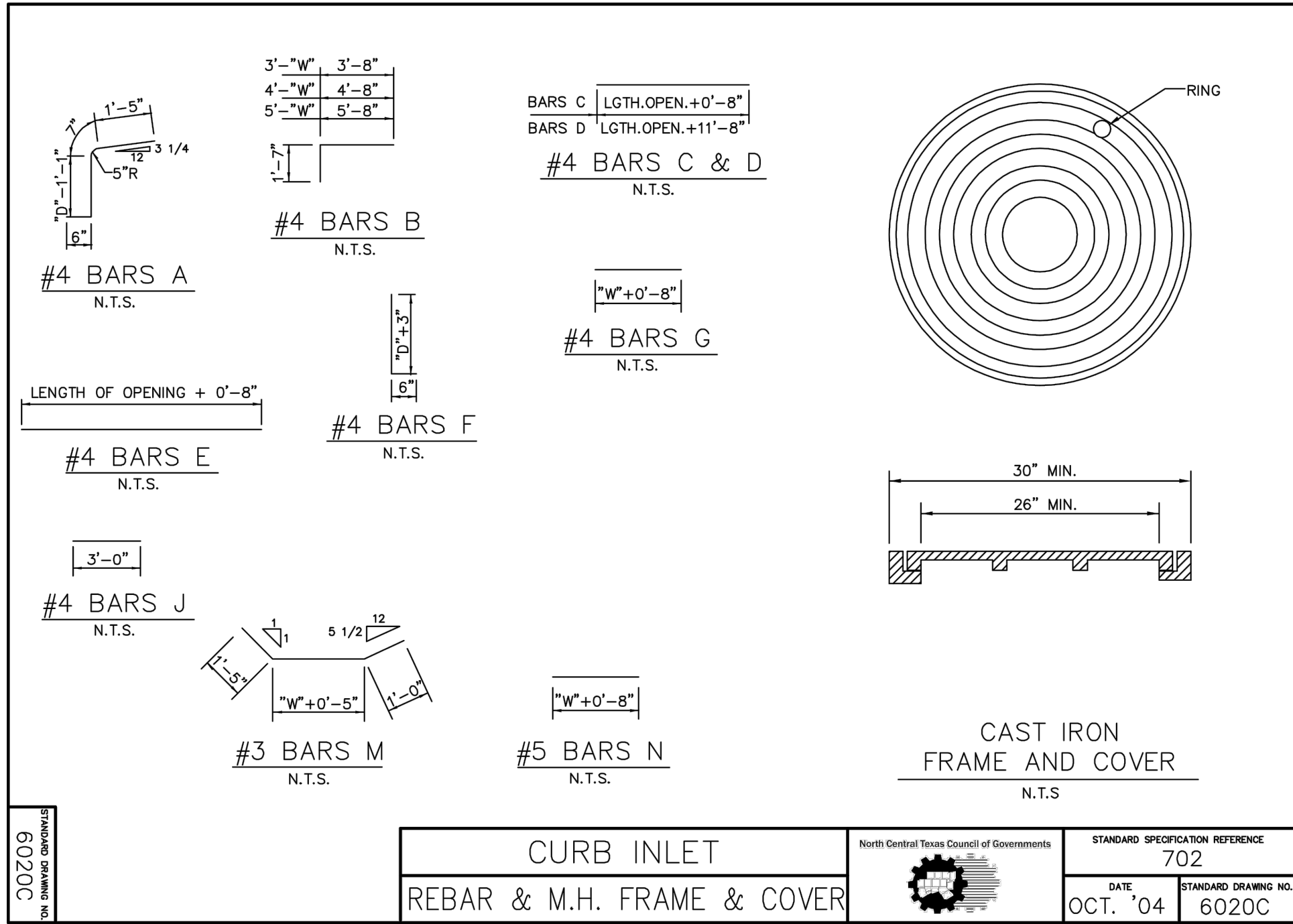
CONSTRUCTION DETAILS

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

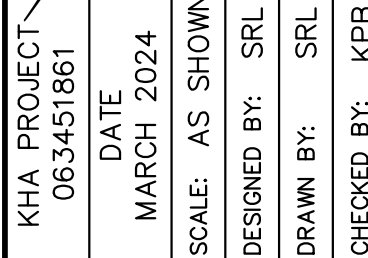
SHEET NUMBER

C-43

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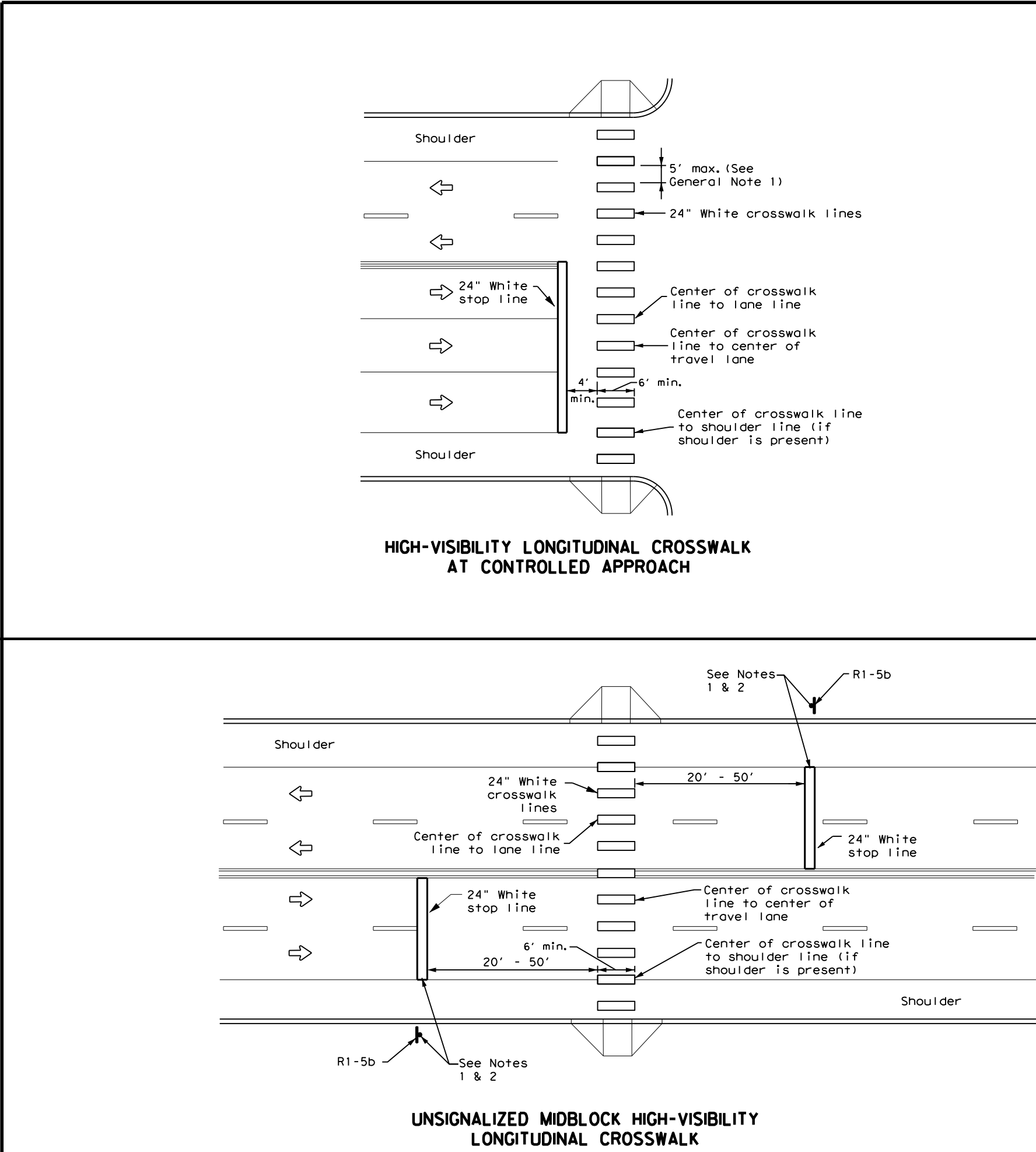
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HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

Page 207 of 747

DISCLAIMER: This drawing is prepared by the Texas Engineering Practice Act. The signature of any professional engineer is required for this drawing to be used for any purpose other than that for which it was prepared. No other person is authorized to use the name of any professional engineer for any purpose other than that for which it was prepared. No other person is authorized to use the name of any professional engineer for any purpose other than that for which it was prepared.



GENERAL NOTES

- Longitudinal crosswalk lines should not be placed in the wheel path of vehicles. Center the crosswalk lines on travel lanes, lane lines, and shoulder lines (if present).
- A minimum 6' clear distance shall be provided to the curb face. If the last crosswalk line falls into this distance it must be omitted.
- For divided roadways, adjustments in spacing of the crosswalk lines should be made in the median so that the crosswalk lines are maintained in their proper location across the travel portion of the roadway.
- At skewed crosswalks, the crosswalk lines are to remain parallel to the lane lines.
- Each crosswalk shall be a minimum of 6' wide.
- The High-Visibility Longitudinal Crosswalk is the preferred crosswalk pattern on State Highways. Other crosswalk patterns as shown in the "Texas Manual on Uniform Traffic Control Devices" may be used. All crosswalk designs and dimension shall comply with the "Texas Manual on Uniform Traffic Control Devices".
- Final placement of Stop Bar and Crosswalk shall be approved by the Engineer in the field.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.

NOTES:

- Use stop bars with Stop Here for Pedestrians (R1-5b) signs at unsignalized midblock crosswalks.
- Use stop bars with STOP HERE ON RED (R10-6 or R10-6a) signs at midblock crosswalks controlled by traffic signals or pedestrian hybrid beacons.



CROSSWALK PAVEMENT MARKINGS

PM(4)-22A

FILE	DATE	BY	CHK	APP
01/01/2021	December 2022	DM	DM	DM
6-10	REVISION	DM	DM	DM
6-10	REVISION	DM	DM	DM
6-10	REVISION	DM	DM	DM

2024

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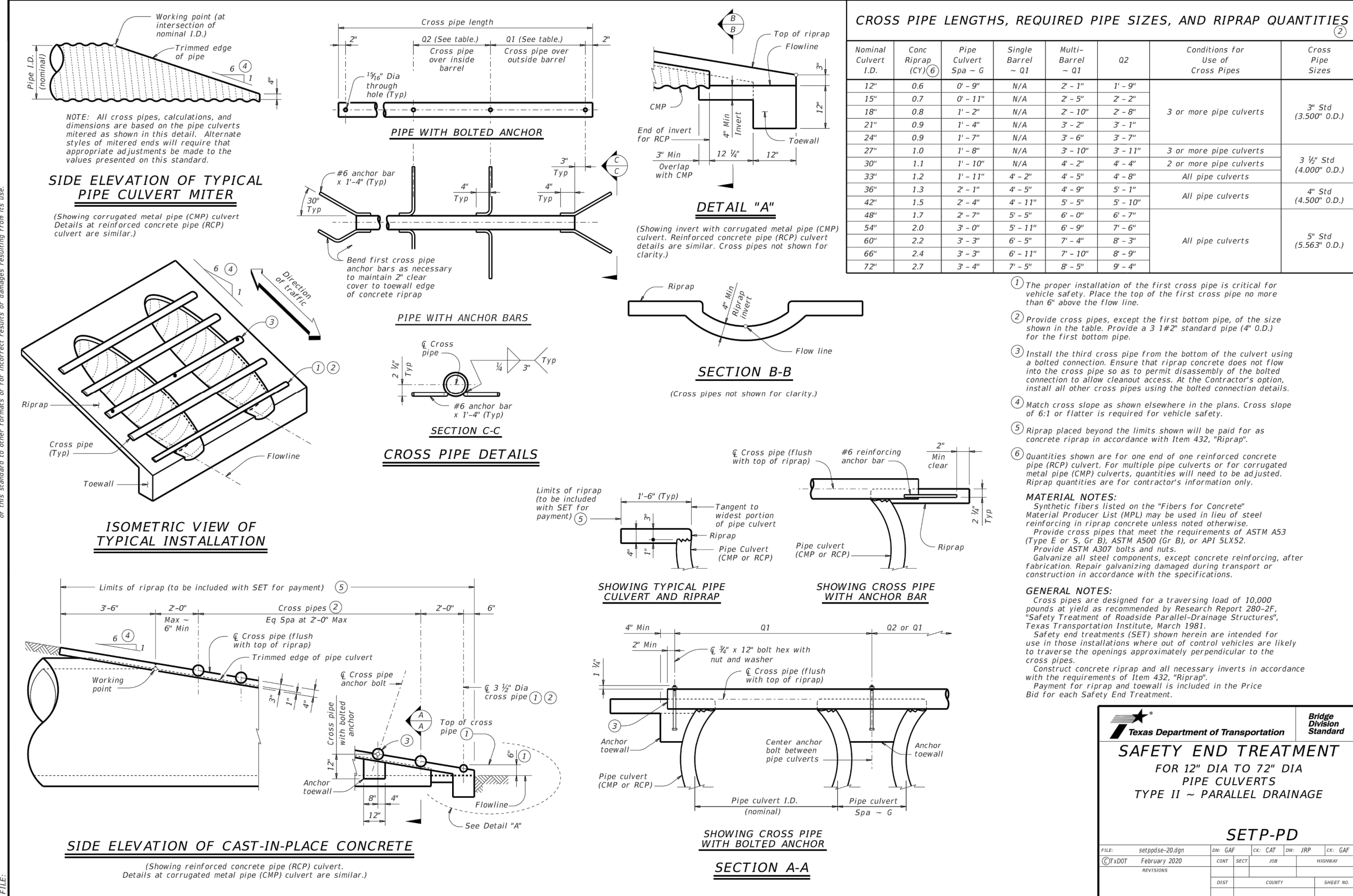
2024

2024

2024

2024

2024



KHA PROJECT
063451861
DATE
MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: BBA
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

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THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN

SHEET NUMBER

C-46

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

KYLE P. BROCKMAN
131422
PROFESSIONAL ENGINEER
7/18/24

7/18/24

ADDED DETAIL

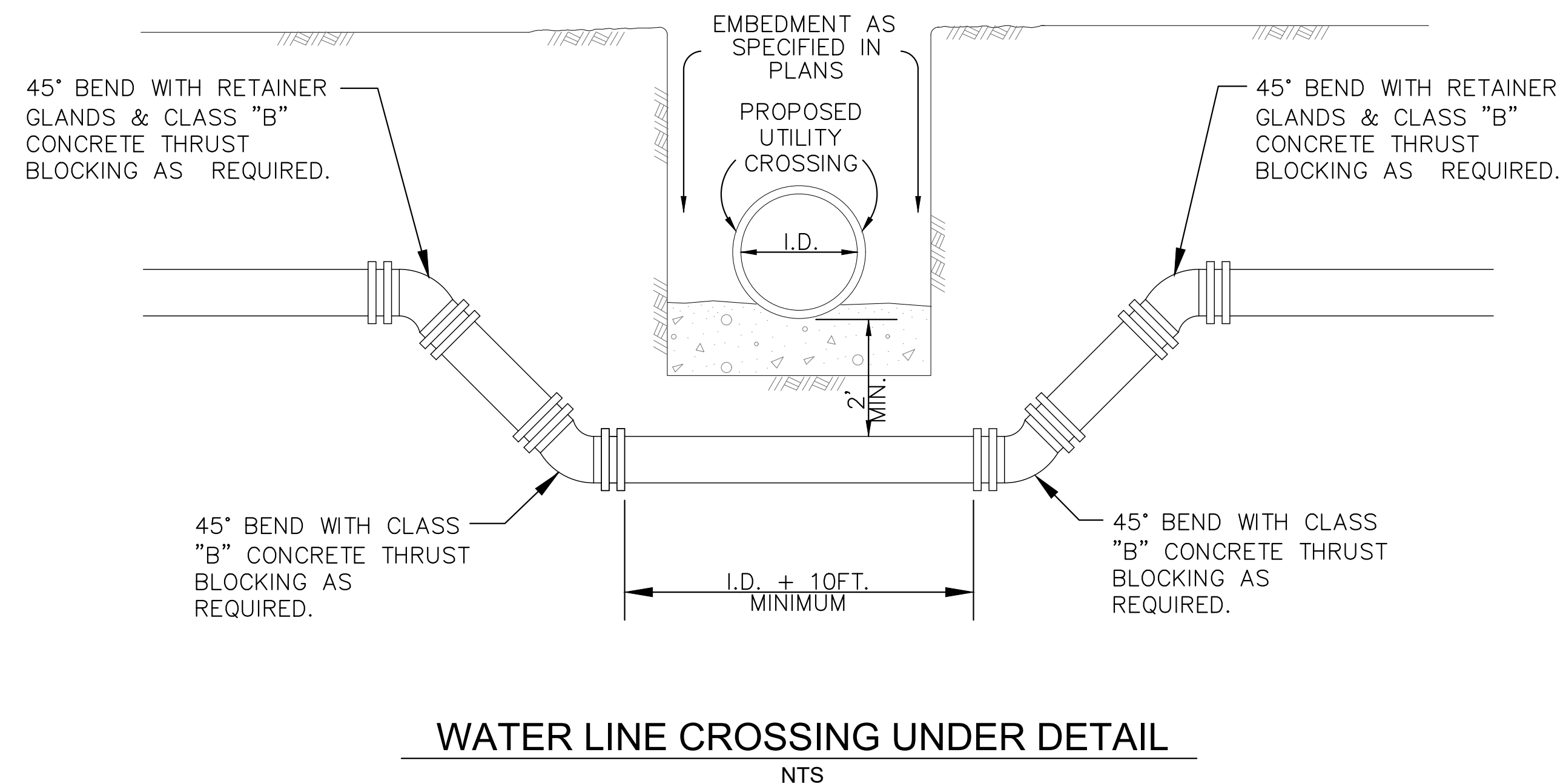
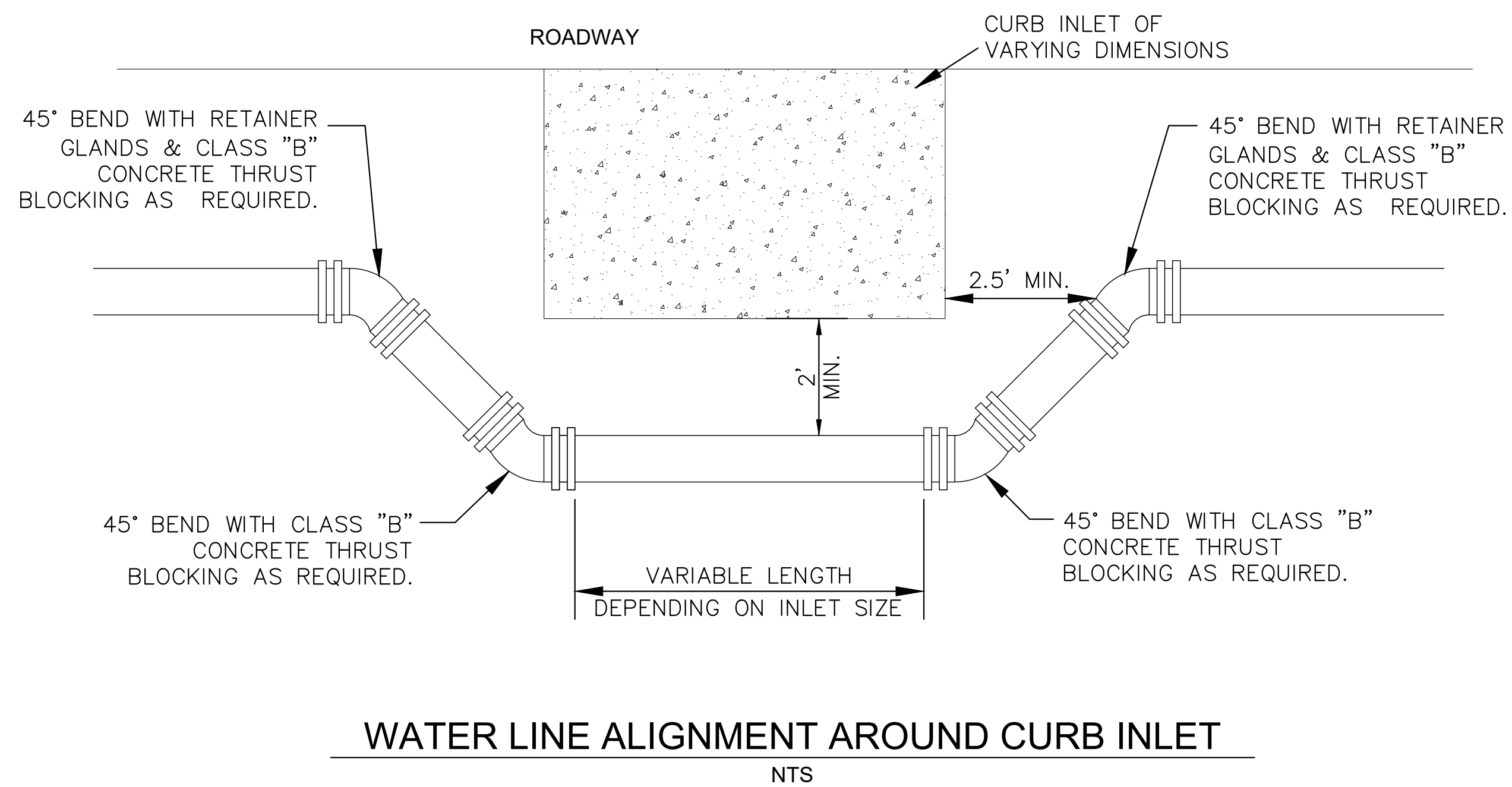
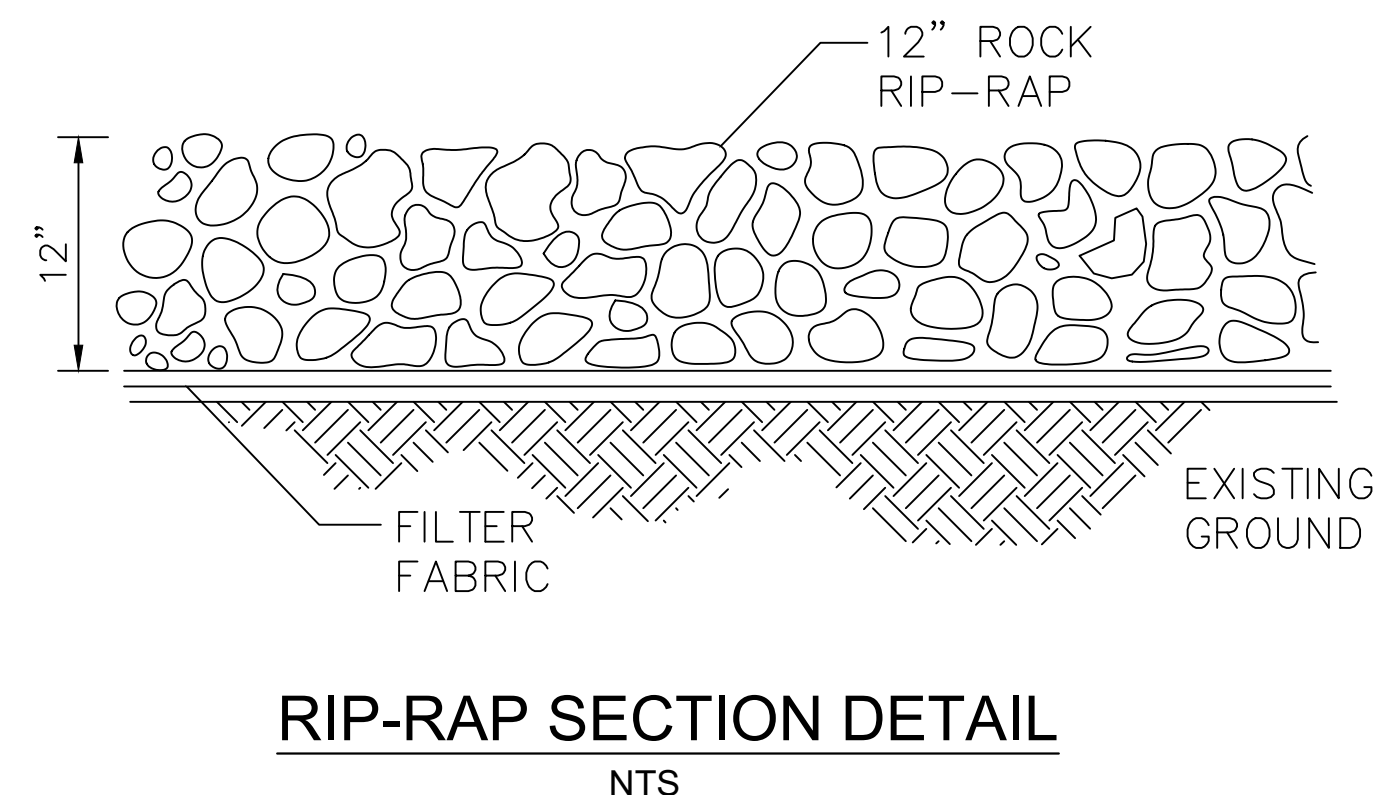
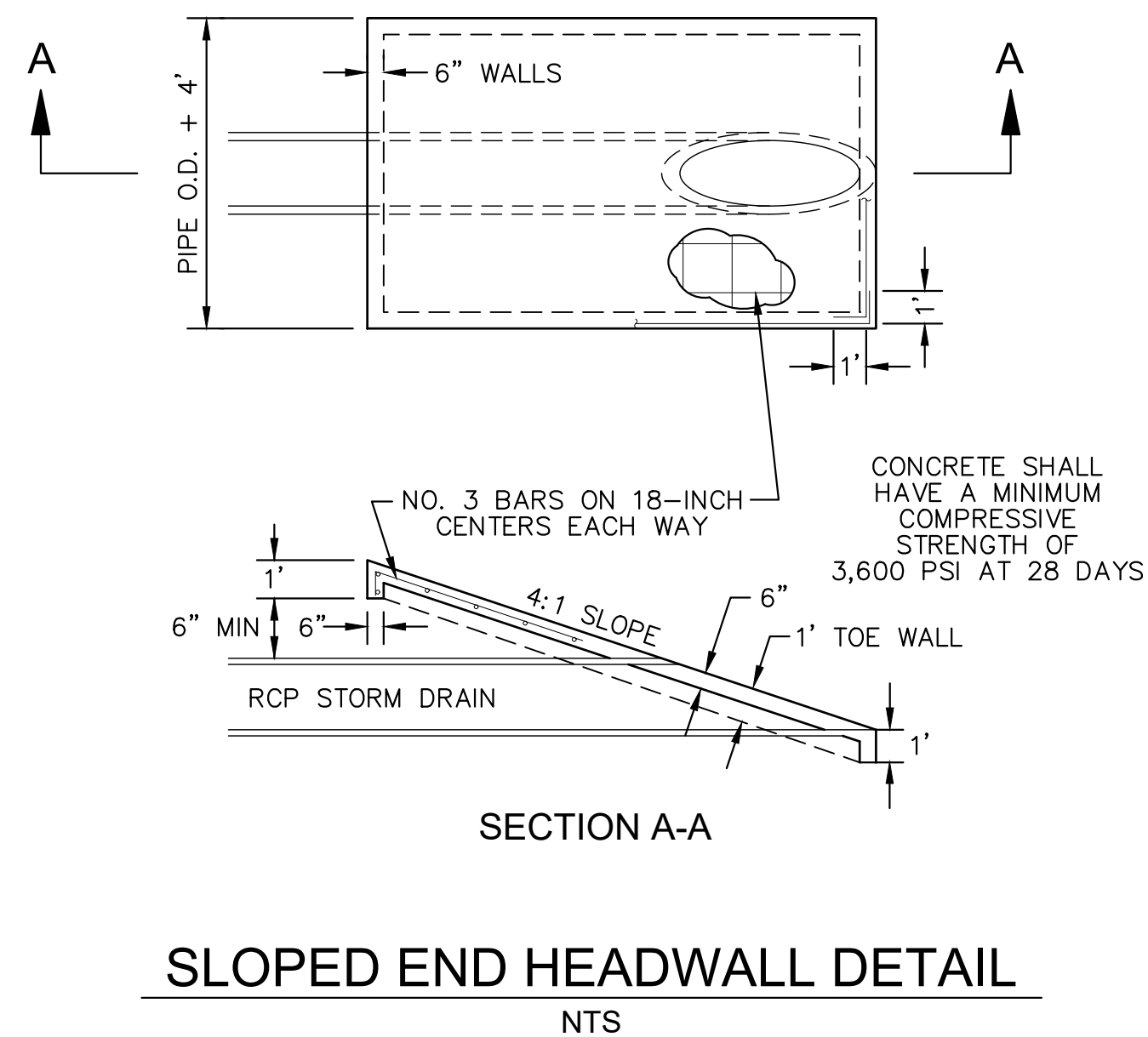
REVISIONS

No.

DATE

BY

Page 209 of 747



RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE
CHANGES DURING THE CONSTRUCTION PROCESS
REPORTED BY THE CONTRACTOR TO KIMLEY-HORN
AND ASSOCIATES, INC. AND CONSIDERED TO BE
SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED
TO BE "AS BUILT" BUT IS BASED ON THE
INFORMATION MADE AVAILABLE.

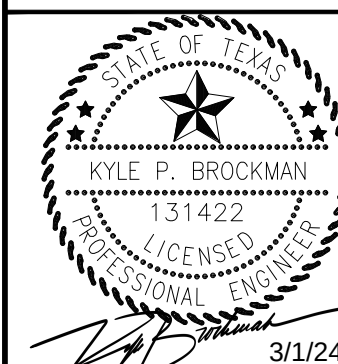
DATE: 7/2/2025 BY: KYLE P. BROCKMAN

[illegible]

Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM E-928
WWW.KIMLEY-HORN.COM



3/1/2

KHA PROJECT 063451861
DATE MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: SRL
DRAWN BY: SRL
CHECKED BY: KPB

CONSTRUCTION DETAILS

**HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS**

SHEET NUMBER
C-47

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of or improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

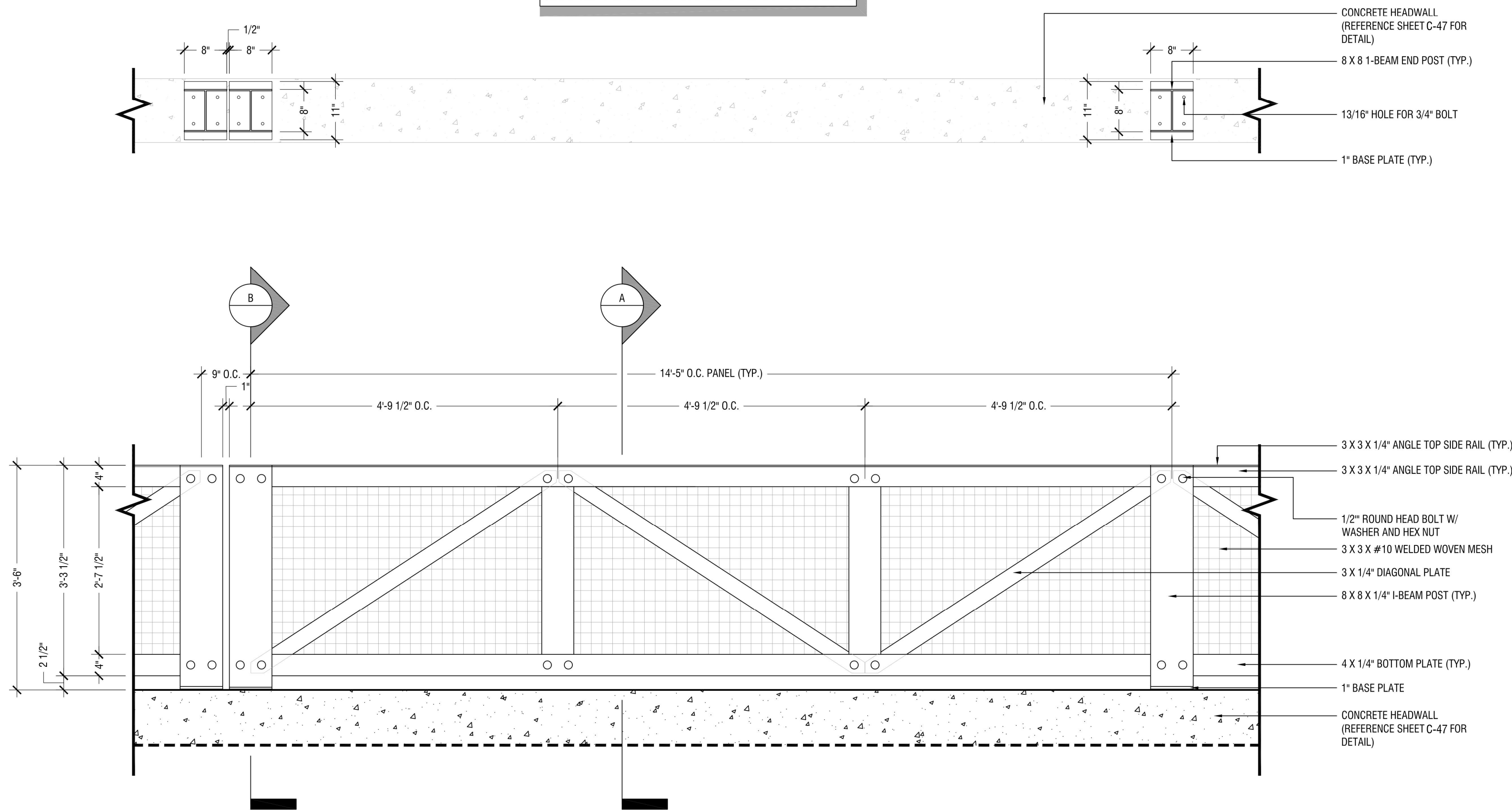
File Path: \\F:\Civil\063451861-High Point Ranch\CD\Phase A\Amenity Route\PlanSheets\VC-Construction_Details.dwg
 Plotted By: Gertzen, Johnathon Date: February 29, 2024 01:12:26am

NOTE:

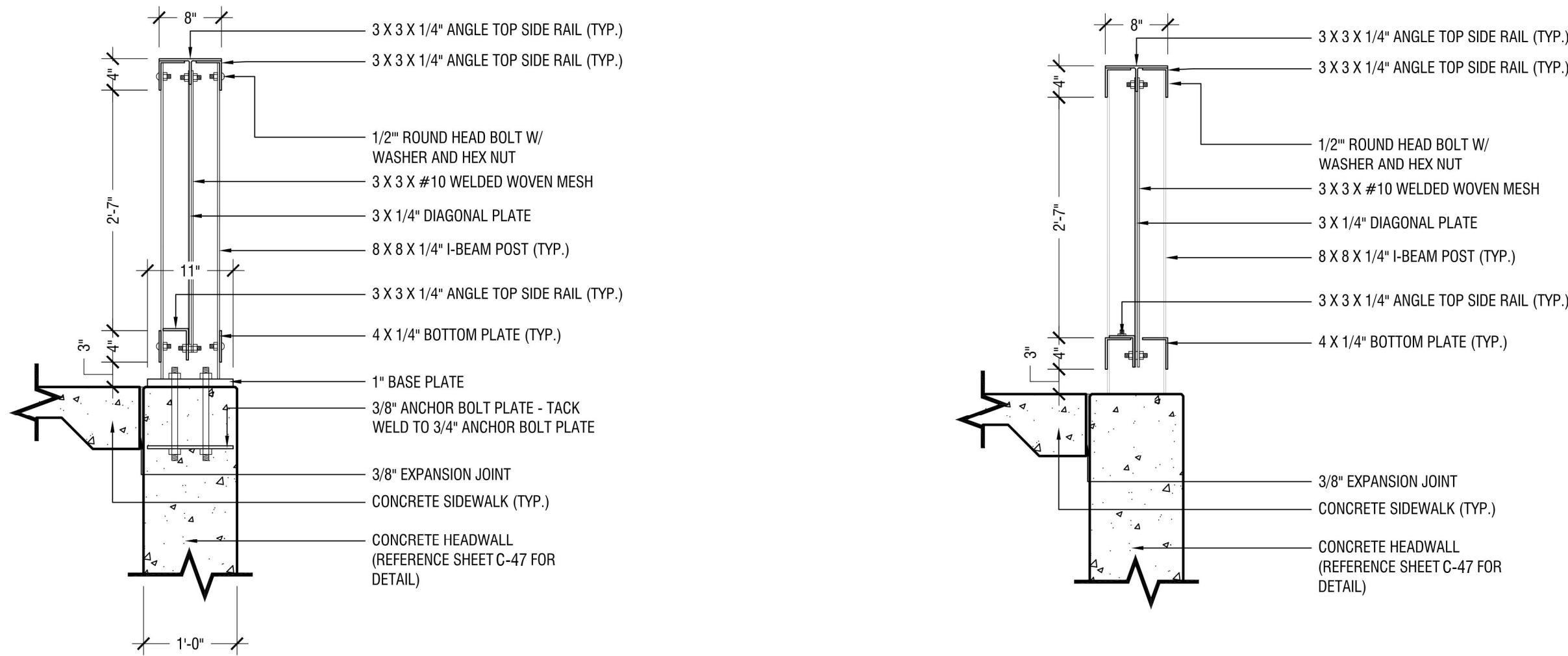
PAINT AND COATING DETAIL:

PRODUCT: SHERWIN WILLIAMS 'FLUROPON METAL TRENDS' COLLECTION
 COLOR: 'DARK RUST' FLUROPON CLASSIC II SERIES
 INSTALLATION: 2 COATS (REFERENCE MANUFACTURER SPECIFICATIONS FOR RECOMMENDED APPLICATION METHODS AND SPECIFICATIONS)

NOTE:
**CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR
PEDESTRIAN RAILING PRIOR TO CONSTRUCTION**



C. PEDESTRIAN RAILING PANEL ELEVATION
(TYP.)



**B. END PEDESTRIAN RAILING SECTION AT
POST (TYP.)**

A. INTERMEDIATE PEDESTRIAN RAILING

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 7/2/2025 BY: KYLE P. BROCKMAN

CULVERT PEDESTRIAN RAILING DETAILS

Scale: $3/4" = 1'-0"$

A

CONSTRUCTION DETAILS

HIGHPOINTE RANCH
PHASE 1C
CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
C-48

STATE OF TEXAS
KYLE P. BROCKMAN
131422
LICENSED
PROFESSIONAL ENGINEER
3/1/24

KHA PROJECT	DATE
063451861	MARCH 2024
SCALE: AS SHOWN	DESIGNED BY: SRL
	DRAWN BY: SRL
	CHECKED BY: KPR

Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

REVISIONS

C
N

8

**Denton County
Juli Luke
County Clerk**

Instrument Number: 75203

ERecordings-RP

EASEMENT

Recorded On: July 09, 2025 10:59 AM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$65.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 75203
Receipt Number: 20250709000137
Recorded Date/Time: July 09, 2025 10:59 AM
User: Debra B
Station: Station 40

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

10' UTILITY EASEMENT

(0.028-Acre Tract, 0.055-Acre Tract, & 0.046-Acre Tract)

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON	§	

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

That AUBREY BLACKJACK PARTNERS LLC, (herein referred to as “Grantor”), for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**, a body politic organized and existing under the laws of the State of Texas, (hereinafter referred to as “Grantee”), a perpetual, non-exclusive easement (the “Easement”) over, across, under and through that certain tract of land situated in Denton County, Texas, owned by Grantor, and more particularly described on Exhibit “A” attached hereto (the “Easement Tract”).

It is expressly understood and agreed by and between the parties that this Easement shall be subject to and governed by the following provisions:

1. The Easement hereby granted shall be used only for the purposes of access to and construction, installation, placement, maintenance, repair, protection, relocation, replacement, alteration, substitution, enlargement, change in size, removal, inspection, and operation of utility facilities and all related appurtenances across, along, above, over, under, within, through and upon the Easement Tract (the “Utility Work”). Subject to the further provisions hereof, Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Easement Tract as may be necessary to complete the Utility Work.
2. The easement, rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to use the Easement Tract for all purposes which do not unreasonably interfere with the rights hereby granted.
3. The Easement, rights and privileges herein granted shall be perpetual or for so long as Grantee shall utilize the Easement for the purposes intended. The Easement, rights and privileges granted herein shall terminate when, or at such time, as the purposes hereof cease to exist, are abandoned by Grantee, or become impossible of performance.

4. During or immediately after any work on the Easement Tract pursuant to the rights granted hereby, the party performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the owner of the Easement Tract, including landscaping, fences and pavement situated on the Easement Tract, to the condition which existed prior to such operations.
5. The easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Easement Tract.

TO HAVE AND TO HOLD the above-described Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 202__.

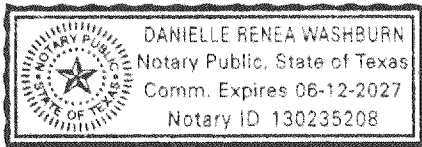
GRANTOR:

Aubrey Blackhawk Partners, LLC
a Texas Limited Liability company

By: [Signature]
Name: Charles S. Brown
Title: Agent & Atty in fact

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on this 7th day of July, 2025,
by Charles S. Brown, Agent and attorney-in-fact of Aubrey Blackhawk Partners, LLC, a
Texas limited liability company on behalf of said entity.

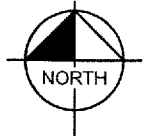


(SEAL)

[Signature]
Notary Public in and for
the State of Texas

After recording return to:
Carson Luddecke
Coats Rose, P.C.
16000 N. Dallas Parkway, Suite 350
Dallas, Texas 75248

EXHIBIT "A"
EASEMENT TRACT



0 150 300
GRAPHIC SCALE IN FEET

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

TRACT 1
65.626 ACRES
KL LB BUY 3, LLC
INST. NO. 2024-66973
O.R.D.C.T.

TRACT 3

TRACT 2

TRACT 1

HIGHPOINTE RANCH
PHASE 1B
DOC. NO. 2025-122
P.R.D.C.T.

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

CALLED 31.067 ACRES
KL LB BUY 3, LLC
INST. NO. 2024-66973
O.R.D.C.T.

NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

EXHIBIT "A"
10' UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

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

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	GGL	KHA	June 2025	063451861	1 OF 6

GUNAWAN, SYLVIANA 6/30/2025 4:28 PM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C 10' U.E.

TRACT 1

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being a portion of a remainder of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners, LLC., recorded in Instrument Number 2021-213816, Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records;

THENCE South 39°02'15" East, along the easterly line of said Highpointe Ranch Phase 1B and the westerly line of said 65.626-acre tract, a distance of 60.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a northeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of said 65.626 acre tract, and for the **POINT OF BEGINNING** of the herein described easement tract;

THENCE South 77°49'37" East, continuing along the westerly line of said 65.626 acre tract, a distance of 12.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE South 49°05'58" West, departing said easterly line, and crossing said 357.561-acre tract, a distance of 45.05 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 1,040.00 feet, a central angle of 04°40'03", and a chord bearing and distance of South 51°26'00" West, 84.70 feet;

THENCE in a westerly direction, with said tangent curve to the right, an arc distance of 84.72 feet to a point on the easterly line of said Highpointe Ranch Phase 1B;

THENCE following the said easterly line the following courses and distances:

North 18°52'48" West, a distance of 10.48 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left with a radius of 1,030.00 feet, a central angle of 04°29'37", and a chord bearing and distance of North 51°20'47" East, 80.76 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 80.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 49°05'58" East, a distance of 37.53 feet to the **POINT OF BEGINNING** and containing 1,240 square feet or 0.028 of an acre of land, more or less.

EXHIBIT "A"
10' UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		
Tel. No. (972) 335-3580			Fax No. (972) 335-3779		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	GGL	KHA	June 2025	063451861	2 OF 6

TRACT 2

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being a portion of a remainder of a called 357.561-acre tract of land described In a deed to Aubrey Blackjack Partners, LLC., recorded in Instrument Number 2021-213816, Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records;

THENCE South 39°02'15" East, along the easterly line of said Highpointe Ranch Phase 1B and the westerly line of said 65.626-acre tract, a distance of 60.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a northeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of said 65.626 acre tract;

THENCE South 77°49'37" East, continuing along the easterly line of said 65.626-acre tract, a distance of 12.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE North 49°05'58" East, along the southeasterly line said 65.626-acre tract, a distance of 50.86 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE continuing along the southerly line of said 65.626-acre tract, the following courses and distances:

North 09°23'51" East, a distance of 15.65 feet to a point for corner;

North 49°05'58" East, a distance of 228.50 feet to a point for corner;

South 85°54'02" East, a distance of 14.14 feet to a point for corner;

THENCE South 49°05'58" West, departing the southerly line of said 65.626-acre tract and crossing said 357.561-acre tract, a distance of 250.54 feet to the **POINT OF BEGINNING** and containing 2,395 square feet or 0.055 of an acre of land, more or less.

EXHIBIT "A"
10' UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		
Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	GGL	KHA	June 2025	063451861	3 OF 6

GUNAWAN, SYLVIANA 6/30/2025 4:28 PM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C 10' U.E.

TRACT 3

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas and being a portion of a remainder of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners, LLC., recorded in Instrument Number 2021-213816, Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records;

THENCE South 39°02'15" East, along the easterly line of said Highpointe Ranch Phase 1B and the westerly line of said 65.626-acre tract, a distance of 60.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a northeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of said 65.626 acre tract;

THENCE South 77°49'37" East, continuing along the easterly line of said 65.626-acre tract, a distance of 12.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE along the southerly line of said 65.626-acre tract, the following courses and distances:

North 49°05'58" East, a distance of 50.86 feet to a point for corner;

North 09°23'51" East, a distance of 15.65 feet to a point for corner;

North 49°05'58" East, a distance of 228.50 feet to a point for corner;

South 85°54'02" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 50.00 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE continuing along the southeasterly line of said 65.626-acre tract, the following courses and distances:

North 04°05'58" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 196.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 39°35'23" East, a distance of 10.00 feet to a point for corner;

THENCE South 49°05'58" West, departing the southeasterly line of said 65.626-acre tract and crossing the said 357.561-acre tract, a distance of 205.78 feet to the **POINT OF BEGINNING** and containing 2,009 square feet or 0.046 of an acre of land, more or less.

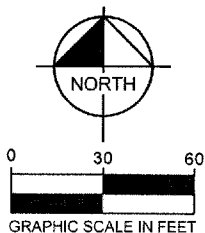

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



EXHIBIT "A"
10' UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		
Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	4 OF 6

GUNAWAN, SYLVIANA 6/30/2025 4:28 PM K:\FRI_SURVEY\1069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C 10' U.E.



F. TREVINO SURVEY,
ABSTRACT NO. 1243

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

TRACT1
65.626 ACRES
KL LB BUY 3, LLC
INST. NO.
2024-66973
O.R.D.C.T.

TRACT 2
0.055 ACRES
2,395 SQ. FT.

P.O.C.
TRACTS 1, 2 & 3
5/8" IRFC "KHA"

N9°23'51"E
15.65'

P.O.B.
TRACT 1
5/8" IRFC "KHA"

P.O.B.
TRACT 2

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

BRONCO LANE

S39°02'15"E
60.35'

N49°05'58"E
37.53'

5/8" IRFC
"KHA"

50.86'
N49°05'58"E
5/8" IRFC "KHA"

S49°05'58"W
45.05'

TRACT 1
0.028 ACRES
1,240 SQ. FT.

N18°52'48"W
10.48'

HIGHPOINT RANCH
PHASE 1B
DOC. NO. 2025-122
P.R.D.C.T.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

EXHIBIT "A"
10' UTILITY EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

Kimley»Horn

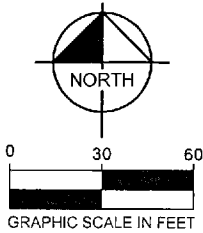
6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	June 2025	063451861	5 OF 6

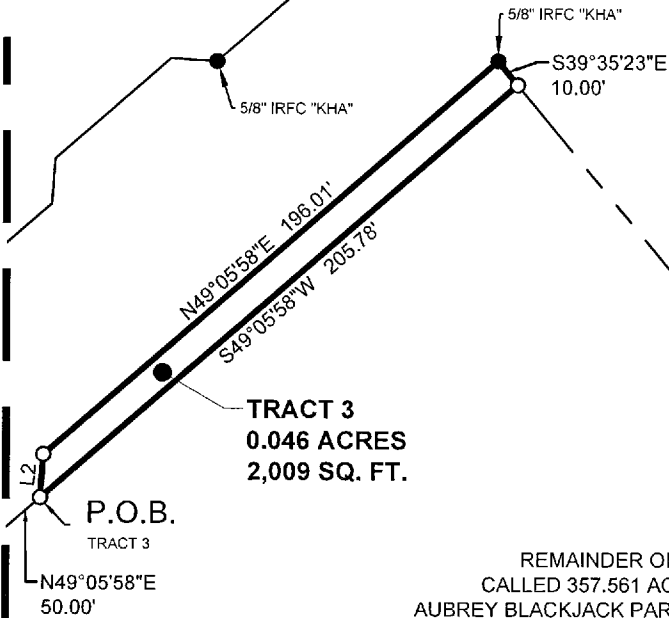
GUNAWAN, SYLVIANA 6/30/2025 4:28 PM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINT RANCH 1C 10' U.E.



REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

F. TREVINO SURVEY,
ABSTRACT NO. 1243

MATCHLINE - SHEET No. 5



TRACT 1
65.626 ACRES
KL LB BUY 3, LLC
INST. NO. 2024-66973
O.R.D.C.T.

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.



Sylviana Gunawan
SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

EXHIBIT "A"
10' UTILITY EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	June 2025	063451861	6 OF 6

GUNAWAN, SYLVIANA 6/30/2025 4:28 PM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINT RANCH 1C 10' U.E.

**Denton County
Juli Luke
County Clerk**

Instrument Number: 75204

ERecordings-RP

EASEMENT

Recorded On: July 09, 2025 10:59 AM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$65.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 75204
Receipt Number: 20250709000137
Recorded Date/Time: July 09, 2025 10:59 AM
User: Debra B
Station: Station 40

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

TEMPORARY SEWER EASEMENT

(0.641-Acre Tract)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

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

AUBREY BLACKJACK PARTNERS LLC, a Texas limited liability company (herein referred to as "**Grantor**"), for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**, a body politic organized and existing under the laws of the State of Texas, (hereinafter referred to as "**Grantee**"), a non-exclusive, temporary easement (the "**Temporary Easement**") over, across, under and through that certain tract of land situated in Denton County, Texas, owned by Grantor, and more particularly described on Exhibit "A" attached hereto (the "**Temporary Easement Tract**").

It is expressly understood and agreed by and between the parties that this Temporary Easement shall be subject to and governed by the following provisions:

1. The Temporary Easement hereby granted shall be used only for the purposes of access to and construction, installation, placement, maintenance, repair, protection, relocation, replacement, alteration, substitution, enlargement, change in size, removal, inspection, and operation of sewer facilities and all related appurtenances across, along, above, over, under, within, through and upon the Temporary Easement Tract (the "**Utility Work**"). Subject to the further provisions hereof, Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Temporary Easement Tract as may be necessary to complete the Utility Work.
2. The easement, rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to use the Temporary Easement Tract for all purposes which do not unreasonably interfere with the rights hereby granted.
3. The easement, rights and privileges herein granted shall automatically terminate and expire upon either (a) the completion of the Utility Work and completion of all demobilization and restoration work, or (b) the recording in the Denton County Real Property Records of the plat that includes the Temporary Easement Tract, provided that such plat includes this Temporary Easement.

4. During or immediately after any work on the Temporary Easement Tract pursuant to the rights granted hereby, the party performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the owner of the Temporary Easement Tract, including landscaping, fences and pavement situated on the Temporary Easement Tract, to the condition which existed prior to such operations.
5. The easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Temporary Easement Tract.

TO HAVE AND TO HOLD the above-described Temporary Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this instrument is executed this 7 day of July, 2025.

GRANTOR:

AUBREY BLACKJACK PARTNERS, LLC,
a Texas limited liability company

By: Southwest Federated North Texas
Limited Partnership,
a Texas limited partnership,
its Member

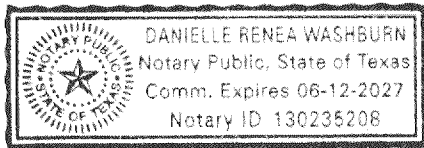
By: Southwest Federated, Inc. – Dallas,
a Texas corporation,
its General Partner

By: Charles S. Brown
Name: ~~Charles A. Vose, III~~ S. Brown
Title: ~~President~~ Agent & Atty in Fact

THE STATE OF TEXAS

COUNTY OF Dallas

Charles S. Brown This instrument was acknowledged before me on this 7th day of July, 2025,
by ~~Charles A. Vose, III, President~~ of Southwest Federated, Inc. – Dallas, a Texas corporation,
General Partner of Southwest Federated North Texas Limited Partnership, a Texas limited
partnership, Member of Aubrey Blackjack Partners, LLC, a Texas limited liability company, on
behalf of said limited liability company.



(SEAL)

Danielle Washburn
Notary Public in and for
the State of Texas

After recording return to:
Carson Luddecke
Coats Rose, P.C.
16000 N. Dallas Parkway, Suite 350
Dallas, Texas 75248

EXHIBIT "A"
Temporary Easement Tract

TRACT 1

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records;

THENCE South 39°02'15" East, along the easterly line of said Highpointe Ranch Phase 1B and the westerly line of said 65.626-acre tract, a distance of 60.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a northeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of said 65.626 acre tract;

THENCE South 77°49'37" East, continuing along the easterly line of said 65.626-acre tract, a distance of 12.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE North 49°05'58" East, along the southeasterly line said 65.626-acre tract, a distance of 16.74 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 49°05'58" East, continuing along the southeasterly line of said 65.626-acre tract, a distance of 16.14 feet to a point for corner;

THENCE South 33°18'51" East, departing the southeasterly line of said 65.626-acre tract and crossing said 357.561-acre tract, a distance of 15.81 feet to a point for corner;

THENCE South 56°41'09" West, continuing across said 65.626-acre tract, a distance of 16.00 feet to a point for corner;

THENCE North 33°18'51" West, continuing across said 65.626-acre tract, a distance of 13.68 feet to the **POINT OF BEGINNING** and containing 236 square feet or 0.005 acres of land, more or less.

EXHIBIT "A"
TEMPORARY SANITARY SEWER
EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	GGL	KHA	June 2025	063451861	1 OF 6

GUNAWAN, SYLVIANA 6/27/2025 4:22 PM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C TEMP

TRACT 2

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records;

THENCE South 39°02'15" East, along the easterly line of said Highpointe Ranch Phase 1B and the westerly line of said 65.626-acre tract, a distance of 60.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a northeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of said 65.626 acre tract;

THENCE South 77°49'37" East, continuing along the easterly line of said 65.626-acre tract, a distance of 12.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE along the southerly line of said 65.626-acre tract, the following courses and distances:

North 49°05'58" East, a distance of 50.86 feet to a point for corner;

North 09°23'51" East, a distance of 15.65 feet to a point for corner;

North 49°05'58" East, a distance of 228.50 feet to a point for corner;

South 85°54'02" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 15.00 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 49°05'58" East, continuing along the southerly line of said 65.626-acre tract, a distance of 20.00 feet to a point for corner;

THENCE departing the southerly line of said 65.626-acre tract and crossing said 357.561-acre tract, the following courses and distances:

South 40°54'02" East, a distance of 24.49 feet to a point at the beginning of a tangent curve to the right with a radius of 310.00 feet, a central angle of 24°37'14", and a chord bearing and distance of South 28°35'25" East, 132.19 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 133.21 feet to a point for corner;

South 16°16'48" East, a distance of 241.46 feet to a point for corner;

EXHIBIT "A"
TEMPORARY SANITARY SEWER
EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

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

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	2 OF 6

GUNAWAN, SYLVIANA 6/27/2025 4:22 PM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C TEMP

South 21°45'23" East, a distance of 227.31 feet to a point at the beginning of a non-tangent curve to the right with a radius of 810.00 feet, a central angle of 13°25'37", and a chord bearing and distance of South 16°30'53" East, 189.38 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 189.82 feet to a point for corner;

South 09°48'05" East, a distance of 35.74 feet to a point at the beginning of a tangent curve to the left with a radius of 790.00 feet, a central angle of 27°49'34", and a chord bearing and distance of South 23°42'52" East, 379.91 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 383.67 feet to a point for corner;

South 35°44'55" East, a distance of 161.91 feet to a point for corner;

South 54°15'05" West, along the northerly line of a 16 foot wide Sanitary Sewer Easement recorded in Instrument No. 2025-18592 of the Official Records of Denton County, Texas, part of the way, a distance of 20.00 feet to a point for corner;

North 35°44'55" West, a distance of 161.59 feet to a point at the beginning of a non-tangent curve to the right with a radius of 810.00 feet, a central angle of 27°48'10", and a chord bearing and distance of North 23°42'10" West, 389.21 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 393.05 feet to a point for corner;

North 09°48'05" West, a distance of 35.74 feet to a point at the beginning of a tangent curve to the left with a radius of 790.00 feet, a central angle of 13°26'43", and a chord bearing and distance of North 16°31'26" West, 184.96 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 185.39 feet to a point for corner;

North 21°45'23" West, a distance of 228.53 feet to a point for corner;

North 16°16'48" West, a distance of 242.42 feet to a point at the beginning of a tangent curve to the left with a radius of 290.00 feet, a central angle of 24°37'14", and a chord bearing and distance of North 28°35'25" West, 123.66 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 124.62 feet to a point for corner;

North 40°54'02" West, a distance of 24.49 feet to a point for corner; to the **POINT OF BEGINNING** and containing 27,934 square feet or 0.6413 acres of land, more or less.


SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

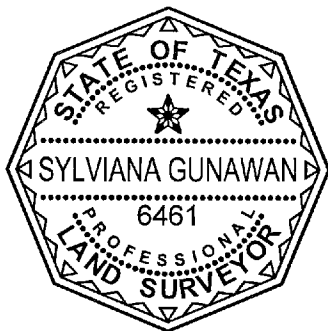


EXHIBIT "A"
TEMPORARY SANITARY SEWER
EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	3 OF 6

GUNAWAN, SYLVIANA 6/27/2025 4:22 PM K\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINT RANCH 1C TEMP

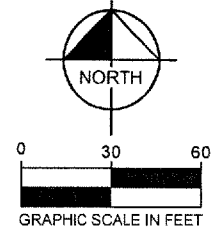
MATCHLINE "A"

NOTES

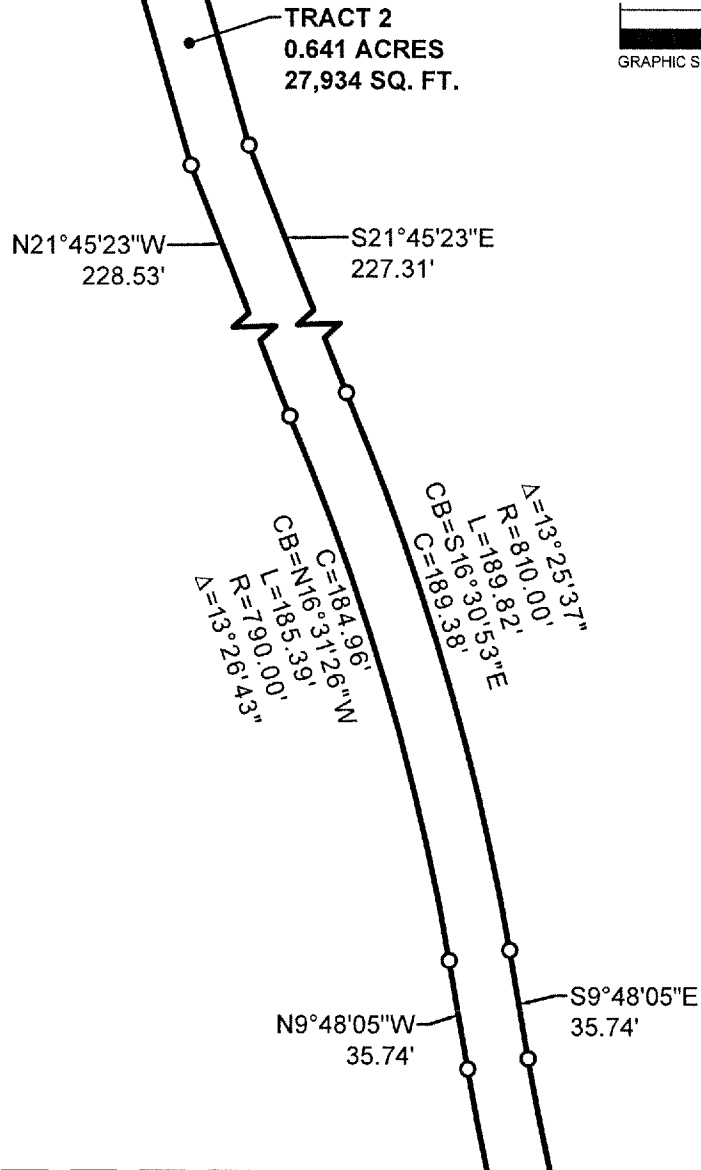
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°05'58"E	16.74'
L2	N49°05'58"E	16.14'
L3	S33°18'51"E	15.81'
L4	S56°41'09"W	16.00'
L5	N33°18'51"W	13.68'
L6	N49°05'58"E	17.98'
L7	N09°23'51"E	15.65'
L8	S85°54'02"E	14.14'
L9	N49°05'58"E	15.00'
L10	N49°05'58"E	20.00'
L11	S40°54'02"E	24.49'
L12	S54°15'05"W	20.00'
L13	N40°54'02"W	24.49'



MATCHLINE "B"

EXHIBIT "A"
TEMPORARY SANITARY SEWER
EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

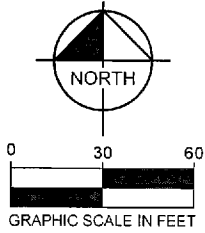
6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	June 2025	063451861	5 OF 6

MATCHLINE "B"



$\Delta = 27^\circ 49' 34''$
 $R = 1790.00'$
 $L = 383.67'$
 $C = 319.91'$
 $\Delta = 27^\circ 48' 10''$
 $R = 810.00'$
 $L = 393.05'$
 $C = 389.27'$
 $\Delta = 23^\circ 42' 10'' W$

TRACT 2
0.641 ACRES
27,934 SQ. FT.

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
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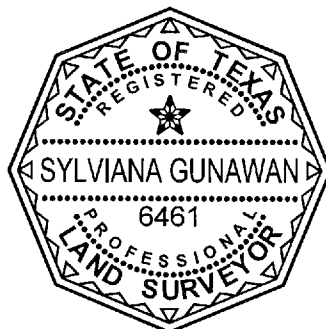
S35°44'55"E
161.91'
N35°44'55"W
161.59'

16" SANITARY SEWER
EASEMENT
INST. NO. 2025-18992
O.R.D.C.T.

L12

EXHIBIT "A"
TEMPORARY SANITARY SEWER
EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS


SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
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sylviana.gunawan@kimley-horn.com



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6160 Warren Parkway, Suite 210
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1" = 60'	GGL	KHA	June 2025	063451861	6 OF 6

GUNAWAN, SYLVIANA 6/27/2025 4:22 PM K:\FRI_SURVEY\1069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\1063451861 HIGHPOINT RANCH 1C TEMP

**Denton County
Juli Luke
County Clerk**

Instrument Number: 75205

ERecordings-RP

EASEMENT

Recorded On: July 09, 2025 10:59 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 75205
Receipt Number: 20250709000137
Recorded Date/Time: July 09, 2025 10:59 AM
User: Debra B
Station: Station 40

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

TEMPORARY UTILITY EASEMENT

(0.017-Acre Tract)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

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

AUBREY BLACKJACK PARTNERS LLC, a Texas limited liability company (herein referred to as “Grantor”), for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**, a body politic organized and existing under the laws of the State of Texas, (hereinafter referred to as “Grantee”), a non-exclusive, temporary easement (the “**Temporary Easement**”) over, across, under and through that certain tract of land situated in Denton County, Texas, owned by Grantor, and more particularly described on Exhibit “A” attached hereto (the “**Temporary Easement Tract**”).

It is expressly understood and agreed by and between the parties that this Temporary Easement shall be subject to and governed by the following provisions:

1. The Temporary Easement hereby granted shall be used only for the purposes of access to and construction, installation, placement, maintenance, repair, protection, relocation, replacement, alteration, substitution, enlargement, change in size, removal, inspection, and operation of utility facilities and all related appurtenances across, along, above, over, under, within, through and upon the Temporary Easement Tract (the “**Utility Work**”). Subject to the further provisions hereof, Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Temporary Easement Tract as may be necessary to complete the Utility Work.
2. The easement, rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to use the Temporary Easement Tract for all purposes which do not unreasonably interfere with the rights hereby granted.
3. The easement, rights and privileges herein granted shall automatically terminate and expire upon either (a) the completion of the Utility Work and completion of all demobilization and restoration work, or (b) the recording in the Denton County Real Property Records of the plat that includes the Temporary Easement Tract, provided that such plat includes this Temporary Easement.

4. During or immediately after any work on the Temporary Easement Tract pursuant to the rights granted hereby, the party performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the owner of the Temporary Easement Tract, including landscaping, fences and pavement situated on the Temporary Easement Tract, to the condition which existed prior to such operations.
5. The easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Temporary Easement Tract.

TO HAVE AND TO HOLD the above-described Temporary Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this instrument is executed this 7 day of July, 2025.

GRANTOR:

AUBREY BLACKJACK PARTNERS, LLC,
a Texas limited liability company

By: Southwest Federated North Texas
Limited Partnership,
a Texas limited partnership,
its Member

By: Southwest Federated, Inc. – Dallas,
a Texas corporation,
its General Partner

By: C. Charles Brown
Name: ~~Charles A. Vose, III~~ S. Brown
Title: ~~President~~ Agent & Attorney in Fact

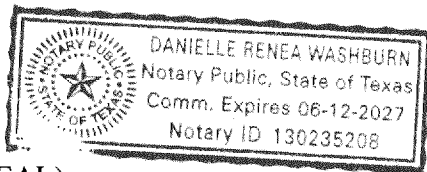
THE STATE OF TEXAS

COUNTY OF Dallas

§
§
§

Agent and attorney-in-fact

Charles S. Brown This instrument was acknowledged before me on this 7th day of July, 2025,
by ~~Charles A. Vose, III, President~~ of Southwest Federated, Inc. – Dallas, a Texas corporation,
General Partner of Southwest Federated North Texas Limited Partnership, a Texas limited
partnership, Member of Aubrey Blackjack Partners, LLC, a Texas limited liability company, on
behalf of said limited liability company.



(SEAL)

Danielle Washburn
Notary Public in and for
the State of Texas

After recording return to:
Carson Luddecke
Coats Rose, P.C.
16000 N. Dallas Parkway, Suite 350
Dallas, Texas 75248

EXHIBIT "A"
Temporary Easement Tract

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records, and at the beginning of a non-tangent curve to the left with a radius of 606.00 feet, a central angle of 01°51'47", and a chord bearing and distance of North 50°01'52" East, 19.70 feet;

THENCE in an easterly direction, along the northerly line of said 65.626-acre tract, with said non-tangent curve to the left, an arc distance of 19.71 feet to a point for corner;

THENCE North 49°05'58" East, continuing along said northerly line, a distance of 106.29 feet to a point for corner;

THENCE North 04°05'58" East, continuing along said northerly line, a distance of 14.14 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE departing said northerly line and crossing said 357.561-acre tract the following courses and distances:

North 40°54'02" West, a distance of 15.00 feet to a point for corner;

North 49°05'58" East, a distance of 50.00 feet to a point for corner;

South 40°54'02" East, a distance of 15.00 feet to a point for corner on said northerly line;

THENCE South 49°05'58" West, along said northerly line, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 750 square feet or 0.017 of an acre of land, more or less.


SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



EXHIBIT "A"
TEMPORARY UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

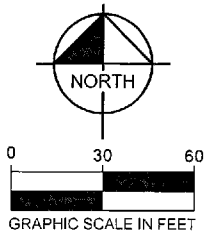
6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	1 OF 2

GUNAWAN, SYLVIANA 6/26/2025 7:48 PM K\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C TEMP



F. TREVINO SURVEY,
ABSTRACT NO. 1243

TEMP. UTILITY
EASEMENT
0.017 ACRES
750 SQ. FT.

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

TRACT 1
CALLED 65.626 ACRES
KL LB BUY 3 LLC
INST. NO. 2024-66973
O.R.D.C.T.

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

LEGEND

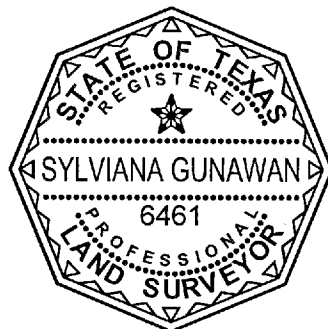
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
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IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

EXHIBIT "A"

TEMPORARY UTILITY EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

HIGHPOINTE RANCH
PHASE 1B
DOC. NO. 2025-122
P.R.D.C.T.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



Kimley»Horn

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

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	June 2025	063451861	2 OF 2

GUNAWAN, SYLVIANA 6/26/2025 7:48 PM K:\FRI SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C TEMP

**Denton County
Juli Luke
County Clerk**

Instrument Number: 75206

ERecordings-RP

EASEMENT

Recorded On: July 09, 2025 10:59 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 75206
Receipt Number: 20250709000137
Recorded Date/Time: July 09, 2025 10:59 AM
User: Debra B
Station: Station 40

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

TEMPORARY UTILITY EASEMENT

(0.017-Acre Tract)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

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

AUBREY BLACKJACK PARTNERS LLC, a Texas limited liability company (herein referred to as "**Grantor**"), for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**, a body politic organized and existing under the laws of the State of Texas, (hereinafter referred to as "**Grantee**"), a non-exclusive, temporary easement (the "**Temporary Easement**") over, across, under and through that certain tract of land situated in Denton County, Texas, owned by Grantor, and more particularly described on Exhibit "A" attached hereto (the "**Temporary Easement Tract**").

It is expressly understood and agreed by and between the parties that this Temporary Easement shall be subject to and governed by the following provisions:

1. The Temporary Easement hereby granted shall be used only for the purposes of access to and construction, installation, placement, maintenance, repair, protection, relocation, replacement, alteration, substitution, enlargement, change in size, removal, inspection, and operation of utility facilities and all related appurtenances across, along, above, over, under, within, through and upon the Temporary Easement Tract (the "**Utility Work**"). Subject to the further provisions hereof, Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Temporary Easement Tract as may be necessary to complete the Utility Work.
2. The easement, rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to use the Temporary Easement Tract for all purposes which do not unreasonably interfere with the rights hereby granted.
3. The easement, rights and privileges herein granted shall automatically terminate and expire upon either (a) the completion of the Utility Work and completion of all demobilization and restoration work, or (b) the recording in the Denton County Real Property Records of the plat that includes the Temporary Easement Tract, provided that such plat includes this Temporary Easement.

4. During or immediately after any work on the Temporary Easement Tract pursuant to the rights granted hereby, the party performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the owner of the Temporary Easement Tract, including landscaping, fences and pavement situated on the Temporary Easement Tract, to the condition which existed prior to such operations.
5. The easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Temporary Easement Tract.

TO HAVE AND TO HOLD the above-described Temporary Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this instrument is executed this 7 day of July, 2025.

GRANTOR:

AUBREY BLACKJACK PARTNERS, LLC,
a Texas limited liability company

By: Southwest Federated North Texas
Limited Partnership,
a Texas limited partnership,
its Member

By: Southwest Federated, Inc. – Dallas,
a Texas corporation,
its General Partner

By: Charles S. Brown
Name: Charles A. Vose, III S. Brown
Title: ~~President~~ Agent & Attorney in fact

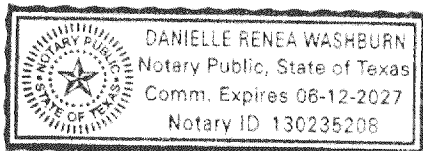
THE STATE OF TEXAS

COUNTY OF Dallas

§
§
§

Agent and attorney-in-fact

Charles S. Brown This instrument was acknowledged before me on this 7th day of July, 2025,
by ~~Charles A. Vose, III, President~~ of Southwest Federated, Inc. – Dallas, a Texas corporation,
General Partner of Southwest Federated North Texas Limited Partnership, a Texas limited
partnership, Member of Aubrey Blackjack Partners, LLC, a Texas limited liability company, on
behalf of said limited liability company.



(SEAL)

Danielle Washburn
Notary Public in and for
the State of Texas

After recording return to:
Carson Luddecke
Coats Rose, P.C.
16000 N. Dallas Parkway, Suite 350
Dallas, Texas 75248

EXHIBIT "A"
Temporary Easement Tract

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for an ell corner on the westerly line of a called 65.626-acre tract of land described as Tract 1 in a deed to KL LB BUY 3 LLC, recorded in Instrument Number 2024-66973, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost northwest corner of a called 31.085-acre tract of land described as Tract 2 in a deed as to KL LB BUY 3 LLC, recorded in Instrument No. 2024-66973, said Official Records, bears South 33°54'28" East, 941.67 feet;

THENCE South 47°53'15" West, along the westerly line of said 65.626-acre tract, a distance of 50.00 feet to a point for corner;

THENCE North 42°06'45" West, departing said westerly line, and crossing said 357.561-acre tract, a distance of 15.00 feet to a point for corner;

THENCE North 47°53'15" East, continuing across said 357.561-acre tract, a distance of 50.00 feet to a point for corner on the westerly line of said 65.626-acre tract;

THENCE South 42°06'45" East, along said westerly line, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 750 square feet or 0.017 of an acre of land, more or less.

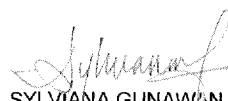

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



EXHIBIT "A"
TEMPORARY UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	1 OF 2

GUNAWAN, SYLVIANA 6/26/2025 7:01 PM K:\FRL_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINT RANCH 1C TEMP

F. TREVINO SURVEY,
ABSTRACT NO. 1243

5/8" IRFC "KHA"

5/8" IRFC "KHA"

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

TEMP. UTILITY
EASEMENT
0.017 ACRES
750 SQ. FT.

N42°06'45"W
15.00'

N3°29'37"E
14.07'

N49°05'58"E
560.89'

5/8" IRFC "KHA"

S43°18'30"W 65.55'

$\Delta = 4^{\circ}34'45"$
 $R = 625.00'$
 $L = 49.95'$
 $C = 49.94'$
S44°24'07"E

40.45'
S42°06'45"E

S42°06'45"E
15.00'

P.O.B.
5/8" IRFC "KHA"

S33°54'28"E
941.67'

S36°56'21"E
935.84'

5/8" IRFC "KHA"

TRACT 2
CALLED 31.067 ACRES
KL LB BUY 3 LLC
INSTRUMENT NO. 2024-66973
O.R.D.C.T.



LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



EXHIBIT "A"
TEMPORARY UTILITY EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	GGL	KHA	June 2025	063451861	2 OF 2

GUNAWAN, SYLVIANA 6/26/2025 7:01 PM K:\FR\ SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGH POINT RANCH 1C TEMP

**Denton County
Juli Luke
County Clerk**

Instrument Number: 75207

ERecordings-RP

EASEMENT

Recorded On: July 09, 2025 10:59 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 75207
Receipt Number: 20250709000137
Recorded Date/Time: July 09, 2025 10:59 AM
User: Debra B
Station: Station 40

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

TEMPORARY UTILITY EASEMENT

(0.017-Acre Tract)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

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

AUBREY BLACKJACK PARTNERS LLC, a Texas limited liability company (herein referred to as “Grantor”), for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**, a body politic organized and existing under the laws of the State of Texas, (hereinafter referred to as “Grantee”), a non-exclusive, temporary easement (the “**Temporary Easement**”) over, across, under and through that certain tract of land situated in Denton County, Texas, owned by Grantor, and more particularly described on Exhibit “A” attached hereto (the “**Temporary Easement Tract**”).

It is expressly understood and agreed by and between the parties that this Temporary Easement shall be subject to and governed by the following provisions:

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2. The easement, rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to use the Temporary Easement Tract for all purposes which do not unreasonably interfere with the rights hereby granted.
3. The easement, rights and privileges herein granted shall automatically terminate and expire upon either (a) the completion of the Utility Work and completion of all demobilization and restoration work, or (b) the recording in the Denton County Real Property Records of the plat that includes the Temporary Easement Tract, provided that such plat includes this Temporary Easement.

4. During or immediately after any work on the Temporary Easement Tract pursuant to the rights granted hereby, the party performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the owner of the Temporary Easement Tract, including landscaping, fences and pavement situated on the Temporary Easement Tract, to the condition which existed prior to such operations.
5. The easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Temporary Easement Tract.

TO HAVE AND TO HOLD the above-described Temporary Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this instrument is executed this 7 day of July, 2025.

GRANTOR:

AUBREY BLACKJACK PARTNERS, LLC,
a Texas limited liability company

By: Southwest Federated North Texas
Limited Partnership,
a Texas limited partnership,
its Member

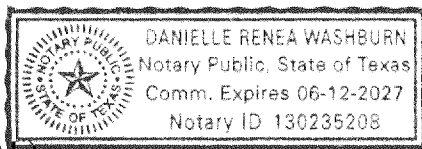
By: Southwest Federated, Inc. – Dallas,
a Texas corporation,
its General Partner

By: Charles S. Brown
Name: ~~Charles A. Vose, III~~ S. Brown
Title: ~~President~~ Agent & Atty in Fact

THE STATE OF TEXAS

COUNTY OF Dallas

Charles S. Brown, This instrument was acknowledged before me on this 7th day of July, 2025,
by ~~Charles A. Vose, III~~, ~~President~~ Agent and Attorney-in-fact of Southwest Federated, Inc. – Dallas, a Texas corporation,
General Partner of Southwest Federated North Texas Limited Partnership, a Texas limited
partnership, Member of Aubrey Blackjack Partners, LLC, a Texas limited liability company, on
behalf of said limited liability company.



(SEAL)

Danielle Washburn
Notary Public in and for
the State of Texas

After recording return to:
Carson Luddecke
Coats Rose, P.C.
16000 N. Dallas Parkway, Suite 350
Dallas, Texas 75248

EXHIBIT "A"
Temporary Easement Tract

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records, and at the beginning of a non-tangent curve to the left with a radius of 606.00 feet, a central angle of 01°51'47", and a chord bearing and distance of North 50°01'52" East, 19.70 feet;

THENCE in an easterly direction, along the northerly line of said 65.626-acre tract, with said non-tangent curve to the left, an arc distance of 19.71 feet to a point for corner;

THENCE North 49°05'58" East, continuing along said northerly line, a distance of 106.29 feet to a point for corner;

THENCE North 04°05'58" East, continuing along said northerly line, a distance of 14.14 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE departing said northerly line and crossing said 357.561-acre tract the following courses and distances:

North 40°54'02" West, a distance of 15.00 feet to a point for corner;

North 49°05'58" East, a distance of 50.00 feet to a point for corner;

South 40°54'02" East, a distance of 15.00 feet to a point for corner on said northerly line;

THENCE South 49°05'58" West, along said northerly line, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 750 square feet or 0.017 of an acre of land, more or less.


SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



EXHIBIT "A"
TEMPORARY UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

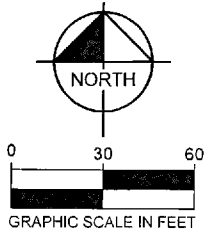
6160 Warren Parkway, Suite 210
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FIRM # 10193822

Tel. No. (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	1 OF 2

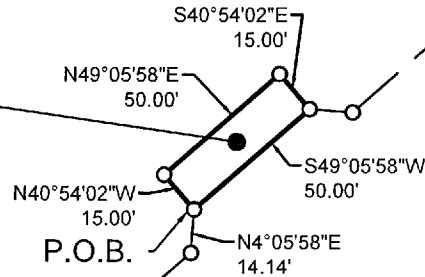
GUNAWAN, SYLVIANA 6/26/2025 5:43 PM K:\FRI_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C TEMP



F. TREVINO SURVEY,
ABSTRACT NO. 1243

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

TEMPORARY
UTILITY EASEMENT
0.017 ACRES
750 SQ. FT.



$\Delta=1^{\circ}51'47''$
 $R=606.00'$
 $L=19.71'$
 $CB=N50^{\circ}01'52''E$
 $C=19.70'$

P.O.C.
5/8" IRFC "KHA"

TRACT 1
CALLED 65.626 ACRES
KL LB BUY 3 LLC
INST. NO. 2024-66973
O.R.D.C.T.

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

BRONCO LANE

5/8" IRFC "KHA"
S77°49'37"E
12.51'
5/8" IRFC "KHA"

HIGHPOINTE RANCH
PHASE 1B
DOC. NO. 2025-122
P.R.D.C.T.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.



SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

EXHIBIT "A"
TEMPORARY UTILITY EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

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

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	June 2025	063451861	2 OF 2

GUNAWAN, SYLVIANA 6/26/2025 5:43 PM K:\FRL_SURVEY\069306747-HIGH POINT RANCH - AUBREY\DWG\SEPARATE INSTRUMENT\PHASE 1C\063451861 HIGHPOINTE RANCH 1C TEMP

**Denton County
Juli Luke
County Clerk**

Instrument Number: 75208

ERecordings-RP

EASEMENT

Recorded On: July 09, 2025 10:59 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$53.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 75208
Receipt Number: 20250709000137
Recorded Date/Time: July 09, 2025 10:59 AM
User: Debra B
Station: Station 40

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

TEMPORARY WATER EASEMENT

(0.006-Acre Tract, 0.007-Acre Tract)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

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

AUBREY BLACKJACK PARTNERS LLC, a Texas limited liability company (herein referred to as “Grantor”), for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**, a body politic organized and existing under the laws of the State of Texas, (hereinafter referred to as “Grantee”), a non-exclusive, temporary easement (the “**Temporary Easement**”) over, across, under and through that certain tract of land situated in Denton County, Texas, owned by Grantor, and more particularly described on Exhibit “A” attached hereto (the “**Temporary Easement Tract**”).

It is expressly understood and agreed by and between the parties that this Temporary Easement shall be subject to and governed by the following provisions:

1. The Temporary Easement hereby granted shall be used only for the purposes of access to and construction, installation, placement, maintenance, repair, protection, relocation, replacement, alteration, substitution, enlargement, change in size, removal, inspection, and operation of water facilities and all related appurtenances across, along, above, over, under, within, through and upon the Temporary Easement Tract (the “**Utility Work**”). Subject to the further provisions hereof, Grantee, its agents, employees, workmen and representatives, shall have the right and privilege of ingress and egress across the Temporary Easement Tract as may be necessary to complete the Utility Work.
2. The easement, rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to use the Temporary Easement Tract for all purposes which do not unreasonably interfere with the rights hereby granted.
3. The easement, rights and privileges herein granted shall automatically terminate and expire upon either (a) the completion of the Utility Work and completion of all demobilization and restoration work, or (b) the recording in the Denton County Real Property Records of the plat that includes the Temporary Easement Tract, provided that such plat includes this Temporary Easement.

4. During or immediately after any work on the Temporary Easement Tract pursuant to the rights granted hereby, the party performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the owner of the Temporary Easement Tract, including landscaping, fences and pavement situated on the Temporary Easement Tract, to the condition which existed prior to such operations.
5. The easement, rights and privileges herein granted shall be subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Temporary Easement Tract.

TO HAVE AND TO HOLD the above-described Temporary Easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this instrument is executed this 7 day of July, 2025.

GRANTOR:

AUBREY BLACKJACK PARTNERS, LLC,
a Texas limited liability company

By: Southwest Federated North Texas
Limited Partnership,
a Texas limited partnership,
its Member

By: Southwest Federated, Inc. – Dallas,
a Texas corporation,
its General Partner

By: Charles S. Brown
Name: ~~Charles A. Vose, III~~ S. Brown
Title: ~~President~~ Agent & Atty in fact

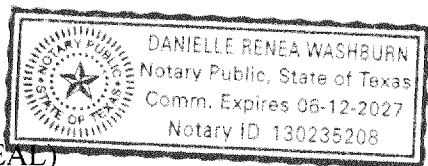
THE STATE OF TEXAS

COUNTY OF Dallas

§
§
§

Agent and attorney-in-fact

Charles S. Brown This instrument was acknowledged before me on this 7th day of July, 2025,
by ~~Charles A. Vose, III, President~~ of Southwest Federated, Inc. – Dallas, a Texas corporation,
General Partner of Southwest Federated North Texas Limited Partnership, a Texas limited
partnership, Member of Aubrey Blackjack Partners, LLC, a Texas limited liability company, on
behalf of said limited liability company.



(SEAL)

Danielle Washburn
Notary Public in and for
the State of Texas

After recording return to:
Carson Luddecke
Coats Rose, P.C.
16000 N. Dallas Parkway, Suite 350
Dallas, Texas 75248

EXHIBIT "A"
Temporary Easement Tract

TRACT 1

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records;

THENCE South 39°02'15" East, along the easterly line of said Highpointe Ranch Phase 1B and the westerly line of said 65.626-acre tract, a distance of 60.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a northeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of said 65.626 acre tract;

THENCE South 77°49'37" East, continuing along the easterly line of said 65.626-acre tract, a distance of 12.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE North 49°05'58" East, along the southeasterly line said 65.626-acre tract, a distance of 34.54 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 49°05'58" East, continuing along the southeasterly line of said 65.626-acre tract, a distance of 16.32 feet to a point for corner;

THENCE South 29°35'11" East, departing the southeasterly line of said 65.626-acre tract and crossing said 357.561-acre tract, a distance of 17.19 feet to a point for corner;

THENCE South 60°24'49" West, continuing across said 357.561-acre tract, a distance of 16.00 feet to a point for corner;

THENCE North 29°35'11" West, continuing across said 357.561-acre tract, a distance of 13.98 feet to the **POINT OF BEGINNING** and containing 249 square feet or 0.006 acres of land, more or less.

EXHIBIT "A"
TEMPORARY WATER EASEMENT
F.TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

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

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	1 OF 3

TRACT 2

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561-acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of Highpointe Ranch Phase 1B, according to the Final Plat thereof recorded in Document No. 2025-122 of the Plat Records of Denton County, Texas, same also being the westernmost corner of a called 65.626-acre tract of land described in a deed to KL LB BUY 3, LLC, as recorded in Instrument No. 2024-66973, said Official Records;

THENCE South 39°02'15" East, along the easterly line of said Highpointe Ranch Phase 1B and the westerly line of said 65.626-acre tract, a distance of 60.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a northeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of said 65.626 acre tract;

THENCE South 77°49'37" East, continuing along the easterly line of said 65.626-acre tract, a distance of 12.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE along the southerly line of said 65.626-acre tract, the following courses and distances:

North 49°05'58" East, a distance of 50.86 feet to a point for corner;

North 09°23'51" East, a distance of 15.65 feet to a point for corner;

North 49°05'58" East, a distance of 228.50 feet to a point for corner;

South 85°54'02" East, a distance of 14.14 feet to a point for corner;

North 49°05'58" East, a distance of 34.00 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 49°05'58" East, continuing along the southerly line of said 65.626-acre tract, a distance of 16.00 feet to a point for corner;

THENCE South 40°54'02" East, departing the southerly line of said 65.626-acre tract and crossing said 357.561-acre tract, a distance of 18.50 feet to a point for corner;

THENCE South 49°05'58" West, continuing across said 357.561-acre tract, a distance of 16.00 feet to a point for corner;

THENCE North 40°54'02" West, continuing across said 357.561-acre tract, a distance of 18.50 feet to the **POINT OF BEGINNING** and containing 296 square feet or 0.007 acres of land, more or less.


SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

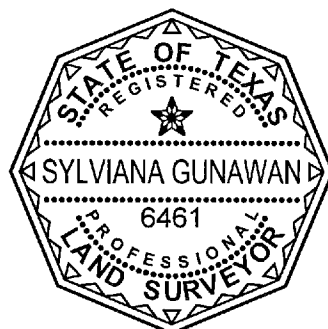


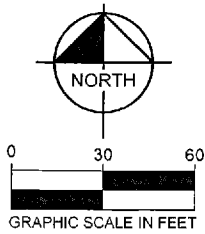
EXHIBIT "A"
TEMPORARY WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

Kimley»Horn

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

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	June 2025	063451861	2 OF 3



NOTES

Bearing system based on the Texas
Coordinate System of 1983, North
Central Zone (4202), North American
Datum of 1983.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS, DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON
COUNTY, TEXAS

F. TREVINO SURVEY,
ABSTRACT NO. 1243

REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

N49°05'58"E 50.00'
N4°05'58"E 14.85'
S85°54'02"E 14.85'
5/8" IRFC "KHA"

TRACT 1
CALLED 65.626 ACRES
KL LB BUY 3 LLC
INST. NO. 2024-66973
O.R.D.C.T.

TRACT 2
0.007 ACRES
296 SQ. FT.

P.O.B.
TRACT 2

N49°05'58"E 34.00'
S85°54'02"E 14.14'

N49°05'58"E 50.00'
S85°54'02"E 14.14'
N4°05'58"E 14.14'

P.O.C.

5/8" IRFC "KHA"

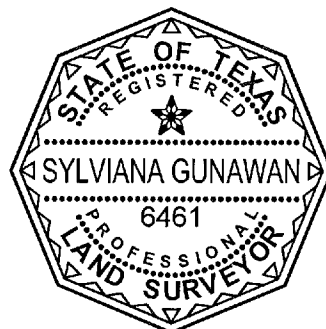
Δ=1°51'47"
R=606.00'
L=19.71'
CB=N50°01'52"E
C=19.70'

P.O.B.
TRACT 1

TRACT 1
0.006 ACRES
249 SQ. FT.

HIGHPOINTE RANCH
PHASE 1B
DOC. NO. 2025-122
P.R.D.C.T.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



REMAINDER OF
CALLED 357.561 ACRES
AUBREY BLACKJACK PARTNERS LLC
INST. NO. 2021-213816
O.R.D.C.T.

LINE TABLE

NO.	BEARING	LENGTH
L1	N49°05'58"E	16.32'
L2	S29°35'11"E	17.19'
L3	S60°24'49"W	16.00'
L4	N29°35'11"W	13.98'
L5	N49°05'58"E	16.00'
L6	S40°54'02"E	18.50'
L7	S49°05'58"W	16.00'
L8	N40°54'02"W	18.50'

EXHIBIT "A"
TEMPORARY WATER EASEMENT
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	June 2025	063451861	3 OF 3



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

Agenda Item

Hold a public hearing, consider, and act on Ordinance No. 912-25, annexing an approximate 6.25 acres of land, legally described as Tract 156D, Abstract No. 1243 out of the Francisco Trevino Survey, Denton County, Texas, generally located south of Spring Hill Road and East of Aubrey High School into the corporate limits of the City and providing an effective date. (Aubrey ISD)

Staff Contact

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

Summary

The subject property is approximately 6.25 acres of land east of the Aubrey High School site.

On May 22, 2025, the Aubrey City Council approved a resolution accepting a petition for annexation of the subject property into the corporate limits and to enter into a written services agreement.

City Council opened the public hearing and tabled action on the annexation ordinance at the June 26, 2025 meeting per the Aubrey Independent School District's request that action on the annexation ordinance to be tabled to the July 24, 2025 City Council meeting to allow the School Board time to consider the annexation at an upcoming meeting. The School Board is scheduled to consider the annexation application at their July 23, 2025 meeting. Staff will provide the Board's action at the July 24, 2025 City Council meeting.

Recommendation:

Should the Aubrey Independent School District Board of Trustees approve the annexation application at their July 23, 2025 meeting, staff recommends approval of the annexation ordinance.

Recommended Action:

Open the public hearing and approve the annexation ordinance.

Attachment:

1. Annexation Ordinance

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the Ordinance.

ORDINANCE NO. 912-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF AN APPROXIMATELY 6.25 ACRE TRACT OF LAND, LEGALLY DESCRIBED AS TRACT 156D, ABSTRACT NO. 1243 OUT OF THE FRANCISCO TREVINO SURVEY, DENTON COUNTY, TEXAS; FURTHER IDENTIFIED AS DENTON CAD ID 563322, BEING GENERALLY SOUTH OF SPRING HILL ROAD AND EAST OF AUBREY HIGH SCHOOL, DENTON COUNTY, TEXAS, AS DESCRIBED AND SHOWN IN MORE DETAIL IN THE ATTACHED EXHIBIT "A", INTO THE CORPORATE LIMITS OF THE CITY OF AUBREY, DENTON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Aubrey City Charter; and

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

WHEREAS, the City received a C-3 voluntary annexation petition (the "Petition") from Aubrey Independent School District, the property owner (the "Owner") of the certain tract of land being approximately 6.25 acres of land, further described and depicted in **Exhibit "A"**, attached and incorporated as if set forth fully herein, (the "Property"), requesting to be annexed into the corporate limits of the City; and

WHEREAS, the City now desires to grant said Petition and annex the Property; and

WHEREAS, on May 22, 2025, the City Council of the City ("City Council") passed Resolution No. 1006-25, which granted the petition requesting to be annexed into the City; and

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

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the area to be annexed was negotiated and executed prior to the annexation date and incorporated herein; and

WHEREAS, the City Council has investigated into, has determined, and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

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

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

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

SECTION 2. Annexation. The Property is hereby annexed into the City, and the boundary limits of the City are hereby extended to include the Property within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 3. Written Services Agreement. A Written Services Agreement, incorporated in the recorded Development Agreement between the City and the Owner, has been negotiated and prepared in accordance with applicable provision of state law pertaining to annexation and shall govern the delivery of municipal services to the annexed territory.

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

SECTION 5. Mayor Authorization. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance,

including any corrections to the official map of the City to add the territory hereby annexed as required by law.

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

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

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

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

SECTION 10. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Aubrey, Texas.

PASSED AND APPROVED this 24th day of July 2025.

**CHRIS RICH
MAYOR**

ATTEST:

**JENNY HICKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

EXHIBIT "A"

LEGAL DESCRIPTION

Aubrey Independent School District Tract

BEING a 6.250 acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of that certain tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 2023-28514 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch square tube found for the Northwest corner of the above cited Aubrey Independent School District tract and the Southwest corner of Lot 4, Block B per the Final Plat of Neubauer Ranch Addition, Phase 1, as recorded in Document No. 2017-385 of the Plat Records of Denton County, Texas, said point also being in the East line of a called 48.3767 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 1993-35814 of the Real Property Records of Denton County, Texas, from which a 1/2 inch square tube capped "Cox 4577" found for the Northwest corner of said Lot 4 bears North 00°03'45" East a distance of 328.36 feet;

THENCE North 87°25'24" East departing the East line of said 48.3767 acre tract, and along the North line of said Aubrey Independent School District tract and the South line of said Lot 4, for a distance of 221.47 feet to a 1/2 inch square tube found for an angle point;

THENCE North 87°34'14" East continuing along the North line of said Aubrey Independent School District tract and the South line of said Lot 4, for a distance of 59.80 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Northeast corner of said Aubrey Independent School District tract, from which a 1/2 inch square tube capped "Cox 4577" found for the Southeast corner of said Lot 4 bears North 87°34'14" East a distance of 140.80 feet;

THENCE South 00°03'45" West departing the South line of said Lot 4, and along the East line of said Aubrey Independent School District tract, for a distance of 973.21 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Southeast corner of same, and being in the North line of a called 22.79 acre tract of land described in a Deed to Weldon Wilson and wife, Teresa Ann Wilson and Garland Wilson and Terri Wilson, as recorded in Document No. 2022-100361 of the Official Records of Denton County, Texas, from which a 1/2 inch iron rod capped "Metroplex RPLS 1849" found for the Southeast corner of that certain 25.018 acre tract of land described as Tract I in a Deed to Steven Kenley and wife, Kristin Kenley, as recorded in Document No. 2013-605 of the Official Records of Denton County, Texas, bears North 89°04'25" East a distance of 828.42 feet;

THENCE South 89°04'25" West along the South line of said Aubrey Independent School District tract and the North line of said 22.79 acre tract, for a distance of 117.63 feet to a 5/8 inch iron rod with cap stamped "TNP" found for an angle point, same being the Northwest corner of said 22.79 acre tract and the Northeast corner of Lot 4R2, Block A per the Replat of Garland Wilson Addition, as recorded in Document No. 2020-387 of the Plat Records of Denton County, Texas, from which a 1/2 inch iron rod found for the Southeast corner of said Lot 4R2 bears South 00°04'37" West a distance of 491.79 feet;

THENCE South 89°30'45" West along the South line of said Aubrey Independent School District tract and the North line of said Lot 4R2, for a distance of 163.38 feet to a 1/2 inch iron rod capped "Metroplex 10023300" found for the Southwest corner of said Aubrey Independent School District tract and the Southeast corner of said 48.3767 acre tract, from which a 1/2 inch iron rod capped "Metroplex RPLS 1849" found for an interior ell corner of said Lot 4R2 bears South 00°17'28" West a distance of 221.18 feet;

THENCE North 00°03'45" East along the West line of said Aubrey Independent School District tract and the East line of said 48.3767 acre tract, for a distance of 964.01 feet to the **POINT OF BEGINNING**, and containing 6.250 acres of land, more or less.

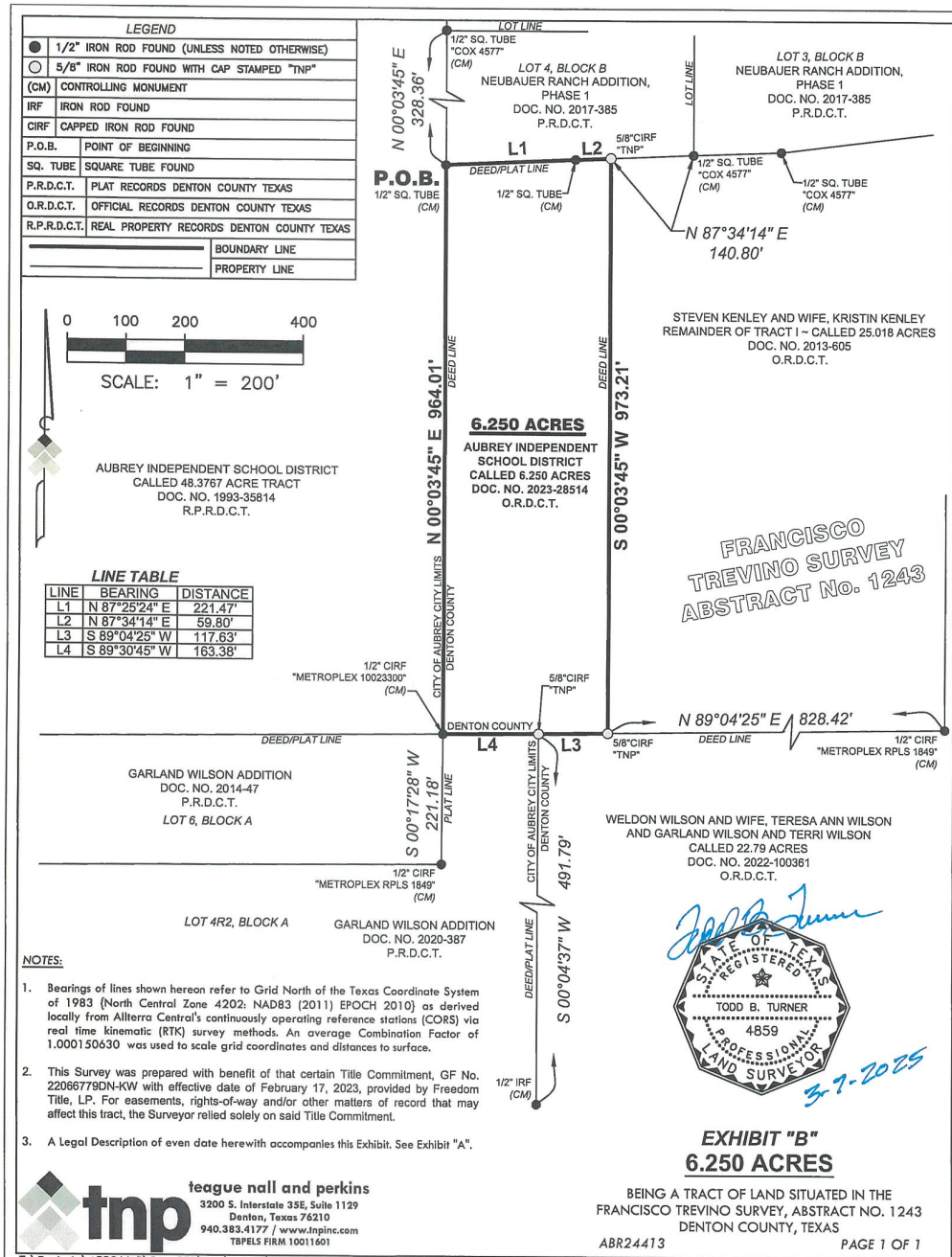
NOTES:

1. Bearings are referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone 4202: NAD83 (2011) EPOCH 2010} as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
2. An Exhibit of even date herewith accompanies this legal description. See Exhibit "B".



Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins, Inc.
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
817-383-4177
Date: March 7, 2025





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

Agenda Item

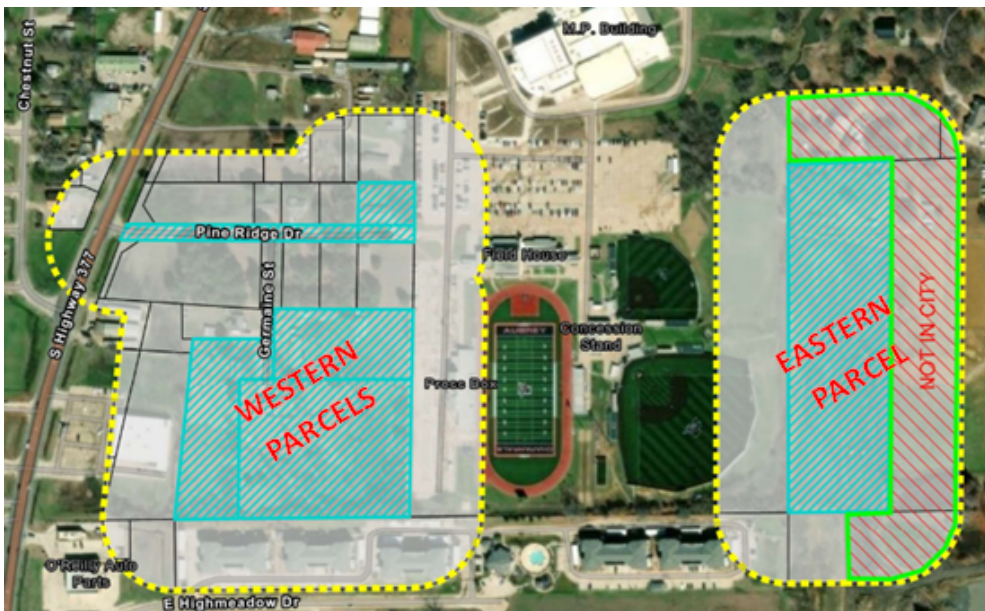
Hold a public hearing, consider, and act on Ordinance No. 913-25, amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on an approximate 15.244 acres of land comprised of an approximate 6.25 acre tract of land currently unzoned and previously located in the City's Extraterritorial Jurisdiction to a zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot and an approximate 8.994 acre tract of land currently zoned AG-R Agricultural Residential District and a small strip of private easements designated as C Commercial zoning district to a new zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot. The properties are located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas and generally located south of FM 428/Spring Hill Road, east of US Hwy 377, and north of E. Highmeadow Drive in the Extraterritorial Jurisdiction, City of Aubrey, Texas and in the City of Aubrey, Texas. DCAD Parcel ID's 563322, 52483, 193127, 193128, 52458, 52453, and 52471. (Aubrey ISD High School Zoning SF-75).

Staff Contact

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

Summary

Aubrey I.S.D. owns multiple parcels of land surrounding the site of the existing high school for which they are proposing rezoning to allow for the current renovation and addition to their field house, indoor practice facilities, and other future expansions. As with any school district, they are constantly trying to meet the needs and interests of their growing and evolving student body, and doing so often requires the addition of buildings or renovations to existing facilities.



The western parcels proposed for rezoning are currently zoned AG-R (Agricultural Residential District) and a

small strip of private easements (Pine Ridge Street, *unofficial*) and undevelopable land designated as C commercial zoning that staff is unsure of its zoning history. While a school use is permitted in any zoning district, the development regulations in the AG-R district have greater requirements that prevent the school district from continuing to develop consistent with the same standards as the existing facilities. Additionally, a platted lot is required to have a single zoning district assigned to the lot. The proposed zoning change to SF-75 (Single-Family Residential 7,500 Square Feet) would allow for continued development in the best interest of the community they serve and would remain consistent with the existing lot.

The eastern parcel, as seen on the proposed Zoning and Annexation Map (Attachment 1) is anticipated to be annexed at the July 24, 2025 City Council meeting. Should the annexation be approved, this parcel needs to be zoned SF-75 to allow for consistency with the previously mentioned parcels as well as the entirety of the existing parcel.

City Council opened the public hearing and tabled action on the zoning ordinance at the June 26, 2025 meeting per the Aubrey Independent School District's request that action on the zoning ordinance be tabled to the July 24, 2025 City Council meeting to allow the School Board time to consider the zoning application at an upcoming meeting. The School Board is scheduled to consider the zoning application at their July 23, 2025 meeting. Staff will provide the Board's action at the July 24, 2025 City Council meeting.

Recommendation:

Should the Aubrey Independent School District Board of Trustees approve the zoning application at their July 23, 2025 meeting, staff recommend approval of the zoning ordinance.

Notifications:

Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.

At the time of agenda report preparation, no letters in support or in opposition had been received.

Planning & Zoning Commission Recommendation:

The Planning & Zoning Commission unanimously recommended (4-0) the rezoning application for City Council approval at their June 12, 2025 meeting.

Recommended Action:

Conduct the public hearing and approve the zoning ordinance.

Attachments:

1. Notification/Location Map
 2. Annexation/Parcel Map
 3. Ordinance
-

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the rezoning ordinance.

CITY OF AUBREY
ORDINANCE NUMBER 913-25

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, (THE "ZONING ORDINANCE") AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM UNZONED, "AG-R" AGRICULTURAL RESIDENTIAL DISTRICT AND A SMALL STRIP OF PRIVATE EASEMENTS DESIGNATED AS "C" COMMERCIAL DISTRICT TO "SF75" SINGLE-FAMILY RESIDENTIAL DISTRICT AS THE ZONING CLASSIFICATION FOR APPROXIMATELY 15.244 ACRES OF LAND, COMPRISED OF AN APPROXIMATE 6.25 ACRE TRACT (DENTON COUNTY APPRAISAL DISTRICT PID 563322) GENERALLY LOCATED SOUTH OF FM 428/SPRING HILL ROAD, EAST OF THE AUBREY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL PROPERTY AND NORTH OF E. HIGHMEADOW DRIVE IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUBREY; AND AN APPROXIMATE 7.781 ACRE TRACT (DENTON COUNTY APPRAISAL DISTRICT PROPERTY ID's 52453, 52458 & 52471; AND AN APPROXIMATE 1.213 ACRE TRACT (DENTON COUNTY APPRAISAL DISTRICT PROPERTY ID's 52483, 193127, & 193128) ALL GENERALLY LOCATED WEST OF THE AUBREY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL PROPERTY SOUTH OF FM 428/SPRING HILL ROAD, EAST OF US HIGHWAY 377, AND NORTH OF E. HIGHMEADOW DRIVE, ALL BEING SITUATED IN THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARS (\$2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the property owner owns seven tracts of land for an approximate total of 15.244-acres, generally located south of FM 428/Spring Hill Road, east of U.S. Highway 377, north of E. Highmeadow Drive, a portion of which is in the Extraterritorial Jurisdiction of the City

of Aubrey and all of which is situated in the Francisco Trevino Survey, Abstract No. 1243, legally described and depicted in **Exhibit A**, attached hereto (the "Property"); and

WHEREAS, approximately 6.25-acres (Denton County Appraisal District PID 563322) of the 15.244-acre Property located in the Extraterritorial Jurisdiction of the City of Aubrey and was recently annexed into the corporate boundaries of the City pursuant to Ordinance No. 912-25, and is currently unzoned; and

WHEREAS, the City received a request from the owner of the Property to change the zoning on the Property to "SF75" Single-Family Residential District; and

WHEREAS, approximately 8.994-acres (Denton County Appraisal District PID's 52453, 52458, 52471 52483, 193127 & 193128) of the remaining 15.244-acre Property is currently located within the corporate boundaries of the City of Aubrey, Denton County, Texas and is zoned "AG-R" Agricultural Residential District with a small strip of private easements designated as "C" Commercial Zoning District; and

WHEREAS, the City received a request from the owner of the Property to change the zoning on 8.994 acres of the Property located within the corporate limits of the City of Aubrey, Denton County, Texas from "AG-R" Agricultural Residential District and "C" Commercial Zoning District to "SF75" Single-Family Residential District.

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 "SF75" Single-Family Residential District; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility of the proposed rezoning to SF-75 with surrounding uses, the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Zoning Ordinance, and would encourage the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and; and

WHEREAS, the City Council finds that rezoning the Property to SF-75 would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public; 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 legislative findings of the City Council and are incorporated herein by reference.

SECTION 2. ZONING AMENDMENT. Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, (the "Zoning Ordinance") is hereby

amended to change the zoning on an approximate 15.244-acres of land generally located south of FM 428/Spring Hill Road, east of US Highway 377, north of E. Highmeadow Drive, situated in the Francisco Trevino Survey, Abstract No. 1243, and comprised of seven tracts of land more specifically described as follows, and the zoning for each such tract is hereby changed as follows:

- a. A 6.25-acre tract (Denton County Appraisal District PID 563322) being zoned from unzoned land in the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas, to "SF75" Single-Family Residential District; and
- b. A 7.781-acre tract (Denton County Appraisal District PID's 52458, 52453, and 52471) being rezoned from "AG-R" Agricultural-Residential District to "SF75" Single-Family Residential District; and
- c. A 1.213-acre tract (Denton County Appraisal District PID's 52483, 193127, and 193128) being rezoned from "AG-R" Agricultural-Residential District and a small strip of private easements designated as "C" Commercial District to "SF75" Single-Family Residential District.

The foregoing tracts are more specifically legally described and depicted in **Exhibit A** attached hereto and incorporated herein (collectively the "Property"), and the Property is hereby rezoned in accordance with this Ordinance.

SECTION 3. ZONING MAP. The official zoning map of the City shall be amended to reflect the change in zoning for the Property as described herein.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used and developed only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 5. PENALTY. Any person who violates of any provision this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

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

SECTION 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY,
TEXAS ON THIS 26TH DAY OF 2025.**

APPROVED:

ATTEST:

Chris Rich, Mayor

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

EXHIBIT A PROPERTY LEGAL DESCRIPTION & DEPICTION SEVEN TRACTS OF LAND FOR AN APPROXIMATE 15.244-ACRES

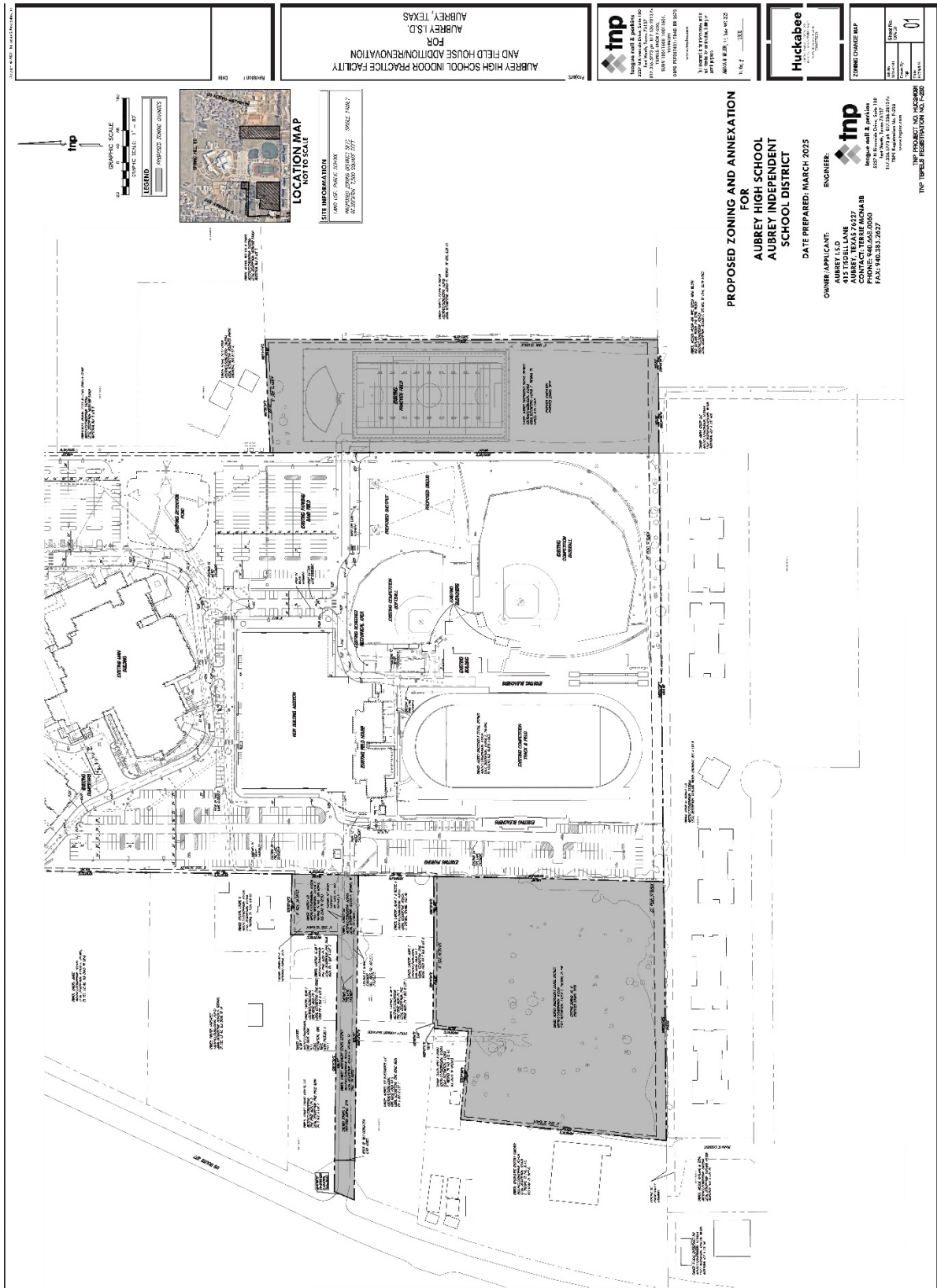


EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
6.25-ACRE TRACT (Denton County Appraisal District PID 5633220)

EXHIBIT "A"

LEGAL DESCRIPTION

Aubrey Independent School District Tract

BEING a 6.250 acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of that certain tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 2023-28514 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch square tube found for the Northwest corner of the above cited Aubrey Independent School District tract and the Southwest corner of Lot 4, Block B per the Final Plat of Neubauer Ranch Addition, Phase 1, as recorded in Document No. 2017-385 of the Plat Records of Denton County, Texas, said point also being in the East line of a called 48.3767 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 1993-35814 of the Real Property Records of Denton County, Texas, from which a 1/2 inch square tube capped "Cox 4577" found for the Northwest corner of said Lot 4 bears North 00°03'45" East a distance of 328.36 feet;

THENCE North 87°25'24" East departing the East line of said 48.3767 acre tract, and along the North line of said Aubrey Independent School District tract and the South line of said Lot 4, for a distance of 221.47 feet to a 1/2 inch square tube found for an angle point;

THENCE North 87°34'14" East continuing along the North line of said Aubrey Independent School District tract and the South line of said Lot 4, for a distance of 59.80 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Northeast corner of said Aubrey Independent School District tract, from which a 1/2 inch square tube capped "Cox 4577" found for the Southeast corner of said Lot 4 bears North 87°34'14" East a distance of 140.80 feet;

THENCE South 00°03'45" West departing the South line of said Lot 4, and along the East line of said Aubrey Independent School District tract, for a distance of 973.21 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Southeast corner of same, and being in the North line of a called 22.79 acre tract of land described in a Deed to Weldon Wilson and wife, Teresa Ann Wilson and Garland Wilson and Terri Wilson, as recorded in Document No. 2022-100361 of the Official Records of Denton County, Texas, from which a 1/2 inch iron rod capped "Metroplex RPLS 1849" found for the Southeast corner of that certain 25.018 acre tract of land described as Tract I in a Deed to Steven Kenley and wife, Kristin Kenley, as recorded in Document No. 2013-605 of the Official Records of Denton County, Texas, bears North 89°04'25" East a distance of 828.42 feet;

THENCE South 89°04'25" West along the South line of said Aubrey Independent School District tract and the North line of said 22.79 acre tract, for a distance of 117.63 feet to a 5/8 inch iron rod with cap stamped "TNP" found for an angle point, same being the Northwest corner of said 22.79 acre tract and the Northeast corner of Lot 4R2, Block A per the Replat of Garland Wilson Addition, as recorded in Document No. 2020-387 of the Plat Records of Denton County, Texas, from which a 1/2 inch iron rod found for the Southeast corner of said Lot 4R2 bears South 00°04'37" West a distance of 491.79 feet;

THENCE South 89°30'45" West along the South line of said Aubrey Independent School District tract and the North line of said Lot 4R2, for a distance of 163.38 feet to a 1/2 inch iron rod capped "Metroplex 10023300" found for the Southwest corner of said Aubrey Independent School District tract and the Southeast corner of said 48.3767 acre tract, from which a 1/2 inch iron rod capped "Metroplex RPLS 1849" found for an interior ell corner of said Lot 4R2 bears South 00°17'28" West a distance of 221.18 feet;

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
6.25-ACRE TRACT (Denton County Appraisal District PID 5633220)

THENCE North 00°03'45" East along the West line of said Aubrey Independent School District tract and the East line of said 48.3767 acre tract, for a distance of 964.01 feet to the **POINT OF BEGINNING**, and containing 6.250 acres of land, more or less.

NOTES:

1. Bearings are referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone 4202: NAD83 (2011) EPOCH 2010} as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
2. An Exhibit of even date herewith accompanies this legal description. See Exhibit "B".



Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins, Inc.
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Date: March 7, 2025



EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
 6.25-ACRE TRACT (Denton County Appraisal District PID 5633220)

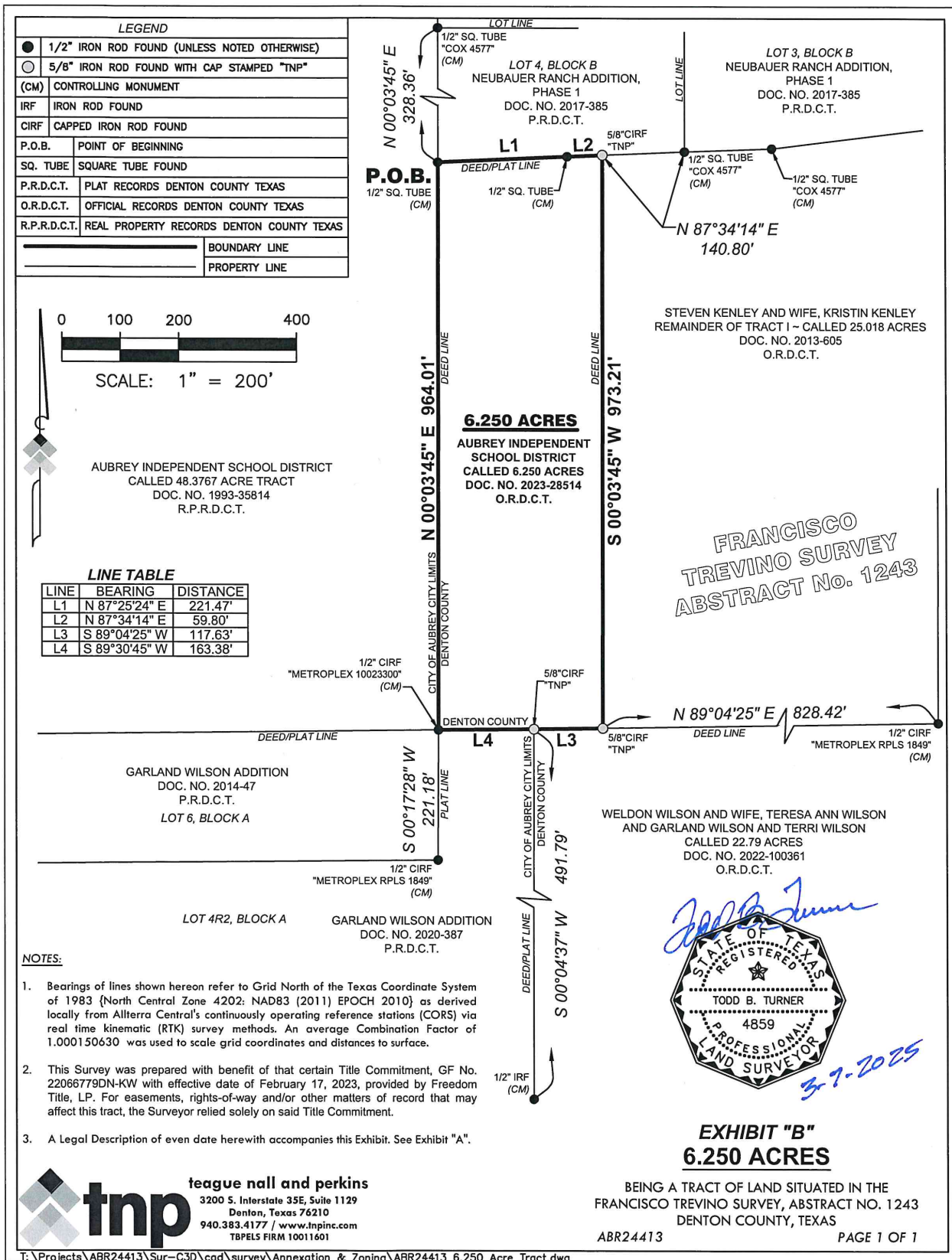


EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
7.781-ACRE TRACT (Denton County Appraisal District PIDs 52453, 52458, 52471)

EXHIBIT "A"

LEGAL DESCRIPTION

Aubrey Independent School District 7.781 Acre Tract

BEING a 7.781 acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of that certain 4.044 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 2022-113584 of the Official Records of Denton County, Texas, and all of that certain 2.000 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 2022-116124 of the Official Records of Denton County, Texas, and all of that certain 1.73 acre tract of land described as Tract 1 and all of that certain 0.009 acre tract of land described as Tract 2 in a Deed to Aubrey Independent School District, as recorded in Document No. 2024-5822 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for the Southwest corner of the above cited 2.000 acre tract and the Southeast corner of that certain 3.751 acre tract of land described in a Deed to Brookshire Grocery Company, as recorded in Document No. 2023-109743 of the Official Records of Denton County, Texas, from which a 1/2 inch iron rod found for reference bears South 08°07'36" West a distance of 1.16 feet, and a 1/2 inch iron rod found for the Southwest corner of said 3.751 acre tract and the Northwest corner of Lot 9R, Block A per Replat of Garland Wilson Addition, as recorded in Document No. 2016-2178 of the Plat Records of Denton County, Texas, bears South 89°22'58" West a distance of 369.92 feet;

THENCE North 05°49'31" East along the West line of said 2.000 acre tract and the East line of said 3.751 acre tract, passing a 1/2 inch iron rod found for the Northeast corner of said 3.751 acre tract and the Southeast corner of that certain 0.331 acre tract of land described in a Deed to Paul Redfearn, as recorded in Document No. 2017-39448 of the Official Records of Denton County, Texas, at a distance of 464.76 feet, and continuing along the West line of said 2.000 acre tract and the East line of said 0.331 acre tract for a total distance of 512.54 feet to a 5/8 inch iron rod capped "PLS Inc" found for the Northwest corner of said 2.000 acre tract and the most Southerly Northeast corner of said 0.331 acre tract, same being in the South line of that certain 0.472 acre tract of land described in a Deed to Bret Gulch and spouse, Donna Gulch, as recorded in Document No. 2019-46189 of the Official Records of Denton County, Texas;

THENCE South 85°07'29" East along the North line of said 2.000 acre tract and the South line of said 0.472 acre tract, for a distance of 219.89 feet to a 1/2 inch iron rod found for the Northeast corner of said 2.000 acre tract and the Southeast corner of said 0.472 acre tract, same being in the West line of said 1.73 acre tract, from which a 5/8 inch iron rod capped "PLS Inc" found for the Southwest corner of said 1.73 acre tract and the most Northerly Southeast corner of said 2.000 acre tract bears South 04°58'43" West a distance of 109.85 feet;

THENCE North 04°58'43" East along the West line of said 1.73 acre tract and the East line of said 0.472 acre tract, for a distance of 84.20 feet to a 1/2" inch iron rod found for the Northwest corner of said 1.73 acre tract and the Northeast corner of said 0.472 acre tract, from which a 1/2 inch iron rod found for the Southeast corner of Lot 1, Block C per the Minor Plat of Pine Ridge Addition, Phase II, as recorded in Document No. 2015-200 of the Plat Records of Denton County, Texas, bears North 85°21'19" West a distance of 37.21 feet;

THENCE North 89°47'11" East along the North line of said 1.73 acre tract, for a distance of 12.73 feet to a 1/2 inch iron rod found for the Southwest corner of said 0.009 acre tract;

THENCE North 02°08'04" East along the West line of said 0.009 acre tract, for a distance of 3.47 feet to a 1/2 inch iron rod found for the Northwest corner of said 0.009 acre tract, same being the Southwest corner of Lot 1, Block B per the Final Plat of Pine Ridge Addition, Phase I, as recorded in Cabinet Q, Page 317 of the Plat Records of Denton County, Texas;

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
7.781-ACRE TRACT (Denton County Appraisal District PIDs 52453, 52458, 52471)

THENCE South 89°16'34" East along the North line of said 0.009 acre tract and the South line of said Lot 1, passing a 1/2 inch iron rod found for the common South corner of said Lot 1 and Lot 2 at a distance of 110.71 feet, and continuing along the North line of said 0.009 acre tract and the South line of said Lot 2, for a total distance of 214.25 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 2, the East corner of said 0.009 acre tract, and the Southwest corner of that certain 0.652 acre tract of land described in a Deed to Alvin F. Lantrip and wife, Bessie J. Lantrip, as recorded in Volume 5192, Page 1434 of the Real Property Records of Denton County, Texas;

THENCE North 89°39'49" East along the South line of said 0.652 acre tract and the North line of said 1.73 acre tract, for a distance of 150.60 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Northeast corner of said 1.73 acre tract and the Southeast corner of said 0.652 acre tract, same being in the West line of that certain 48.3767 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 1993-35814 of the Real Property Records of Denton County, Texas, from which a point for the Northeast corner of said 0.652 acre tract bears North 00°58'53" East a distance of 186.54 feet;

THENCE South 00°58'53" West along the West line of said 48.3767 acre tract and the East line of said 1.73 acre tract, for a distance of 196.89 feet to a 5/8 inch iron rod capped "PLS Inc" found for the Southeast corner of said 1.73 acre tract and the Northeast corner of said 4.044 acre;

THENCE South 01°29'50" West continuing along the West line of said 48.3767 acre tract and the East line of said 4.044 acre tract, passing a 5/8 inch iron rod found for reference at a distance of 371.99 feet, and continuing along said lines for a total distance of 373.11 feet to a point for the Southwest corner of said 48.3767 acre tract and the Southeast corner of said 4.044 acre tract, same being in the North line of Lot 6, Block A, per the Final Plat of Garland Wilson Addition, as recorded in Document No. 2014-47 of the Plat Records of Denton County, Texas;

THENCE South 89°22'58" West along the South line of said 4.044 acre tract and the North line of said Lot 6, passing a 5/8 inch iron rod capped "PLS Inc" found for the Southwest corner of said 4.044 acre tract and the Southeast corner of said 2.000 acre tract at a distance of 468.90 feet, and continuing along the South line of said 2.000 acre tract and the North line of said Lot 6, passing a 1/2 iron rod capped "Metroplex 1849" found for the Northwest corner of said Lot 6 and the Northeast corner of Lot 7R, Block A per said Replat of Garland Wilson Addition at a distance of 637.27 feet, and continuing along the South line of said 2.000 acre tract and the North line of said Lot 7R, for a total distance of 643.03 feet to the **POINT OF BEGINNING**, and containing 7.781 acres of land, more or less.

NOTES:

1. Bearings are referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone 4202: NAD83 (2011) EPOCH 2010} as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
2. An Exhibit of even date herewith accompanies this legal description. See Exhibit "B".


Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins, Inc.
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
817-383-4177
Date: March 7, 2025



[illegible]

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EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
1.213-ACRE TRACT (Denton County Appraisal District PIDs 52483, 193127, 193128)

EXHIBIT "A"

LEGAL DESCRIPTION

Aubrey Independent School District 1.213 Acre Tract

BEING a 1.213 acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of that certain 0.397 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 2022-171175 of the Official Records of Denton County, Texas, all of that certain 0.74 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 1997-57860 of the Real Property Records of Denton County, Texas, and all of that certain 0.17 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 1997-57861 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" found the Northeast corner of the above cited 0.397 acre tract and the Southeast corner of that certain 0.84 acre tract of land described as Tract Four in a Deed to Lonnie Ray Prator, as recorded in Document No. 1996-47827 of the Real Property Records of Denton County, Texas, same being in the West line of that certain 48.3767 acre tract of land described in a Deed to Aubrey Independent School District, as recorded in Document No. 1993-35814 of the Real Property Records of Denton County, Texas;

THENCE South 00°58'53" West along the East line of said 0.397 acre tract and the West line of said 48.3767 acre tract, passing a 1/2 inch iron rod capped "RPLS 3963" found for the Southeast corner of said 0.397 acre tract and the Northeast corner of said 0.17 acre tract at a distance of 114.99 feet, and continuing along the East line of said 0.17 acre tract and the West line of said 48.3767 acre tract, for a total distance of 164.99 feet to the Southeast corner of said 0.17 acre tract and the Northeast corner of that certain 0.652 acre tract of land described in a Deed to Alvin F. Lantrip and wife, Bessie J. Lantrip, as recorded in Volume 5192, Page 1434 of the Real Property Records of Denton County, Texas;

THENCE North 89°15'50" West along the South line of said 0.17 acre tract and the North line of said 0.652 acre tract, passing a 1/2 inch iron rod found for the Northwest corner of said 0.652 acre tract, the Southwest corner of said 0.17 acre tract and the Southeast corner of said 0.74 acre tract at a distance of 150.24 feet, and continuing along the South line of said 0.74 acre tract for a total distance of 708.44 feet to a 5/8 inch iron rod with cap stamped "TNP" found, from which a 5/8 inch iron rod with cap stamped "TxDOT Survey Marker Right of Way Monument" found for the Northeast corner of that certain 0.079 acre tract described as Parcel P00024505 in a Deed to the State of Texas, as recorded in Document No. 2023-81175 of the Official Records of Denton County, Texas, bears North 89°15'50" West a distance of 46.29 feet;

THENCE North 00°00'00" West departing the South line of said 0.74 acre tract, for a distance of 50.00 feet to the North line of said 0.74 acre tract, same being the Southeast corner of that certain 0.092 acre tract of land described as Parcel P00024503 in a Deed to the State of Texas, as recorded in Document No. 2023-119941 of the Official Records of Denton County, Texas;

THENCE South 89°15'50" East along the North line of said 0.74 tract for a distance of 559.12 feet to a 1/2 inch iron rod found for the Northeast corner of said 0.74 acre tract, the Southwest corner of said 0.397 acre tract and the Northwest corner of said 0.17 acre tract,

THENCE North 00°30'52" East along the West line of said 0.397 acre tract and the East line of Lot 3, Block A per the Final Plat of Pine Ridge Addition, Phase I, as recorded in Cabinet Q, Page 317 of the Plat Records of Denton County, Texas, for a distance of 116.12 feet to a 1/2 inch iron rod found for the Northwest corner of said 0.397 acre tract and the Northeast corner of said Lot 3, same being in the South line of said 0.84 acre tract;

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION

1.213-ACRE TRACT (Denton County Appraisal District PIDs 52483, 193127, 193128)

THENCE South 88°50'00" East along the North line of said 0.397 acre tract and the South line of said 0.84 acre tract, passing a 1/2 inch iron rod capped "RPLS 3693" found at a distance of 150.11 feet, and continuing along said lines for a total distance of 151.11 feet to the **POINT OF BEGINNING**, and containing 1.213 acres of land, more or less.

NOTES:

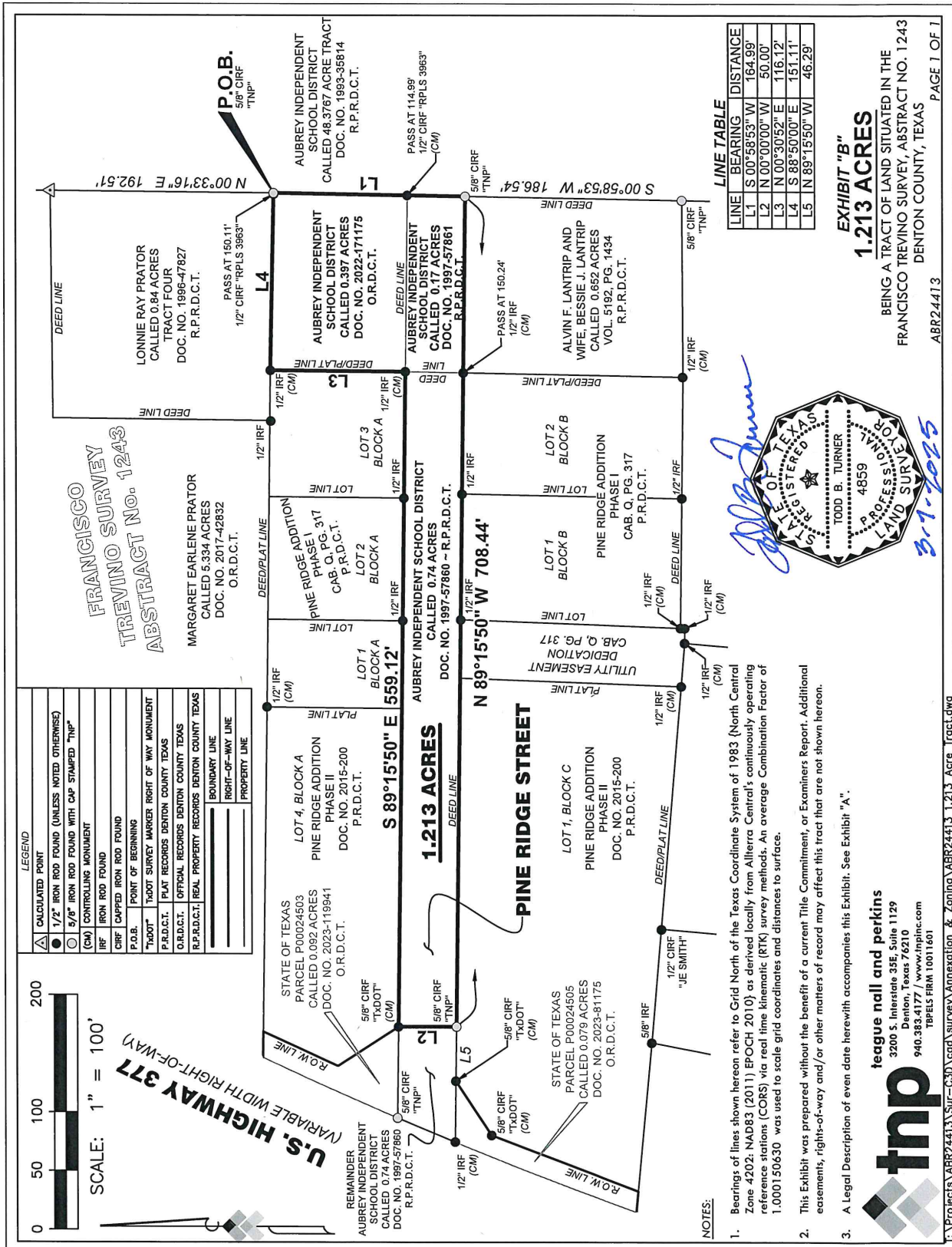
1. Bearings are referenced to Grid North of the Texas Coordinate System of 1983 {North Central Zone 4202: NAD83 (2011) EPOCH 2010} as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
2. An Exhibit of even date herewith accompanies this legal description. See Exhibit "B".



Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins, Inc.
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
817-383-4177
Date: March 7, 2025

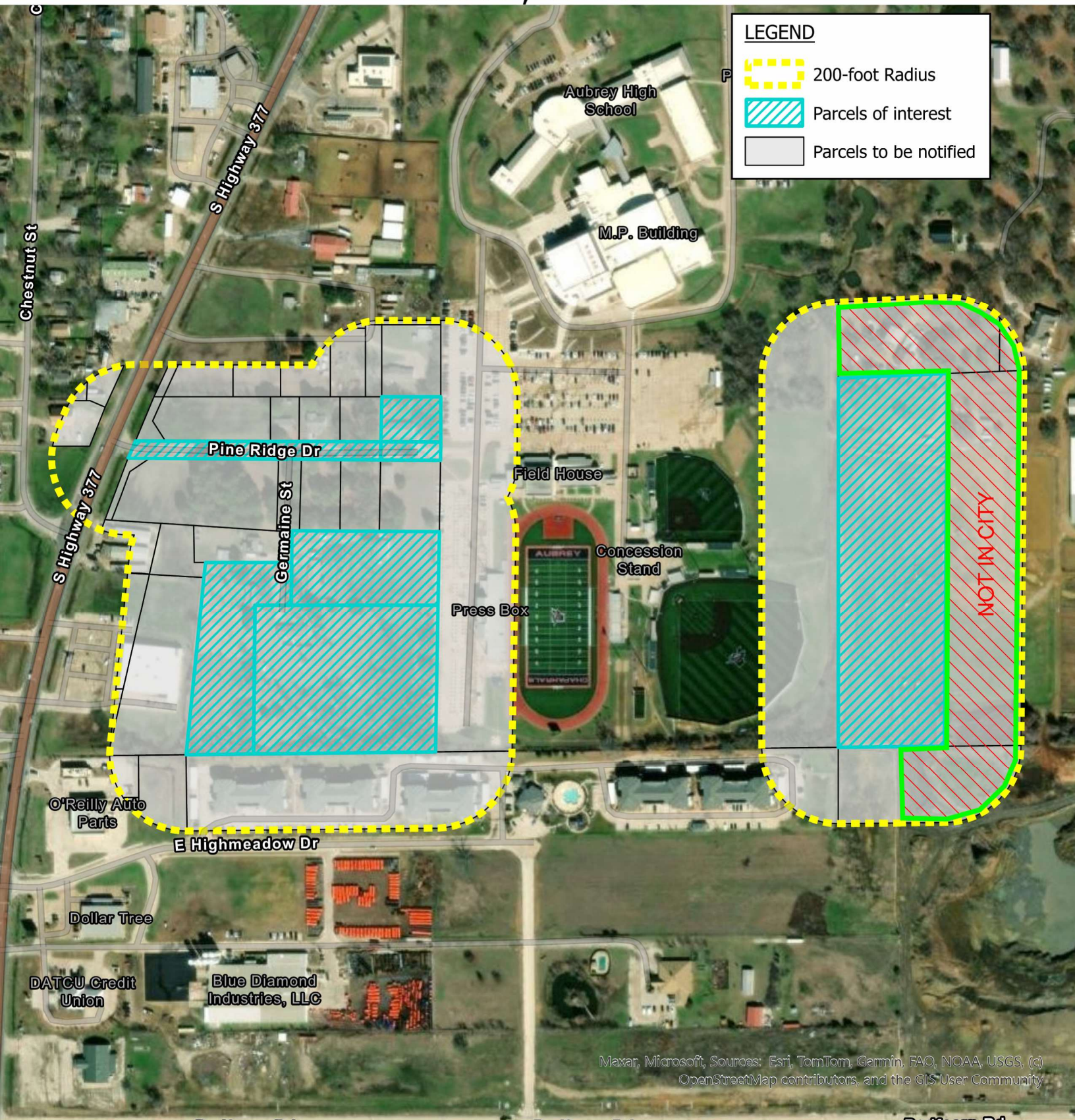


1.213-ACRE TRACT (Denton County Appraisal District PIDs 52483, 193127, 193128)

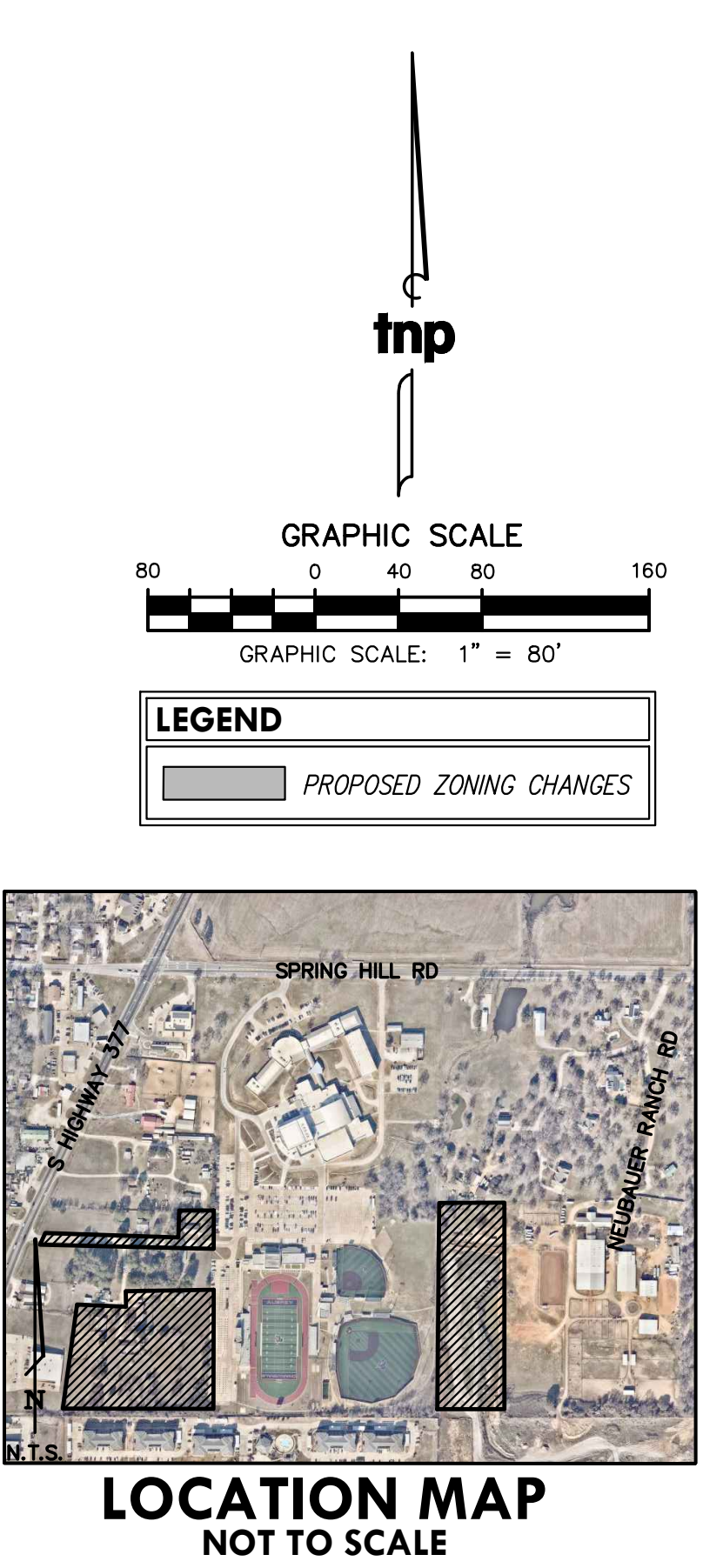
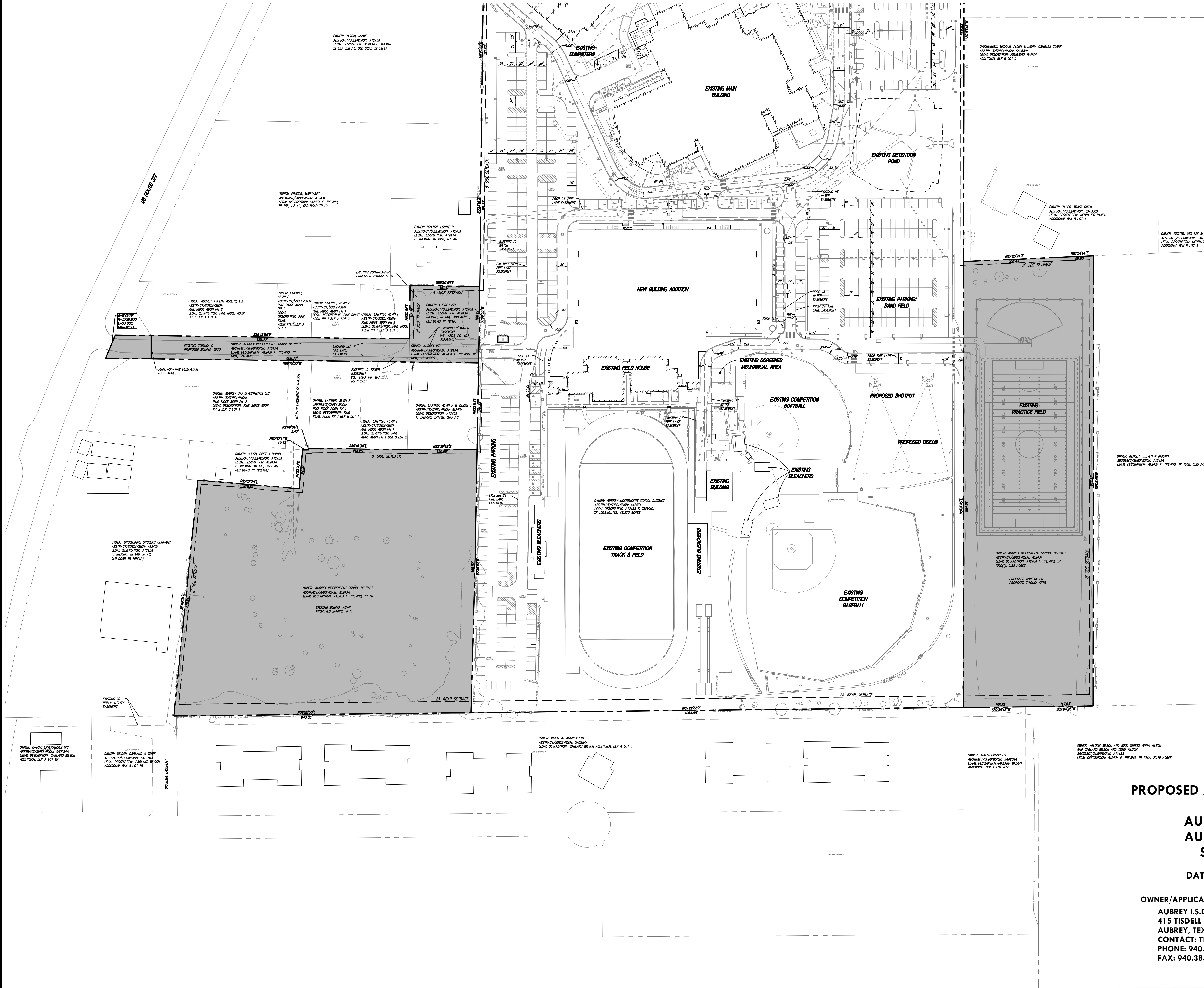


AUBREY HIGH SCHOOL 200-FT NOTIFICATION MAP

AUBREY, TX 76227



MAILING NOTIFICATION REFLECTS
CURRENT CITY TAX ROLL
PROPERTIES.



SITE INFORMATION
LAND USE: PUBLIC SCHOOL
PROPOSED ZONING DISTRICT SF75 - SINGLE-FAMILY
RESIDENTIAL 7,500 SQUARE FEET

**PROPOSED ZONING AND ANNEXATION
FOR
AUBREY HIGH SCHOOL
AUBREY INDEPENDENT
SCHOOL DISTRICT**

DATE PREPARED: MARCH 2025

OWNER/APPLICANT:
AUBREY I.S.D.
415 TISDELL LANE
AUBREY, TEXAS 76227
CONTACT: TERRIE MCNABB
PHONE: 940.668.0060
FAX: 940.385.2627

ENGINEER:
tnp
teague nall & perkins
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnppinc.com

TNP PROJECT NO. HUC24091
TNP TBPELS REGISTRATION NO. F-230

**AUBREY HIGH SCHOOL INDOOR PRACTICE FACILITY
AND FIELD HOUSE ADDITION/RENOVATION
FOR
AUBREY I.S.D.
AUBREY, TEXAS**

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5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPELS: ENGR F-230;
SURY 10011600, 10011601,
10194381
GBPPE: PEF007431; TBPE: BR 2673
www.tnppinc.com
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not intended for construction, bidding or
permit purposes.
AMANDA M. MULLEN, P.E. Date: MAR 2025
Tx. Reg. # 123932

Huckabee
AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com
800.681.6239

ZONING CHANGE MAP	
Job No. 1916-07-01	Sheet No. 100% CD
Drawn By: TNP	01
Date: 07/23/2024	



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

Agenda Item

Hold a public hearing, consider and act on Ordinance No. 916-25, annexing an approximate 3.77 acres of land located in the City of Aubrey extraterritorial jurisdiction and being located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas. The property is generally located west of McNatt Road, north of Winterhaven Lane, and south of Spring Hill Road/FM 423. DCAD Parcel ID's 694193 and 1003909. (Cencor/SWC 428 McNatt LP Annexation)

Staff Contact

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

Summary

On March 24, 2025, the Aubrey City Council approved a development agreement with the developer, Cencor Acquisition Company, Inc. that included procedures for annexation and zoning of the subject property.

The applicant, SWC 428 McNatt LP has submitted an application for annexation for the subject property per the development agreement.

Recommendation:

Staff recommend approval of the annexation ordinance.

Recommended Action:

Open the public hearing and approve the ordinance.

Attachment:

1. Annexation Ordinance

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the annexation ordinance.

ORDINANCE NO. 916-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY BEING AN AREA TOTALING AN APPROXIMATE 3.77 ACRES, CONSISTING OF TWO PARCELS BEING AN APPROXIMATE 2.03 ACRE TRACT OF LAND, LEGALLY DESCRIBED AS BEING LOT 1, BLOCK A OF WINTERHAVEN 7 ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS AND BEING AN APPROXIMATE 1.74 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, TRACT 50A, DENTON COUNTY, TEXAS, INCLUDING ANY AND ALL RIGHTS-OF-WAY ADJACENT, BEING FURTHER DESCRIBED AND SHOWN IN MORE DETAIL IN EXHIBIT "A"; AND BEING GENERALLY LOCATED AT 6150 MCNATT ROAD AND 1710 SPRINGHILL ROAD, INTO THE CORPORATE LIMITS OF THE CITY OF AUBREY, DENTON COUNTY, TEXAS; AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Aubrey City Charter; and

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

WHEREAS, the City received a C-3 voluntary annexation petition (the "Petition") from the property owner (the "Owner") of the certain tract of land being approximately 3.77 acres of land, further described and depicted in **Exhibit "A"**, attached and incorporated as if set forth fully herein, (the "Property"), requesting to be annexed into the corporate limits of the City; and

WHEREAS, the City now desires to grant said Petition and annex the Property;
and

WHEREAS, on June 26, 2025, the City Council of the City ("City Council") passed Resolution No. 1011-25, which granted the petition requesting to be annexed into the City; and

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

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the area to be annexed was negotiated and executed prior to the annexation date and incorporated herein; and

WHEREAS, the City Council has investigated into, has determined, and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

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

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

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

SECTION 2. Annexation. The Property is hereby annexed into the City, and the boundary limits of the City are hereby extended to include the Property within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 3. Written Services Agreement. A Written Services Agreement, incorporated in the recorded Development Agreement between the City and the Owner, has been negotiated and prepared in accordance with applicable provision of state law pertaining to annexation and shall govern the delivery of municipal services to the annexed territory.

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

SECTION 5. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Denton County, Texas, and with other appropriate officials and agencies as required by state and federal law.

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

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

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

SECTION 9. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Aubrey, Texas.

PASSED AND APPROVED this 24th day of July 2025.

**CHRIS RICH
MAYOR**

ATTEST:

**JENNY HICKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

EXHIBIT A
LEGAL DESCRIPTION AND DEPICTION

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:

Being Lot 1, Block A, of WINTERHAVEN 7 ADDITION, an Addition to the City of Aubrey, Denton County, Texas, according to the Plat thereof recorded in cc# 2016-2135, Real Property Records, Denton County, Texas.

TRACT 2:

BEING all that certain lot, tract or parcel of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, being a part of a tract of land described in deed to Sandra Jane Harting, recorded under Instrument No. 2005-160025, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of E. Farm to Market 428, at the Northwest corner of Lot 1, Block A, Winterhaven 7 Addition, an Addition to the City of Aubrey, Denton County, Texas, according to the Plat thereof recorded under Instrument No. 2016-2135, Plat Records, Denton County, Texas (P.R.D.C.T.), at the Northeast corner of said Harting tract;

THENCE South 00 deg. 18 min. 43 sec. West, a distance of 469.67 feet to a fence post for corner at the Southwest corner of Lot 2 of said Block A, at the Northwest corner of Lot 3 of said Block A:

THENCE South 88 deg. 07 min. 58 sec. West, a distance of 105.14 feet to a fence post for corner;

THENCE North 37 deg. 51 min. 05 sec. West, a distance of 51.32 feet to a fence post for corner;

THENCE North 51 deg. 08 min. 39 sec. West, a distance of 50.15 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 42 deg. 59 min. 22 sec., a radius of 105.51 feet, and a chord bearing and distance of North 32 deg. 51 min. 20 sec. West, 77.32 feet;

THENCE Northwesterly along said curve to the right an arc distance of 79.17 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 18 deg. 17 min. 34 sec., a radius of 186.79 feet, and chord bearing and distance of North 01 deg. 45 min. 57 sec. West, a distance of 59.38 feet;

THENCE Northwesterly along said curve to the right an arc distance of 59.64 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 31 deg. 00 min. 48 sec., a radius of 73.39 feet, and a chord bearing and distance of North 26 deg. 48 min. 46 sec. East, 39.24 feet;

THENCE Northeasterly along said curve to the right an arc distance of 39.73 feet to a fence post for corner;

THENCE North 43 deg. 50 min. 46 sec. East, a distance of 79.69 feet to a fence post for corner, being the beginning of a curve to the left having a central angle of 43 deg. 01 min. 00 sec., a radius of 78.63 feet, and a chord bearing and distance of North 27 deg. 46 min. 42 sec. East, 57.66 feet;

THENCE Northeasterly along said curve to the left an arc distance of 59.04 feet to a fence post for corner;

THENCE North 01 deg. 10 min. 31 sec. East, a distance of 119.92 feet to a fence post for corner;

THENCE North 54 deg. 33 min. 06 sec. East, a distance of 22.17 feet to a 1/2 inch yellow-capped iron rod set for corner in the said South line;

THENCE North 89 deg. 42 min. 07 sec. East, a distance of 101.67 feet to the PLACE OF BEGINNING and containing 76,001 square feet or 1.74 acres of land.

TRACT 3: Easement Estate

Non-exclusive easement rights as set forth in Easement Agreement for Access, executed by Sandra Jane Harting AKA Sandra Jane Holt to BINYO PROPERTIES LLC, dated 06/30/2022, filed 06/30/2022, recorded in cc# 2022-96516, Official Public Records, Denton County, Texas.





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

Agenda Item

Hold a public hearing, consider, and act on Ordinance No. 917-25, amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change of zoning on land annexed into the City limits from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a zoning classification of PD - Planned Development District with a base zoning district of C – Commercial on approximately 3.77 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. The property is generally located west of McNatt Road, north of Winterhaven Lane, and south of Spring Hill Road/FM 423. DCAD Parcel ID's 694193 and 1003909. (Cencor/SWC 428 McNatt LP PD-C)

Staff Contact

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

Summary

On March 27, 2025, the Aubrey City Council approved a Development Agreement that included procedures for annexation and zoning of the subject property. The landowner has submitted a zoning application for a Planned Development (PD) District with a base zoning district of Commercial (C) that is consistent with the Development Agreement.

The permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply the Property, as such ordinances exist or may be amended, and as outlined below.

Permitted Uses:

1. Permitted uses per the Commercial (C) District base zoning, with express written exceptions outlined in the Prohibited Uses section
2. Office uses.
3. Garden Center with outdoor storage and display shall only be permitted on the McNatt Road frontage.
4. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for a Specific Use Permit (SUP).
5. Tire repair shops without outdoor storage or display of tires.

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.

All other alcoholic beverage sales (not listed above in Permitted Uses) shall require a Specific Use Permit (SUP) application. Package stores, requiring an SUP shall have a minimum square footage of 20,000 square feet and be a stand-alone structure.

Prohibited Uses:

The following uses are prohibited on the property:

1. Car wash
2. Repair and storage garages
3. Auto body operations
4. Spray painting operations
5. Motels and apartment hotels
6. Rental truck and trailers with or without automobile service stations
7. Mini warehouse/self-storage facilities
8. Mortuary
9. Machinery and equipment sales and service establishments
10. Tobacco product/Smoke Shop stores. Tobacco product/smoke shop stores are defined as a retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking supplies.
11. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries).
12. Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with a business are permitted; and
13. Outside Storage uses.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH 1 story=25 feet 2 story= 60 feet	Adjacent to other districts 1 story 20 feet 2 story-20 feet	Adjacent to Dedicated Street 1 story=30 feet 2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH 1 story=30 feet 2 story=60 feet	Adjacent to other districts 1 story=30 feet 2 story=30 feet	Adjacent to Dedicated Street 1 story=25 feet 2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum Square footage	5,000 square feet		
Maximum Lot Coverage	50%		

Supplementary District Regulations:

Other Supplementary District Regulations, Section 23, of the City of Aubrey Zoning, Chapter 14, Zoning Ordinance, Chapter 14A, include, but are not limited to Buffers, Nonresidential Design Standards, gas pumps and fueling stations, drive-thru facilities, sanitation containers, mechanical equipment, and accessibility contained within the Zoning Ordinance, as amended, shall be applicable except provided herein.

Tree Preservation:

The property will not be subject to tree preservation/tree mitigation requirements.

Access:

24-foot mutual access/fire lane easements as required by the City's Subdivision Regulations shall be provided to the property to the west and south at the time of platting, subject to Developer's ability to expand the width of the easement with the neighboring property owner.

Concept Plan:

A Conceptual Site Plan to serve as a PD Concept Plan is included as an attachment to this agenda report.

Notifications:

Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided. At the time of agenda report submission, no letters either for or against the zoning application had been received.

Comprehensive Plan Provisions:

The Comprehensive Plan identifies the subject property as "Estate Neighborhood."

Recommendation:

Staff recommend approval of the Ordinance as presented.

Planning & Zoning Commission Recommendation:

The Planning & Zoning Commission unanimously recommended (4-0) the rezoning application for approval at their July 10, 2025 meeting.

Action Options:

The City Council may:

1. Approve the Ordinance for rezoning; or
2. Deny the rezoning application.

Attachments:

1. Location/Notification Map
2. Zoning Ordinance for the property
3. PD Concept Plan
4. Cencor Acquisition Company, Inc. Development Agreement

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the Ordinance as presented.

CITY OF AUBREY
ORDINANCE NUMBER 917-25
SUP 2025-06-PD-C

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, (THE "ZONING ORDINANCE") AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM UNZONED TO PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DISTRICT OF "C" COMMERCIAL DISTRICT ("PD-2025-06-C") AS THE ZONING CLASSIFICATION FOR APPROXIMATELY 3.77 ACRES OF LAND, GENERALLY LOCATED SOUTH AND WEST OF THE INTERSECTION OF SPRING HILL ROAD AND MCNATT ROAD, BEING SITUATED IN THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, DENTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A" AND EXHIBIT "B"; PROVIDING FOR THE ADOPTION OF A CONCEPT PLAN, EXHIBIT "C", DEVELOPMENT REQUIREMENTS, EXHIBIT "D" AND BUILDING ELEVATIONS, EXHIBIT "E"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR A ZONING AMENDMENT; PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARS (\$2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the property owner owns an approximate 3.77-acre tract of land, generally located south and east of the intersection of Spring Hill Road and McNatt Road, and in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, legally described and depicted in **Exhibit A**, attached hereto (the "Property"); and

WHEREAS, the Property is subject to the terms of a Development Agreement executed pursuant to Texas Local Government Code Section 212.171, et seq, a copy of which has been filed in the Denton County Land Records; and

WHEREAS, the Property was recently annexed into the City boundaries and is currently unzoned; and

WHEREAS, the City received a request from the owner of the Property to change the zoning on the Property to Planned Development District with “C” Commercial District as the base zoning district (“PD-2025-06-C”); and

WHEREAS, the Property will be developed in conformity with the Concept Plan as set forth in **Exhibit C**, attached hereto and incorporated herein; and

WHEREAS, the Development Regulations, as set forth in **Exhibit D** attached hereto and incorporated herein, and the Building Elevations, as set forth in **Exhibit E**, attached hereto and incorporated herein, define the land uses and standards for the development of the Property; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the “Zoning Map”) to reflect the Planned Development District; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration that are key features for City’s consideration of zoning land as a planned development zoning district; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

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

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

SECTION 2. ZONING AMENDMENT. Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, (the "Zoning Ordinance") is hereby amended to change the zoning on the approximate 3.77-acre tract of land, generally located south and east of the intersection of Spring Hill Road and McNatt Road, and situated in the Francisco Trevino Survey, Abstract No. 1243, legally described and depicted in **Exhibit A** and depicted in **Exhibit B** (the "Property") each of which are attached hereto and incorporated herein, from unzoned land to Planned Development District with "C" Commercial District as the base zoning classification ("PD-2025-06-C") in accordance with **Exhibit D, ("Development Regulations")**, attached hereto and incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing, except as expressly modified by this Ordinance.

SECTION 3. CONCEPTUAL PLAN AND BUILDING ELEVATIONS. The Planned Development Concept Plan for the Property as set forth in **Exhibit "C" (the "PD Concept Plan")**, a copy of which is attached hereto and incorporated herein, is hereby approved and adopted and shall be adhered to in the development and use of the Property. **Exhibit "E", (the "Building Elevations")**, a copy of which is attached hereto and incorporated herein, is hereby approved and shall be adhered to in the development and use of the Property. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council

SECTION 4. ZONING MAP. The official zoning map of the City shall be amended to reflect the change in zoning for the Property as described herein.

SECTION 5. COMPLIANCE REQUIRED. The Property shall be used and developed only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 6. 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 7. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

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

SECTION 9. 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 JULY, 2025.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams
City Attorney

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
1.74 ACRE PARCEL AND 2.03 ACRE LOT
(LOT 1, BLOCK A, WINTERHAVEN 7 ADDITION)
DENTON COUNTY APPRAISAL DISTRICT PARCEL ID'S 1003903 AND 694193

TRACT 1:

Being Lot 1, Block A, of WINTERHAVEN 7 ADDITION, an Addition to the City of Aubrey, Denton County, Texas, according to the Plat thereof recorded in cc# 2016-2135, Real Property Records, Denton County, Texas.

TRACT 2:

BEING all that certain lot, tract or parcel of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, being a part of a tract of land described in deed to Sandra Jane Harting, recorded under Instrument No. 2005-160025, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of E. Farm to Market 428, at the Northwest corner of Lot 1, Block A, Winterhaven 7 Addition, an Addition to the City of Aubrey, Denton County, Texas, according to the Plat thereof recorded under Instrument No. 2016-2135, Plat Records, Denton County, Texas (P.R.D.C.T.), at the Northeast corner of said Harting tract;

THENCE South 00 deg. 18 min. 43 sec. West, a distance of 469.67 feet to a fence post for corner at the Southwest corner of Lot 2 of said Block A, at the Northwest corner of Lot 3 of said Block A:

THENCE South 88 deg. 07 min. 58 sec. West, a distance of 105.14 feet to a fence post for corner;

THENCE North 37 deg. 51 min. 05 sec. West, a distance of 51.32 feet to a fence post for corner;

THENCE North 51 deg. 08 min. 39 sec. West, a distance of 50.15 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 42 deg. 59 min. 22 sec., a radius of 105.51 feet, and a chord bearing and distance of North 32 deg. 51 min. 20 sec. West, 77.32 feet;

THENCE Northwesterly along said curve to the right an arc distance of 79.17 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 18 deg. 17 min. 34 sec., a radius of 186.79 feet, and chord bearing and distance of North 01 deg. 45 min. 57 sec. West, a distance of 59.38 feet;

THENCE Northwesterly along said curve to the right an arc distance of 59.64 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of

31 deg. 00 min. 48 sec., a radius of 73.39 feet, and a chord bearing and distance of North 26 deg. 48 min. 46 sec. East, 39.24 feet;

THENCE Northeasterly along said curve to the right an arc distance of 39.73 feet to a fence post for corner;

THENCE North 43 deg. 50 min. 46 sec. East, a distance of 79.69 feet to a fence post for corner, being the beginning of a curve to the left having a central angle of 43 deg. 01 min. 00 sec., a radius of 78.63 feet, and a chord bearing and distance of North 27 deg. 46 min. 42 sec. East, 57.66 feet;

THENCE Northeasterly along said curve to the left an arc distance of 59.04 feet to a fence post for corner;

THENCE North 01 deg. 10 min. 31 sec. East, a distance of 119.92 feet to a fence post for corner;

THENCE North 54 deg. 33 min. 06 sec. East, a distance of 22.17 feet to a 1/2 inch yellow-capped iron rod set for corner in the said South line;

THENCE North 89 deg. 42 min. 07 sec. East, a distance of 101.67 feet to the **PLACE OF BEGINNING** and containing 76,001 square feet or 1.74 acres of land.

TRACT 3: Easement Estate

Non-exclusive easement rights as set forth in Easement Agreement for Access, executed by Sandra Jane Harting AKA Sandra Jane Holt to BINYO PROPERTIES LLC, dated 06/30/2022, filed 06/30/2022, recorded in cc# 2022-96516, Official Public Records, Denton County, Texas.

TRACT 1

[illegible]

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**EXHIBIT D
PLANNED DEVELOPMENT DISTRICT REGULATIONS**

C – COMMERCIAL DISTRICT TRACT

SWC SPRING HILL ROAD AND MCNATT ROAD

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to the property as depicted in Exhibit A (the “Property”), as such ordinances exist or may be amended, and as outlined herein. The property shall be zoned as a PD-Planned Development District with a base zoning district of “C” Commercial District.

Permitted Uses:

1. Permitted uses per the Commercial (C) District base zoning, with express written exceptions outlined in the Prohibited Uses section.
2. Office uses.
3. Garden Center with outdoor storage and display shall only be permitted on the McNatt Road frontage.
4. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City’s adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for a Specific Use Permit (SUP).
5. Tire repair shops without outdoor storage or display of tires.

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.

All other alcoholic beverage sales (not listed above in Permitted Uses) shall require a Specific Use Permit (SUP) application. Package stores, requiring an SUP shall have a minimum square footage of 20,000 square feet and be a stand-alone structure.

Prohibited Uses:

The following uses are prohibited on the property:

1. Car wash
2. Repair and storage garages
3. Auto body operations
4. Spray painting operations
5. Motels and apartment hotels
6. Rental truck and trailers with or without automobile service stations
7. Mini warehouse/self-storage facilities
8. Mortuary

9. Machinery and equipment sales and service establishments
10. Tobacco product/Smoke Shop stores. Tobacco product/smoke shop stores are defined as a retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking supplies.
11. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries).
 - a. Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with a business are permitted; and
 - b. Outside Storage uses.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story = 25 feet	1 story = 20 feet	1 story=30 feet
	2 story = 60 feet	2 story = 20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum Square footage	5,000 square feet		
Maximum Lot Coverage	50%		

Supplementary District Regulations:

Other Supplementary District Regulations, Section 23, of the City of Aubrey Zoning, Chapter 14, Zoning Ordinance, Chapter 14A, include, but are not limited to Buffers, Nonresidential Design Standards, gas pumps and fueling stations, drive-thru facilities, sanitation containers, mechanical equipment, and accessibility contained within the Zoning Ordinance, as amended, shall be applicable except provided herein.

Tree Preservation:

The property will not be subject to tree preservation/tree mitigation requirements.

Access:

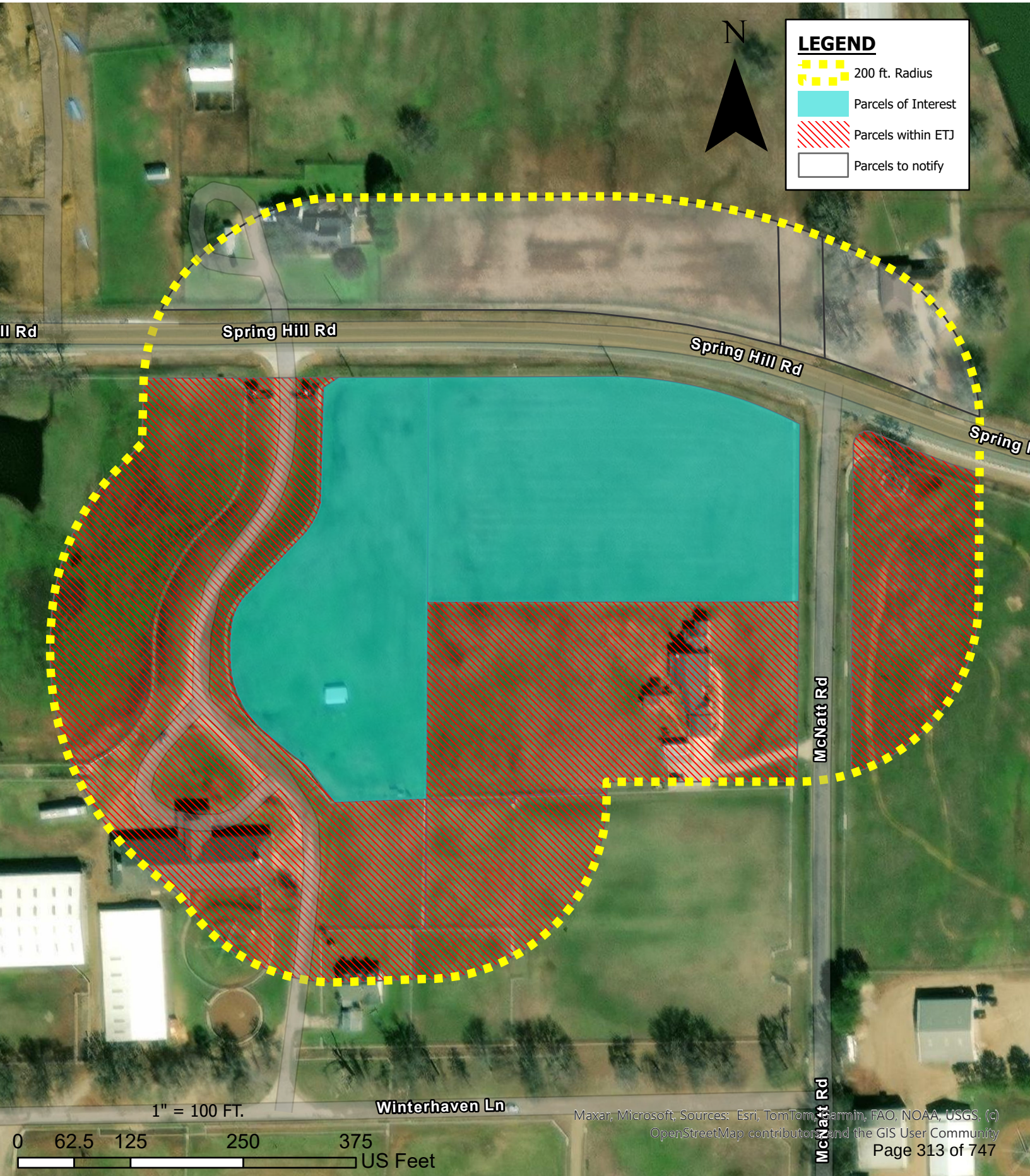
24-foot mutual access/firelane easements as required by the City's Subdivision Regulations shall be provided to the property to the west and south at the time of platting, subject to Developer's ability to expand the width of the easement with the neighboring property owner.

EXHIBIT E BUILDING ELEVATIONS



200-FOOT NOTIFICATION MAP

MCNATT ROAD, AUBREY, TX 76227





Conceptual Site Plan

SWC_McNATT

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) is entered into by and Cencor Acquisition Company, Inc., a Texas corporation, (the “Developer”) and the City of Aubrey, Texas, a home rule municipality (the “City”) to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement (“Effective Date”).

RECITALS

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County; and

WHEREAS, the Developer and the City (which are sometimes individually referred to as a “Party” and collectively as the “Parties”) desire to enter into this Agreement; and

WHEREAS, the Developer is under contract and intends to purchase an approximate 3.76 acres of land, generally located at the southwest corner of McNatt Road and Spring Hill Road which lies within the extraterritorial jurisdiction (“ETJ”) of the City, and within Denton County, Texas and is described by metes and bounds on **Exhibit A** and depicted in **Exhibit B**, (the “Property”) from Binyo Properties, LLC, (the “Property Owner”); and

WHEREAS, the Property is currently located in the City’s extraterritorial jurisdiction (“ETJ”) and is not located in any other City’s ETJ or corporate limits; the Developer does not intend to take any action to request or cause the removal of the Property from the City’s ETJ; and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the development of the Property as set forth herein (the “Development”) which commitments and obligations of the Developer and City are contingent upon Developer obtaining fee simple title to the Property and which commitments shall burden the Property upon the date that Developer closes on the purchase of the Property and obtains fee simple title to the Property from the Property Owner (the “Closing Date”); and

WHEREAS, the Developer intends to develop the Property pursuant to the terms of this Agreement substantially consistent with the Concept Plan, a copy of which is attached hereto and incorporated herein as **Exhibit C**, which the City acknowledges may be subject to changes after the date hereof as further detailed in Section 2.3 below (the “Concept Plan”) to include general retail, shopping center, and commercial uses and consistent with the development standards, attached hereto as **Exhibit D** (the “Development Standards”); and

WHEREAS, the Developer also intends for the Property to be developed in a manner consistent with the City’s zoning requirements, building material requirements and building code requirements, except as otherwise provided herein; and

WHEREAS, in accordance with the terms of this Agreement, the Developer intends to request that the Property be annexed into the corporate limits of the City and has agreed to submit a petition satisfying all legal requisites for annexation of the Property under Subchapter C-3 of Texas Local Government Code, Chapter 43, as forth in this Agreement; and

WHEREAS, contemporaneously with annexation, the Developer intends to submit an application to zone the Property as a Planned Development District with a base zoning district of Commercial (C) to allow general retail, shopping center, and commercial uses consistent with the Concept Plan (**Exhibit C**) and the Development Standard (**Exhibit D**); and

WHEREAS, the City and Mustang Water Supply hold dual certificates of convenience and necessity (the “CCN”) to provide retail water and wastewater service to the Property and the Parties intend for the City to provide retail water and wastewater service to the Property; and

WHEREAS, the Development will require the construction of certain offsite water and wastewater improvements, the details of which are more specifically identified in **Exhibit F**, (the “Water and Wastewater Public Improvements”) and improvements in accordance with the approved final plat for the Property, the details of which shall be included with civil construction plans during the platting process (collectively, the “Offsite Improvements”); and

WHEREAS, the Development will require the Developer to construct certain onsite public infrastructure, including streets and roads, drainage, water, sanitary sewer, and other utility systems that will be dedicated to the City, as well requiring Developer to provide open space and landscaping improvements for all of the Onsite Improvements (the “Onsite Improvements”), the details of which shall be included with civil construction plans during the platting process; and

WHEREAS, the Offsite Improvements and Onsite Improvements shall be referred to collectively as the “Public Improvements”); and

WHEREAS, the Parties have the authority to enter into this Agreement pursuant to Section 212.171, *et seq.* of the Texas Local Government Code and other applicable law; and

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, including the cross promises contained in the foregoing Recitals, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I **RECITALS/DEFINITIONS**

1.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

1.2 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Building Codes means building, plumbing, electrical, mechanical, fire, and property maintenance codes adopted by the City and uniformly enforced within the City's corporate boundaries, in effect as of the date a building permit is requested.

CCN means City's certificate of convenience and necessity.

City means the City of Aubrey, Texas, a home rule municipality located in Denton County, Texas.

City Council means the city council of the City.

City Regulations means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Development, including without limitation, the City's Subdivision Regulations as defined herein.

Concept Plan means the concept plan attached hereto as **Exhibit C**.

Development is defined in the Recitals.

Development Standards means the development standards for the Property, which are set forth on **Exhibit D**.

ETJ is defined in the Recitals.

Final Plat means the final plat for the Property approved by City.

Governing Regulations has the meaning set forth in Section 2.1 of this Agreement.

Mustang means Mustang Special Utility District,

Developer is defined in the introductory paragraph.

Developer Assignee is defined in Article VIII.

Parties means the Developer and the City.

Party means the Developer or the City

Property means the real property described by metes and bounds on **Exhibit A** and depicted on **Exhibit B**.

Public Improvements means those onsite and offsite public improvements intended to serve and benefit the Property as detailed in the approved construction plans and identified in the approved Final Plat.

Subdivision Regulations means the City's current subdivision ordinance and all amendments thereto.

ARTICLE II. **DEVELOPMENT REGULATIONS AND FEES**

2.1 Governing Regulations. Development of the Property shall be governed solely by the following (collectively, the "Governing Regulations"):

- (a) the Concept Plan attached hereto as **Exhibit C**, as amended from time to time in accordance with this Agreement;
- (b) the Development Standards attached hereto as **Exhibit D**;
- (c) the Building Elevations attached hereto as **Exhibit E**;
- (d) the Water Public Improvements attached hereto as **Exhibit F**;
- (e) City Regulations;
- (f) the Building Codes;
- (g) approved Final Plats for all or a portion of the Property; and
- (h) applicable federal and state regulations.

2.2 City Regulations. The City will enforce the Governing Regulations on the Property in the same manner in which duly enacted zoning regulations are enforced within the City's corporate boundaries, except as expressly modified herein. The Property shall be subject to all City Regulations upon annexation.

2.3. Development Standards. The Parties agree that the Property shall be developed in accordance with **Exhibit D** (the "Development Standards"), the concept plan, attached hereto as **Exhibit C** (the "Concept Plan"), and the building elevations, attached hereto as **Exhibit E** (the "Building Elevations"). Notwithstanding the foregoing, until the Property is zoned pursuant to Section 4.3 of this Agreement, the Parties agree that Developer may update the Concept Plan from the version attached hereto as **Exhibit C** as may be necessary due to changes in design, layout, or other development concepts without the written approval of City; provided, however, if Developer changes to Concept Plan are due to the addition of land to the Property, Developer agrees to obtain City's written consent to the revised Concept Plan, such consent not to be unreasonably withheld, conditioned, or delayed. For the avoidance of doubt, the Building Elevations are attached so as to communicate the general character and design of the development in order to guide Developer's

design choices for the developed Property, but the Parties agree that Developer shall not be required to use the exact materials and designs as shown on the Building Elevations but may use substantially similar materials and design consistent with the general character and design for the Development as set forth in the Concept Plan, **Exhibit C**. Notwithstanding the foregoing, the Building Elevations shall be in conformance with the Development Standards, **Exhibit D**, and the approved Planned Development District zoning ordinance for the Property.

2.4 Plat. The Developer may submit a plat for all of the Property. All plats and plans of the Developer related to the Property shall meet the requirements of the Governing Regulations. All plats and plans of the Developer related to the Property shall meet the requirements of the Governing Regulations. All plats, permits, plans designs or specifications shall be subject to review and approval by the City in accordance with standard City processes upon payment of applicable fees and shall be in accordance with the Governing Regulations. Approval by the City, the City's engineer or other City employee or representative, of any plats, permits, plans, designs or specifications submitted by the Developer pursuant to this Agreement or pursuant to the Governing Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed.

2.5 Permits and Fees. The Property shall be subject to those fees and charges due and payable to the City in connection with the Development that are charged pursuant to City Regulations to other developments located in the corporate limits of the City, except as specified otherwise within this Agreement. Except as otherwise expressly provided herein, Developer, or any subsequent owner of any portion of the Property, as appropriate, shall request and obtain all development permits, including without limitation building permits, from the City for all work done or caused to be done, and every structure constructed, upon the Property or related to the Development.

2.6 Vested Rights. Upon an administratively complete application for a final plat or site plan for any portion of the Property, under Chapter 245 of the Texas Local Government Code, the Developer may claim vested rights as to the portion of the Property contained in the final plat based upon ordinances in effect at the time of final plat application, except to the extent such claim would cause the City's building material regulations in the zoning ordinance or in other City ordinances to be inapplicable.

ARTICLE III **PUBLIC INFRASTRUCTURE**

3.1 Water and Sewer Service; Billing. The City shall be the retail provider of water and wastewater service under water CCN No. 11234 and sewer CCN No. 20491 to the customers located within the Property, which service shall be provided at the same rates charged pursuant to adopted City Ordinance. The City agrees to provide sufficient water and sewer capacity to serve

the entire Development, including capacity necessary to provide the required fire flows, in accordance with an approved final plat. Upon annexation, such service shall be provided at the same rates charged to other customers located within the corporate limits of the City. The City will bill the customers directly for its retail water and sewer service.

3.2 Public Improvements. Except as otherwise expressly provided for in this Agreement, all Onsite Improvements shall be designed, constructed and installed by Developer in compliance with the Governing Regulations at the expense of Developer. Construction and/or installation of Public Improvements shall not begin until complete and accurate plans and specifications have been approved by the City in accordance with standard City procedures. Each of such contracts shall require a two-year maintenance bond following completion, which bond shall run in favor of the City for maintenance of the completed Public Improvements. To the extent easements or rights-of-way are needed within the Property, they shall be dedicated by Developer to the City at no cost to the City. The Public Improvements will be installed within easements granted to the City or in the public right of way. The size of the Public Improvements shall be sized as finally determined by the City's engineer and could vary from the estimated sizes reflected in **Exhibit F**, and any costs associated with oversizing the Public Improvements to serve property outside the Development will be borne by the City.

3.3 Inspections, Acceptance of Public Improvements.

(a) **Roadway and Storm Infrastructure.** The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Improvements, and any related Public Improvements necessary to support the proposed development within the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the Governing Regulations. All roadway improvements and storm infrastructure as required by the Final Plat of the Property shall be dedicated to and become the property of City and shall be maintained by City in accordance with the terms of this Agreement upon City's final acceptance of such improvements. Roadway improvements include storm drainage infrastructure, sidewalks, traffic control devices and signage.

(b) **Water and Wastewater Infrastructure.** The City shall have the right to inspect the construction of all water and wastewater Public Improvements at any time, which water and wastewater shall be located within publicly dedicated easements or right-of-way, as applicable, inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the Governing Regulations. All water and wastewater Public Improvements shall be dedicated to and become property of the City in accordance with the terms of this Agreement upon City's final acceptance of such improvements.

(c) **No Release.** The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Public Improvements in accordance with approved engineering plans, construction plans, and other approved plans related to development of the Property.

(d) City Owned. From and after the inspection and acceptance by the City of the Public Improvements and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City.

(e) Approval of Plats/Plans. All plats, permits, plans, designs or specifications shall be subject to review and approval by the City in accordance with standard City processes upon payment of applicable fees and shall be in accordance with the Governing Regulations. Approval by the City, the City's engineer or other City employee or representative, of any plats, permits, plans, designs or specifications submitted by the Developer pursuant to this Agreement or pursuant to the Governing Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Developer related to the Property shall meet the requirements of the Governing Regulations.

ARTICLE IV.

ANNEXATION AND POST-ANNEXATION MATTERS

4.1 Annexation. Within ten (10) days of the Closing Date, Developer agrees to submit a voluntary annexation petition for the Property and execute documents necessary to complete the annexation. Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the Property into the City's corporate limits. If the City is unable to complete the annexation of the Property for any reason, including but not limited to procedural error or legal challenge, Developer shall execute another voluntary annexation petition and provide necessary documents for annexation of the Property within ten (10) days of being requested to do so by City. Prior to annexation of the Property, the City shall have considered this Agreement, shall have submitted to Developer, and Developer shall review and approve, and this annexation service plan shall be considered a binding, and mutually agreed upon, contractual obligation between the City and Developer.

4.2 Disclosure. The Developer acknowledges the City's compliance with Federal and State Constitutions, rules and regulations, and all Statutes, Case Law, and local ordinance relating to annexation and waives any right or claim for a taking relating thereto. The Parties agree to cooperate in good faith with each other in such annexation process, including, but not limited to, the execution by the Developer and the City of such further documents or instruments as may be reasonably requested from time to time by either party to properly effectuate such voluntary annexation. The Developer acknowledges and agrees that this Agreement is City's offer to enter into an agreement under Chapter 212, Subchapter G of the Texas Local Government Code and that:

(a) **Section 4.1 was a material inducement for the City to enter into this Agreement with Developer;**

(b) the Developer is not required to enter into this Agreement;

(c) the annexation procedures described in plain language in this Agreement require the Developer's consent, and by entering into this Agreement, the Developer hereby voluntarily provides such consent; and

(d) with this Agreement and the provisions contained herein, the City has provided to the Developer the written disclosure required by Section 212.172(b-1) of the Texas Local Government Code.

4.3 Zoning and Development of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 4.1 of this Agreement, the Parties agree that the Governing Regulations and the applicable provisions of this Agreement memorialize the plan for development of the Property as provided for in Section 212.172 of the Texas Local Government Code and other applicable law. The City shall consider zoning the Property consistent with the Governing Regulations and applicable provisions of this Agreement contemporaneously with the annexation of the Property. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this section. In the event of a conflict between this Agreement and the zoning of the Property, the Parties agree that the adopted zoning ordinance shall control. The Developer agrees that nothing in this Agreement shall prevent the Governing Regulations, including but not limited to zoning, from being enforced against an End-Buyer.

4.4 Solid Waste Services. Upon annexation, solid waste and recycling services to the Property shall be provided by City's approved solid waste franchise service provider pursuant to the terms of the City's approved franchise ordinance and agreement (the "Franchise Agreement"), and that fees due under the Franchise Agreement shall be billed to the Property (the "Solid Waste Fees").

ARTICLE V **TERM**

The term of this Agreement shall be for a period of fifteen (15) years after the Effective Date, except that Article II, plus all provisions referenced in Article II, of this Agreement are covenants that touch and concern the Property and shall run with the Property following the termination of this Agreement. The Parties may extend the term of this Agreement if they execute an agreement in writing. Notwithstanding anything to the contrary in this Agreement, this Agreement shall automatically terminate, be *void ab initio* and shall be of no further force and effect if the Closing does not occur on or before July 31, 2025.

ARTICLE VI **INDEMNIFICATION AND DEVELOPER'S ACKNOWLEDGMENT**

6.1 Indemnification and Hold Harmless.

(a) THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND

AGENTS (EACH AN **"INDEMNIFIED PARTY"**), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC INFRASTRUCTURE ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO THE DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC INFRASTRUCTURE OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE **"CLAIMS"**). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. THE DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST THE DEVELOPER IN PROVIDING SUCH DEFENSE.

(b) IN ITS REASONABLE DISCRETION, THE CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY THE DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY THE CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. THE DEVELOPER SHALL RETAIN THE CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND THE DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNCIL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 6.1 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

6.2 The Developer's Acknowledgement of the City's Compliance with Federal and State Constitutions, Statutes and Case Law and Federal, State and Local Ordinances, Rules and Regulations/Developers' Waiver and Release of Claims for Obligations expressly set forth in this Agreement.

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(I) THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE CONSTRUCTED UNDER THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND THE DEVELOPER'S DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) THE DEVELOPER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 6.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE VII

EVENTS OF DEFAULT; REMEDIES

7.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

7.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

ARTICLE VIII

ASSIGNMENT AND ENCUMBRANCE

8.1 Assignment by Developer to Successors. Assignment of this Agreement shall be subject to the following:

(a) Developer has the right (from time to time with the consent of the City to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an “Developer Assignee”) that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Developer, provided that the Developer is not in breach of this Agreement at the time of such assignment. A Developer Assignee is considered the “Developer” and a “Party,” and under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Notice of each proposed assignment to a Developer Assignee shall be provided to the City at least ten (10) calendar days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee.

(b) Each assignment shall be in writing executed by Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look

solely to the Developer Assignee for the performance of all obligations assigned to the Developer Assignee and agrees that Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within fifteen (15) days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) Developer shall maintain written records of all assignments made by Developer to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

8.2 Encumbrance by Developer and Assignees. Developer and Developer Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice (hereinafter defined) information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor Developer through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

8.3 Transfer of Warranties. Any Public Improvements that are transferred to the City shall be accompanied by all applicable third-party bonds and warranties related to construction and maintenance of such Public Improvements.

8.4 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the End-Buyer of a lot within the Property, any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the

extent of said ownership or ownership interest.

8.5 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE IX **RECORDATION AND ESTOPPEL CERTIFICATES**

9.1 This Agreement and all amendments hereto and assignments hereof shall be recorded in the deed records of each county within which the Property is located. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Development within the Property.

9.2 From time to time, upon written request of Developer or any future owner, and upon the payment to the City of all reasonable costs incurred by the City in providing the certificate described in this section 9.2, the City Manager, or his/her designee will, in his/her official capacity and to his/her reasonable knowledge and belief, execute a written estoppel certificate identifying any obligations of an owner under this Agreement that are in default.

ARTICLE X **ADDITIONAL PROVISIONS**

10.1 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows ("Notice"):

To the City:	Attn: Charles Kreidler, City Manager City of Aubrey 107 South Main Street Aubrey, TX 76227
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With a copy to:	Attn: Patricia Adams Messer & Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 E-mail: Patricia@txmunicipallaw.com
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To the Developer: Cencor Acquisition Company, Inc.
Attn: Cameron Aderhold & Stephen Schmidt
3102 Maple Ave., Suite 500
Dallas, TX 75201
E-mail: caderhold@weitzmangroup.com;
srschmidt@weitzmangroup.com

With a copy to: Cencor Acquisition Company, Inc.
Attn: General Counsel
3102 Maple Ave., Suite 500
Dallas, TX 75201

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other Party.

10.2 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

10.3 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

10.4 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

10.5 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

10.6 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

10.7 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Denton County, Texas. Exclusive venue for any action to enforce or construe this Agreement shall be in Denton County District Court.

10.8 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

10.9 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

10.10 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

10.11 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit B	Depiction of the Property
Exhibit C	Concept Plan
Exhibit D	Development Standards
Exhibit E	Building Elevations
Exhibit F	Water Public Improvements

10.12 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement.

10.13 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure event, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of

the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. A Party that fails to provide timely notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. The term “force majeure” shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

10.14 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Developer expressly amending the terms of this Agreement.

10.15 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

10.16 Form 1295 Certificate. The Developer represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Developer has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission’s electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Developer further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Developer. The information contained in Form 1295 completed by the Developer has been provided solely by the Developer and the City has not verified such information.

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on _____, 2025.

Date: _____

CITY OF AUBREY

By: _____
Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

STATE OF TEXAS §
 §
COUNTY OF DENTON §

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

(SEAL)

Notary Public, State of Texas

Name printed or typed

Commission Expires:_____

DEVELOPER: CENCOR ACQUISITION COMPANY, INC., a Texas corporation

By: _____
Name: R. Marshall Mills
Title: President and Chief Executive Officer

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2025, R. Marshall Mills, President and Chief Executive Officer of Cencor Acquisition Company, Inc. personally appeared and acknowledged that they executed the foregoing document on behalf of Cencor Acquisition Company, Inc.

Notary Public in and for the State of Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1:

Being Lot 1, Block A, of WINTERHAVEN 7 ADDITION, an Addition to the City of Aubrey, Denton County, Texas, according to the Plat thereof recorded in cc# 2016-2135, Real Property Records, Denton County, Texas.

TRACT 2:

BEING all that certain lot, tract or parcel of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, being a part of a tract of land described in deed to Sandra Jane Harting, recorded under Instrument No. 2005-160025, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of E. Farm to Market 428, at the Northwest corner of Lot 1, Block A, Winterhaven 7 Addition, an Addition to the City of Aubrey, Denton County, Texas, according to the Plat thereof recorded under Instrument No. 2016-2135, Plat Records, Denton County, Texas (P.R.D.C.T.), at the Northeast corner of said Harting tract;

THENCE South 00 deg. 18 min. 43 sec. West, a distance of 469.67 feet to a fence post for corner at the Southwest corner of Lot 2 of said Block A, at the Northwest corner of Lot 3 of said Block A:

THENCE South 88 deg. 07 min. 58 sec. West, a distance of 105.14 feet to a fence post for corner;

THENCE North 37 deg. 51 min. 05 sec. West, a distance of 51.32 feet to a fence post for corner;

THENCE North 51 deg. 08 min. 39 sec. West, a distance of 50.15 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 42 deg. 59 min. 22 sec., a radius of 105.51 feet, and a chord bearing and distance of North 32 deg. 51 min. 20 sec. West, 77.32 feet;

THENCE Northwesterly along said curve to the right an arc distance of 79.17 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 18 deg. 17 min. 34 sec., a radius of 186.79 feet, and chord bearing and distance of North 01 deg. 45 min. 57 sec. West, a distance of 59.38 feet;

THENCE Northwesterly along said curve to the right an arc distance of 59.64 feet to a fence post for corner, being the beginning of a curve to the right having a central angle of 31 deg. 00 min. 48 sec., a radius of 73.39 feet, and a chord bearing and distance of North 26 deg. 48 min. 46 sec. East, 39.24 feet;

THENCE Northeasterly along said curve to the right an arc distance of 39.73 feet to a fence post for corner;

THENCE North 43 deg. 50 min. 46 sec. East, a distance of 79.69 feet to a fence post for corner, being the beginning of a curve to the left having a central angle of 43 deg. 01 min. 00 sec., a radius of 78.63 feet, and a chord bearing and distance of North 27 deg. 46 min. 42 sec. East, 57.66 feet;

THENCE Northeasterly along said curve to the left an arc distance of 59.04 feet to a fence post for corner;

THENCE North 01 deg. 10 min. 31 sec. East, a distance of 119.92 feet to a fence post for corner;

THENCE North 54 deg. 33 min. 06 sec. East, a distance of 22.17 feet to a 1/2 inch yellow-capped iron rod set for corner in the said South line;

THENCE North 89 deg. 42 min. 07 sec. East, a distance of 101.67 feet to the PLACE OF BEGINNING and containing 76,001 square feet or 1.74 acres of land.

TRACT 3: Easement Estate

Non-exclusive easement rights as set forth in Easement Agreement for Access, executed by Sandra Jane Harting AKA Sandra Jane Holt to BINYO PROPERTIES LLC, dated 06/30/2022, filed 06/30/2022, recorded in cc# 2022-96516, Official Public Records, Denton County, Texas.

EXHIBIT B
DEPICTION OF THE PROPERTY

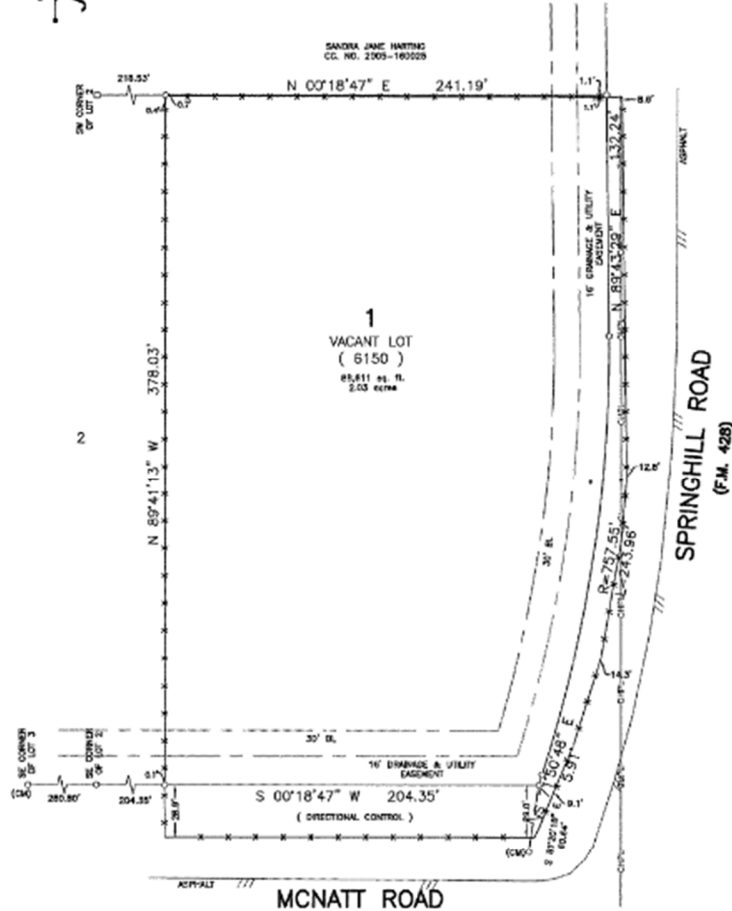
1529 E I-30, STE. 103
GARLAND, TEXAS 75043
FIRM REGISTRATION NO. 10194388

SURVEY PLAT



This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at
6150 MCNATT ROAD in AUBREY, Texas.

Being Lot 1, in Block A, of WINTERHAVEN 7 ADDITION, an Addition to the City of Aubrey, Denton County, Texas according to Plat thereof
recorded under Instrument Number 2016-2135, Plat Records of Denton County, Texas.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
C.F. NO. 2016-117463

The plat herein is true, correct, and accurate representation of the property as
determined by survey, the lines and dimensions of said property being as indicated
by the plat, the area, location and type of building and improvements are as
shown, all improvements being within the boundaries of the property, and based
upon property lines the distance between, or within and adjacent easements,
TITLE AND ADJACENT WORK FURNISHED BY LAWYERS TITLE.

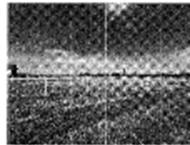
There are no encroachments, conflicts, or protrusions, except as shown.
Scale: 1" = 90'
Date: 02/17/2022
S.F. No.: 18002182410001-08
Job No.: 2100210009
Drawn by: JN

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
LAWYERS TITLE.

ACCEPTED BY:

luis

Lawyers Title



LEGEND	
IRON CORNER	IRON
WOOD CORNER	WOOD
CONCRETE CORNER	CONCRETE
16' DRAINAGE & UTILITY EASEMENT	
30' RL	
16' DRAINAGE & UTILITY EASEMENT	
30' RL	
16' DRAINAGE & UTILITY EASEMENT	
30' RL	
16' DRAINAGE & UTILITY EASEMENT	
30' RL	
16' DRAINAGE & UTILITY EASEMENT	
30' RL	
16' DRAINAGE & UTILITY EASEMENT	
30' RL	



EXHIBIT C CONCEPT PLAN

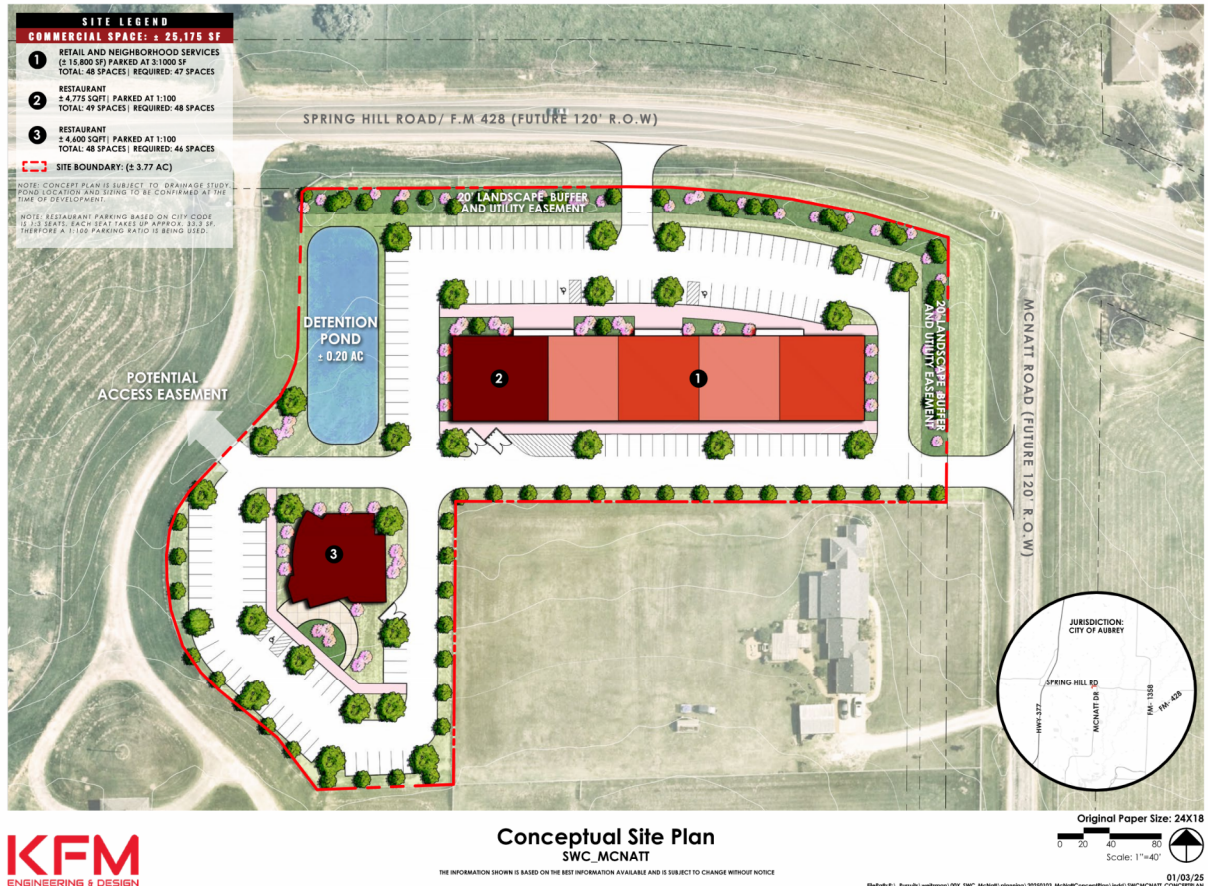


EXHIBIT D
DEVELOPMENT STANDARDS

C – COMMERCIAL DISTRICT TRACT
SWC SPRING HILL ROAD AND MCNATT ROAD

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to the property as depicted in Exhibit A (the “Property”), as such ordinances exist or may be amended, and as outlined herein. The property shall be zoned as a PD-Planned Development District with a base zoning district of C-Commercial District.

Permitted Uses:

1. Permitted uses per the Commercial (C) District base zoning, with express written exceptions outlined in the Prohibited Uses section.
2. Office uses.
3. Garden Center with outdoor storage and display shall only be permitted on the McNatt Road frontage.
4. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City’s adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for a Specific Use Permit (SUP).
5. Tire repair shops without outdoor storage or display of tires.

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.
All other alcoholic beverage sales (not listed above in Permitted Uses) shall require a Specific Use Permit (SUP) application. Package stores, requiring an SUP shall have a minimum square footage of 20,000 square feet and be a stand-alone structure.

Prohibited Uses:

The following uses are prohibited on the property:

1. Car wash
2. Repair and storage garages
3. Auto body operations
4. Spray painting operations
5. Motels and apartment hotels
6. Rental truck and trailers with or without automobile service stations
7. Mini warehouse/self-storage facilities

8. Mortuary
9. Machinery and equipment sales and service establishments
10. Tobacco product/Smoke Shop stores. Tobacco product/smoke shop stores are defined as a retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking supplies.
11. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries).
 - a. Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with a business are permitted; and
 - b. Outside Storage uses.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=25 feet	1 story 20 feet	1 story=30 feet
	2 story= 60 feet	2 story-20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum Square footage	5,000 square feet		
Maximum Lot Coverage	50%		

Supplementary District Regulations:

Other Supplementary District Regulations, Section 23, of the City of Aubrey Zoning, Chapter 14, Zoning Ordinance, Chapter 14A, include, but are not limited to Buffers, Nonresidential Design Standards, gas pumps and fueling stations, drive-thru facilities, sanitation containers, mechanical

equipment, and accessibility contained within the Zoning Ordinance, as amended, shall be applicable except provided herein.

Tree Preservation:

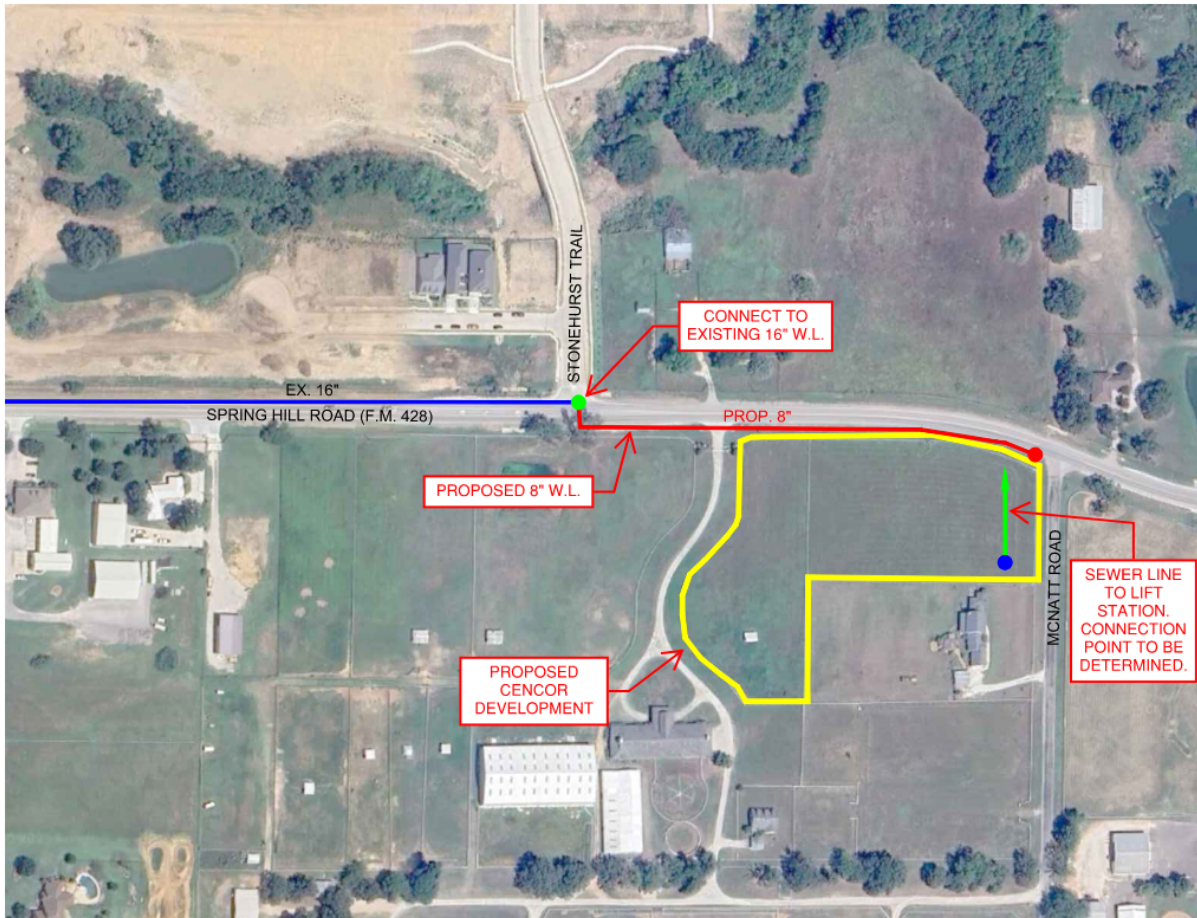
The property will not be subject to tree preservation/tree mitigation requirements.

Access: 24-foot mutual access/fire lane easements as required by the City's Subdivision Regulations shall be provided to the property to the west and south at the time of platting, subject to Developer's ability to expand the width of the easement with the neighboring property owner.

EXHIBIT E
BUILDING ELEVATIONS



EXHIBIT F
WATER PUBLIC IMPROVEMENTS¹





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

Agenda Item

Receive a presentation, consider and act on Ordinance No. 918-25, providing for the issuance of City of Aubrey, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025 in the approximate aggregate principal amount of \$71,030,000 for municipal projects to include streets and drainage improvements, parks and water/wastewater infrastructure and property purchases, public safety facilities and equipment, and property for municipal facilities; levying a tax in payment thereof; prescribing the form of said certificates; authorizing the execution and delivery of a Bond Purchase Agreement and a Paying Agent/Registrar Agreement; approving the official statement; enacting provisions incident and relating to the subject and purposes of this ordinance; and authorizing the city manager to execute the necessary documents.

Staff Contact

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

Summary

This Ordinance provides for the issuance of bonds to fund various City infrastructure and Utility infrastructure projects specified below in the Financial Summary.

Financial Summary

Tax exempt bond obligations not to exceed \$70,030,000 with an amortization term of 25 years and standard 10 year par call. Pricing and Council approval scheduled for July 24, 2025 and closing and delivery of funds to the City on August 20, 2025. The City intends to use proceeds to fund approximately 12 streets and drainage construction and design projects (approximately \$15.22M), 4 Parks & Recreation projects, the largest being a sports complex/ball field project (approximately \$27.20M), 3 Water/Wastewater projects (approximately \$13.50M), Public Safety projects including a satellite Police facility, phase I design and concept for fire station #4, parking/staging for Police and Fire, and 3 public safety vehicles (approximately \$4.775M). Finally, proceeds are anticipated to cover ADA compliance projects, downtown property purchase and to cover contingencies (approximately \$9.305M). Proceeds will also cover bond issue costs and other related costs of issuing bonds.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve the Ordinance providing for the issuance of City of Aubrey Combination Tax and Revenue Certificates of Obligation, Series 2025 in the approximate aggregate principal amount not to exceed \$71,030,000 and other requirements as specified in Ordinance.

ORDINANCE NO. _____

relating to

CITY OF AUBREY, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION
SERIES 2025

Adopted: July 24, 2025

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AN ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF AUBREY, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$_____; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID CERTIFICATES; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT AND A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; AND ENACTING PROVISIONS INCIDENT AND RELATING TO THE SUBJECT AND PURPOSES OF THIS ORDINANCE

WHEREAS, under the provisions of Subchapter C, Chapter 271, Texas Local Government Code, as amended, the City of Aubrey, Texas (the "City"), is authorized to issue certificates of obligation for the purposes specified in this Ordinance and for the payment of all or a portion of the contractual obligations for professional services, including that of engineers, attorneys, and financial advisors in connection therewith, and to sell the same for cash as herein provided; and

WHEREAS, the City is authorized to provide that such obligations will be payable from and secured by the levy of a direct and continuing ad valorem tax against all taxable property within the City, in combination with all or a part of certain revenues of the City's combined water and wastewater system (the "System") remaining after payment of any obligations of the City payable in whole or in part from a lien or pledge of such revenues that would be superior to the obligations to be authorized herein as authorized by Chapter 1502, Texas Government Code; and

WHEREAS, the City Council has found and determined that it is necessary and in the best interests of the City and its citizens that it issue such certificates of obligation authorized by this Ordinance; and

WHEREAS, pursuant to a resolution heretofore passed by this governing body, notice of intention to issue certificates of obligation of the City payable as provided in this Ordinance was published in a newspaper of general circulation in the City in accordance with the laws of the State of Texas, such certificates of obligation to be issued for the purpose of paying contractual obligations to be incurred for the purposes set forth in Section 3.1 hereof; and

WHEREAS, no petition of any kind has been filed with the City Secretary, any member of the City Council or any other official of the City, protesting the issuance of such certificates of obligation; and

WHEREAS, this City Council is now authorized and empowered to proceed with the issuance of said certificates of obligation and to sell the same for cash; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended; therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY:

ARTICLE I

DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.1 Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Ordinance, the following terms shall have the meanings specified below:

“Authorized Officer” means the City’s Director of Finance, or his designee.

“Certificate” means any of the Certificates.

“Certificate Date” means the date designated as the initial date of the Certificates by Section 3.2(a) of this Ordinance.

“Certificates” means the certificates of obligation authorized to be issued by Section 3.1 of this Ordinance and designated as “City of Aubrey, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025.”

“City” means the City of Aubrey, Texas.

“Closing Date” means the date of the initial delivery of and payment for the Certificates.

“Code” means the Internal Revenue Code of 1986, as amended, and, with respect to a specific section thereof, such reference shall be deemed to include (a) the Regulations promulgated under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code and (d) the regulations promulgated under the provisions described in (b) and (c).

“Designated Payment/Transfer Office” means (i) with respect to the initial Paying Agent/Registrar named herein, its office in Dallas, Texas, or at such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

“DTC” means The Depository Trust Company of New York, New York, or any successor securities depository.

“DTC Participant” shall mean brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

“EMMA” means the Electronic Municipal Market Access system.

“Event of Default” means any event of default as defined in Section 10.1 of this Ordinance.

“Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Fiscal Year” means such fiscal year as shall from time to time be set by the City Council.

“Initial Certificate” means the initial certificate authorized by Section 3.4 of this Ordinance.

“Interest and Sinking Fund” means the interest and sinking fund established by Section 2.2 of this Ordinance.

“Interest Payment Date” means the date or dates upon which interest on the Certificates is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being February 15 and August 15 of each year, commencing on February 15, 2026.

“MSRB” means the Municipal Securities Rulemaking Board.

“Net Revenues” means the gross revenues of the System less the expenses of operation and maintenance as said expenses are defined by Chapter 1502, Texas Government Code, as amended.

“Owner” means the person who is the registered owner of a Certificate or Certificates, as shown in the Register.

“Paying Agent/Registrar” means BOKF, N.A., Dallas, Texas.

“Prior Lien Bonds” means any and all bonds or other obligations of the City presently outstanding or that may be hereafter issued, payable from and secured by a first lien on and pledge of the Net Revenues or by a lien on and pledge of the Net Revenues subordinate to a first lien and pledge of such Net Revenues but superior to the lien and pledge of the Surplus Revenues made for the Certificates.

“Project” means the purposes for which the Certificates are issued as set forth in Section 3.1.

“Purchase Agreement” means the purchase agreement between the City and the Underwriters providing for the sale of the Certificates to the Underwriters.

“Record Date” means the last business day of the month next preceding an Interest Payment Date.

“Register” means the Register specified in Section 3.6(a) of this Ordinance.

“Regulations” means the applicable proposed, temporary or final Treasury Regulations promulgated under the Code or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

“Representations Letter” means the Blanket Letter of Representations between the City and DTC.

“Representative” means BOK Financial Securities, Inc. acting by and on behalf of the Underwriters.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

“Surplus Revenues” means the revenues of the System in an amount equal to \$1,000 remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with the City’s Prior Lien Bonds.

“Surplus Revenue Fund” means the surplus revenue fund established by Section 2.3 of this Ordinance.

“System” as used in this Ordinance means the City’s combined water and wastewater system, including all present and future additions, extensions, replacements, and improvements thereto.

“Unclaimed Payments” means money deposited with the Paying Agent/Registrar for the payment of principal of, redemption premium, if any, or interest on the Certificates as the same come due and payable or money set aside for the payment of Certificates duly called for redemption prior to maturity.

“Underwriters” means BOK Finance Securities, Inc. and Huntington Capital Markets.

Section 1.2 Findings.

The declarations, determinations, and findings declared, made, and found in the preamble to this Ordinance are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 1.3 Table of Contents, Titles, and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Ordinance or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4 Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein.

ARTICLE II

SECURITY FOR THE CERTIFICATES; INTEREST AND SINKING FUND

Section 2.1 Payment of the Certificates.

(a) Pursuant to the authority granted by the Texas Constitution and laws of the State of Texas, there shall be levied and there is hereby levied for the current year and for each succeeding year thereafter while any of the Certificates or any interest thereon is outstanding and unpaid, an ad valorem tax on each one hundred dollars valuation of taxable property within the City, at a rate sufficient, within the limit prescribed by law, to pay the debt service requirements of the Certificates, being (i) the interest on the Certificates, and (ii) a sinking fund for their redemption at maturity or a sinking fund of two percent per annum (whichever amount is the greater), when due and payable, full allowance being made for delinquencies and costs of collection.

(b) The ad valorem tax thus levied shall be assessed and collected each year against all property appearing on the tax rolls of the City most recently approved in accordance with law, and the money thus collected shall be deposited as collected to the Interest and Sinking Fund.

(c) Said ad valorem tax, the collections therefrom, and all amounts on deposit in or required hereby to be deposited to the Interest and Sinking Fund are hereby pledged and committed irrevocably to the payment of the principal of and interest on the Certificates when and as due and payable in accordance with their terms and this Ordinance.

(d) The amount of taxes to be provided annually for the payment of principal of and interest on the Certificates shall be determined and accomplished in the following manner:

(i) The City's annual budget shall reflect (a) the amount of debt service requirements to become due on the Certificates in the next succeeding Fiscal Year of the City, (b) the amount on deposit in the Surplus Revenue Fund and the Interest and Sinking Fund, as of the date such budget is prepared (after giving effect to any payments required to be made during the remainder of the then current Fiscal Year), and (c) the amount of Surplus Revenues estimated and budgeted to be available for the payment of such debt service requirements on the Certificates during the next succeeding Fiscal Year of the City.

(ii) The amount required to be provided in the succeeding Fiscal Year of the City from ad valorem taxes shall be the amount, if any, the debt service requirements to be paid on the Certificates in the next succeeding Fiscal Year of the City exceeds the sum of

(a) the amount shown to be on deposit in the Surplus Revenue Fund and the Interest and Sinking Fund (after giving effect to any payments required to be made during the remainder of the then current Fiscal Year) at the time the annual budget is prepared, and (b) the Surplus Revenues shown to be budgeted and available for payment of said debt service requirements.

(iii) Following the final approval of the annual budget of the City, the governing body of the City shall, by ordinance, levy an ad valorem tax at a rate sufficient to produce taxes in the amount determined in paragraph (ii) above, to be utilized for purposes of paying the principal of and interest on the Certificates in the next succeeding Fiscal Year of the City.

(e) The City hereby covenants and agrees that the Surplus Revenues are hereby irrevocably pledged equally and ratably to the payment of the principal of, redemption premium, if any, and interest on the Certificates, as the same become due.

Section 2.2 Interest and Sinking Fund.

(a) The City hereby establishes a special fund or account to be designated the “City of Aubrey, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024, Interest and Sinking Fund” (the “Interest and Sinking Fund”) said fund to be maintained at an official depository bank of the City separate and apart from all other funds and accounts of the City.

(b) Money on deposit in or required by this Ordinance to be deposited to the Interest and Sinking Fund shall be used solely for the purpose of paying the interest on and principal of the Certificates when and as due and payable in accordance with their terms and this Ordinance.

Section 2.3 Surplus Revenue Fund.

The City hereby establishes a special fund or account to be designated the “City of Aubrey, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024, Surplus Revenue Fund” (the “Surplus Revenue Fund”) said fund to be maintained at an official depository bank of the City separate and apart from all other funds and accounts of the City, and shall in no event be diverted or drawn upon for any purpose other than those herein provided. All Surplus Revenues shall be paid over and deposited into the Surplus Revenue Fund. The Surplus Revenues shall be appropriated and employed in the following order:

(a) First: For deposit to the Interest and Sinking Fund to provide for the payment of the debt service requirements of the Certificates in accordance with the terms and conditions of this Ordinance; and

(b) Second: After all the requirements of subparagraph (a) above have been provided for, whether by the collection of an ad valorem tax levied in this Ordinance or by the use of the pledged Surplus Revenues, the Surplus Revenues may be used for any lawful purpose.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS
REGARDING THE CERTIFICATES

Section 3.1 Authorization.

The City's certificates of obligation to be designated "City of Aubrey, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025" (the "Certificates"), are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, specifically Subchapter C, Chapter 271, Texas Local Government Code, as amended, and the City's Home-Rule Charter. The Certificates shall be issued in the aggregate principal amount of \$_____ for the purpose of paying contractual obligations to be incurred for the following purposes, to wit: (i) designing, engineering, developing, constructing, improving and repairing, extending and expanding streets, street facilities, thoroughfares and bridges, including streetscaping, related storm drainage improvements, signalization and other traffic controls, sidewalks, street lights and the acquisition of any right of way therefor; (ii) designing, engineering, developing, constructing, improving and equipping water and wastewater facilities and improvements, including the acquisition of land; (iii) acquiring, designing, developing, constructing, improving and equipping park and recreation facilities and open spaces for park and recreation purposes in and for the City, including the acquisition of land; (iv) designing, engineering and constructing improvements to City existing facilities, including public safety facilities, public works facilities, park facilities, City administrative facilities, and library facilities to comply with the Americans with Disabilities Act; (v) designing, engineering, constructing improving and equipping City public safety facilities and improvements, including fire and police facilities and improvements, (vi) acquiring vehicles and equipment for public safety purposes, (vii) acquiring land for public parking, and (viii) professional services incurred in connection with items (i) through (vii), and to pay the costs incurred in connection with the issuance of the Certificates.

Section 3.2 Date, Denomination, Maturities, and Interest.

(a) The Certificates shall be dated August 1, 2025 (the "Dated Date"). The Certificates shall be in fully registered form, without coupons, in the denomination of \$5,000 or any integral multiple thereof and shall be numbered separately from one upward, except the Initial Certificate, which shall be numbered T-1.

(b) The Certificates shall mature on February 15 in the years and in the principal amounts set forth in the following schedule:

\$ _____ <u>Serial Certificates</u>		
<u>Year</u> <u>(2/15)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest Rate</u>
2027		
2028		
2029		

2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2042
2043
2044

\$ _____ Term Certificates

Year (2/15)	Principal Amount	Interest Rate
20__		

(c) Interest shall accrue and be paid on each Certificate respectively until its maturity or prior redemption from the later of the date of their date of delivery to the Representative of the Underwriters (the “Delivery Date”) or the most recent Interest Payment Date to which interest has been paid or provided for at the rates per annum for each respective maturity specified in the schedule contained in subsection (b) above. Such interest shall be payable semiannually on February 15 and August 15 of each year, commencing on February 15, 2026, computed on the basis of a 360-day year of twelve 30-day months.

Section 3.3 Medium, Method, and Place of Payment.

(a) The principal of, redemption premium, if any, and interest on the Certificates shall be paid in lawful money of the United States of America.

(b) Interest on the Certificates shall be payable to the Owners as shown in the Register at the close of business on the Record Date.

(c) Interest shall be paid by check, dated as of the Interest Payment Date, and sent first class United States mail, postage prepaid, by the Paying Agent/Registrar to each Owner, at the address thereof as it appears in the Register, or by such other customary banking arrangement

acceptable to the Paying Agent/Registrar and the Owner; provided, however, that the Owner shall bear all risk and expense of such alternative banking arrangement. At the option of an Owner of at least \$1,000,000 principal amount of the Certificates, interest may be paid by wire transfer to the bank account of such Owner on file with the Paying Agent/Registrar.

(d) The principal of each Certificate shall be paid to the Owner thereof on the due date, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Certificate at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(e) If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the City where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Ordinance.

(f) Unclaimed Payments shall be segregated in a special escrow account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owners of the Certificates to which the Unclaimed Payments pertain. Subject to Title 6 of the Texas Property Code. Unclaimed Payments remaining unclaimed by the Owners entitled thereto for three years after the applicable payment or redemption date shall be applied to the next payment on the Certificates thereafter coming due; to the extent any such moneys remain three years after the retirement of all outstanding Certificates, such moneys shall be paid to the City to be used for any lawful purpose. Thereafter, neither the City, the Paying Agent/Registrar, nor any other person shall be liable or responsible to any Owners of such Certificates for any further payment of such unclaimed moneys or on account of any such Certificates, subject to Title 6 of the Texas Property Code.

Section 3.4 Execution and Registration of Certificates.

(a) The Certificates shall be executed on behalf of the City by the Mayor and the City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Certificates shall have the same effect as if each of the Certificates had been signed manually and in person by each of said officers, and such facsimile seal on the Certificates shall have the same effect as if the official seal of the City had been manually impressed upon each of the Certificates.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Certificates ceases to be such officer before the authentication of such Certificates or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Paying

Agent/Registrar. It shall not be required that the same officer or authorized signatory of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Certificates. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Certificate delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually executed by the Comptroller of Public Accounts of the State of Texas, or by his duly authorized agent, which Certificate shall be evidence that the Certificate has been duly approved by the Attorney General of the State of Texas, that it is a valid and binding obligation of the City, and that it has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one initial Certificate representing the entire principal amount of all Certificates, payable in stated installments to the Representative of the Underwriters or its designee, executed by the Mayor and City Secretary of the City, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Representative or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver a single registered, definitive Certificate for each maturity, in the aggregate principal amount thereof, to DTC on behalf of the Representative. To the extent the Paying Agent/Registrar is eligible to participate in DTC's FAST System, as evidenced by agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

Section 3.5 Ownership.

(a) The City, the Paying Agent/Registrar, and any other person may treat the person in whose name any Certificate is registered as the absolute owner of such Certificate for the purpose of making and receiving payment as herein provided (except interest shall be paid to the person in whose name such Certificate is registered on the Record Date), and for all other purposes, whether or not such Certificate is overdue, and neither the City nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of a Certificate shall be valid and effectual and shall discharge the liability of the City and the Paying Agent/Registrar upon such Certificate to the extent of the sums paid.

Section 3.6 Registration, Transfer, and Exchange.

(a) So long as any Certificates remain outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Certificates in accordance with this Ordinance.

(b) The ownership of a Certificate may be transferred only upon the presentation and surrender of the Certificate at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Certificate shall be effective until entered in the Register.

(c) The Certificates shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Certificate or Certificates of the same maturity and interest rate and in a denomination or denominations of any integral multiple of \$5,000, and in an aggregate principal amount equal to the unpaid principal amount of the Certificates presented for exchange. The Paying Agent/Registrar is hereby authorized to authenticate and deliver Certificates exchanged for other Certificates in accordance with this Section.

(d) Each exchange Certificate delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such exchange Certificate is delivered.

(e) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different denomination of any of the Certificates. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Certificate.

(f) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Certificate called for redemption, in whole or in part, where such redemption is scheduled to occur within forty-five (45) calendar days after the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Certificate.

Section 3.7 Cancellation.

All Certificates paid or redeemed before scheduled maturity in accordance with this Ordinance, and all Certificates in lieu of which exchange Certificates or replacement Certificates are authenticated and delivered in accordance with this Ordinance, shall be cancelled and proper records made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall then return such cancelled Certificates to the City or may in accordance with law destroy such cancelled Certificates and periodically furnish the City with certificates of destruction of such Certificates.

Section 3.8 Temporary Certificates.

(a) Following the delivery and registration of the Initial Certificate and pending the preparation of definitive Certificates, the City may execute and, upon the City's request, the Paying Agent/Registrar shall authenticate and deliver, one or more temporary Certificates that are printed, lithographed, typewritten, mimeographed, or otherwise produced, in any denomination, substantially of the tenor of the definitive Certificates in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions, and other variations as the officers of the City executing such temporary Certificates may determine, as evidenced by their signing of such temporary Certificates.

(b) Until exchanged for Certificates in definitive form, such Certificates in temporary form shall be entitled to the benefit and security of this Ordinance.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Paying Agent/Registrar; thereupon, upon the presentation and surrender of the Certificate or Certificates in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a Certificate or Certificates of the same maturity and series, in definitive form, in the authorized denomination, and in the same aggregate principal amount, as the Certificate or Certificates in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.9 Replacement Certificates.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Certificate, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Certificate to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Certificate is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Certificate has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction, or theft of such Certificate;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar to save it and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar, and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Paying Agent/Registrar.

(c) If, after the delivery of such replacement Certificate, a bona fide purchaser of the original Certificate in lieu of which such replacement Certificate was issued presents for payment such original Certificate, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Certificate from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City or the Paying Agent/Registrar in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed, or wrongfully taken Certificate has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Certificate, may pay such Certificate when it becomes due and payable.

(e) Each replacement Certificate delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such replacement Certificate is delivered.

Section 3.10 Book-Entry-Only System.

(a) Notwithstanding any other provision hereof, upon initial issuance of the Certificates, the Certificates shall be registered in the name of Cede & Co., as nominee of DTC. The definitive Certificates shall be initially issued in the form of a single separate certificate for each of the maturities thereof.

(b) With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown on the Register, of any notice with respect to the Certificates, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Register as the absolute owner of such Certificate for the purpose of payment of principal of, premium, if any, and interest on Certificates, for the purpose of giving notices of redemption and other matters with respect to such Certificate, for the purpose of registering transfer with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Certificates only to or upon the order of the respective Owners as shown in the Register, as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of, premium, if any, and interest on the Certificates to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(c) The Representations Letter previously executed and delivered by the City, and applicable to the City's obligations delivered in book-entry-only form to DTC as securities depository, is hereby ratified and approved for the Certificates.

Section 3.11 Successor Securities Depository; Transfer Outside Book-Entry-Only System.

In the event that the City determines that it is in the best interest of the City and the beneficial owners of the Certificates that they be able to obtain certificated Certificates, or in the event DTC discontinues the services described herein, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Certificates and cause the Paying Agent/Registrar to transfer one or more separate registered Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

Section 3.12 Payments to Cede & Co.

Notwithstanding any other provision of this Ordinance to the contrary, so long as the Certificates are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Certificates, and all notices with respect to such Certificates shall be made and given, respectively, in the manner provided in the Representations Letter of the City to DTC.

ARTICLE IV

REDEMPTION OF CERTIFICATES BEFORE MATURITY

Section 4.1 Limitation on Redemption.

The Certificates shall be subject to redemption before scheduled maturity only as provided in this Article IV.

Section 4.2 Optional Redemption.

(a) The City reserves the option to redeem Certificates maturing on and after February 15, 20__, in whole or in part, in principal amounts equal to \$5,000 or any integral multiple thereof, before their respective scheduled maturity dates, on February 15, 20__ or any date thereafter, such redemption date or dates to be fixed by the City, at a redemption price equal to the principal amount of the Certificates called for redemption, plus accrued interest to the date fixed for redemption.

(b) The City, at least forty-five (45) days before the redemption date, unless a shorter period shall be satisfactory to the Paying Agent/Registrar, shall notify the Paying Agent/Registrar of such redemption date and of the principal amount of Certificates to be redeemed.

Section 4.3 Partial Redemption.

(a) If less than all of the Certificates are to be redeemed pursuant to Section 4.02 hereof, the City shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the Certificates, or portions thereof, within such maturity or maturities and in such principal amounts for redemption.

(b) A portion of a single Certificate of a denomination greater than \$5,000 may be redeemed, but only in a principal amount equal to \$5,000 or any integral multiple thereof. If such a Certificate is to be partially redeemed, the Paying Agent/Registrar shall treat each \$5,000 portion of the Certificate as though it were a single Certificate for purposes of selection for redemption.

(c) Upon surrender of any Certificate for redemption in part, the Paying Agent/Registrar, in accordance with Section 3.06 of this Ordinance, shall authenticate and deliver an exchange Certificate or Certificates in an aggregate principal amount equal to the unredeemed portion of the Certificate so surrendered, such exchange being without charge.

(d) The Paying Agent/Registrar shall promptly notify the City in writing of the principal amount to be redeemed of any Certificate as to which only a portion thereof is to be redeemed.

Section 4.4 Mandatory Sinking Fund Redemption.

The Certificates maturing on February 15, 20__ and February 15, 20__ (the "Term Certificates") are subject to scheduled mandatory redemption and will be redeemed by the Town, in part at a price equal to the principal amount thereof, without premium, plus accrued interest to the redemption date, out of moneys available for such purpose in the Interest and Sinking Fund, on the dates and in the respective principal amounts as set forth below:

\$_____ Term Certificates maturing February 15, 20__

Year	Principal Amount	Interest Rate
20__		
20__		
20__		
20__		
20__ *		

*maturity

\$ _____ Term Certificates maturing February 15, 20 _____

Year	Principal Amount	Interest Rate
20 _____		
20 _____		
20 _____		
20 _____		
20 _____ *		

*maturity

(a) At least forty-five (45) days prior to each scheduled mandatory redemption date, the Paying Agent/Registrar shall select for redemption by lot, or by any other customary method that results in a random selection, a principal amount of Term Certificates equal to the aggregate principal amount of such Term Certificates to be redeemed, shall call such Term Certificates for redemption on such scheduled mandatory redemption date, and shall give notice of such redemption, as provided in Section 4.5.

The principal amount of the Term Certificates required to be redeemed on any redemption date pursuant to subparagraph (a) of this Section 4.04 shall be reduced, at the option of the Town, by the principal amount of any Term Certificates which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the Town and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.5 Payment Upon Redemption.

(a) Before or on each redemption date, the City shall deposit with the Paying Agent/Registrar money sufficient to pay all amounts due on the redemption date and the Paying Agent/Registrar shall make provision for the payment of the Certificates to be redeemed on such date by setting aside and holding in trust such amounts as are received by the Paying Agent/Registrar from the City and shall use such funds solely for the purpose of paying the principal of, redemption premium, if any, and accrued interest on the Certificates being redeemed.

(b) Upon presentation and surrender of any Certificate called for redemption at the Designated Payment/Transfer Office of the Paying Agent/Registrar on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the principal of, redemption premium, if any,

and accrued interest on such Certificate to the date of redemption from the money set aside for such purpose.

Section 4.6 Conditional Notice of Redemption.

The City reserves the right, in the case of an optional redemption pursuant to Section 4.2 herein, to give notice of its election or direction to redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the City retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the City to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

Section 4.7 Lapse of Payment.

Money set aside for the redemption of the Certificates and remaining unclaimed by Owners thereof shall be subject to the provisions of Section 3.03(f) hereof.

Section 4.8 Effect of Redemption.

(a) Notice of redemption having been given as provided in Section 4.06 of this Ordinance, the Certificates or portions thereof called for redemption shall become due and payable on the date fixed for redemption and, unless the City defaults in its obligation to make provision for the payment of the principal thereof, redemption premium, if any, or accrued interest thereon, such Certificates or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Certificates are presented and surrendered for payment on such date.

(b) If the City shall fail to make provision for payment of all sums due on a redemption date, then any Certificate or portion thereof called for redemption shall continue to bear interest at the rate stated on the Certificate until due provision is made for the payment of same by the City.

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.1 Appointment of Initial Paying Agent/Registrar.

BOKF, N.A. is hereby appointed as the initial Paying Agent/Registrar for the Certificates.

Section 5.2 Qualifications.

Each Paying Agent/Registrar shall be a commercial bank, a trust company organized under the laws of the State of Texas, or other entity duly qualified and legally authorized to serve as and perform the duties and services of paying agent and registrar for the Certificates.

Section 5.3 Maintaining Paying Agent/Registrar.

(a) At all times while any of the Certificates are outstanding, the City will maintain a Paying Agent/Registrar that is qualified under Section 5.2 of this Ordinance. The Mayor is hereby authorized and directed to execute an agreement with the Paying Agent/Registrar specifying the duties and responsibilities of the City and the Paying Agent/Registrar in substantially the form presented at this meeting, such form of agreement being hereby approved. The signature of the Mayor shall be attested by the City Secretary of the City.

(b) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the City will promptly appoint a replacement.

Section 5.4 Termination.

The City, upon not less than sixty (60) days' notice, reserves the right to terminate the appointment of any Paying Agent/Registrar by delivering to the entity whose appointment is to be terminated written notice of such termination.

Section 5.5 Notice of Change to Owners.

Promptly upon each change in the entity serving as Paying Agent/Registrar, the City will cause notice of the change to be sent to each Owner by first class United States mail, postage prepaid, at the address in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar.

Section 5.6 Agreement to Perform Duties and Functions.

By accepting the appointment as Paying Agent/Registrar and executing the Paying Agent/Registrar Agreement, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed thereby.

Section 5.7 Delivery of Records to Successor.

If a Paying Agent/Registrar is replaced, such Paying Agent, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Certificates to the successor Paying Agent/Registrar.

ARTICLE VI

FORM OF THE CERTIFICATES

Section 6.1 Form Generally.

(a) The Certificates, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Paying Agent/Registrar, and the Assignment form to appear on each of the Certificates, (i) shall be substantially in the form set forth in this Article, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Certificates, as evidenced by their execution thereof.

(b) Any portion of the text of any Certificates may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Certificates.

(c) The definitive Certificates, if any, shall be typewritten, photocopied, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Certificates, as evidenced by their execution thereof.

(d) The Initial Certificate submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 6.2 Form of the Certificates.

The form of the Certificates, including the form of the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Certificates, shall be substantially as follows:

(a) Form of Certificate.

REGISTERED

REGISTERED

No. _____

\$ _____

United States of America
State of Texas
County of Denton
CITY OF AUBREY, TEXAS
COMBINATION TAX AND REVENUE

CERTIFICATE OF OBLIGATION
SERIES 2025

INTEREST RATE: MATURITY DATE: DELIVERY DATE: CUSIP NUMBER:
_____ % February 15, _____ August 21, 2025 _____

The City of Aubrey (the “City”), in the County of Denton, State of Texas, for value received, hereby promises to pay to

or registered assigns, on the Maturity Date specified above, the sum of

_____ DOLLARS

and to pay interest on such principal amount from the later of the Delivery Date specified above or the most recent interest payment date to which interest has been paid or provided for until payment of such principal amount has been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such August to be paid semiannually on February 15 and August 15 of each year, commencing February 15, 2026.

The principal of this Certificate shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Certificate at the corporate trust office in Dallas, Texas (the “Designated Payment/Transfer Office”), of BOKF, N.A., or, with respect to a successor Paying Agent/Registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Certificate is payable by check dated as of the interest payment date, and will be mailed by the Paying Agent/Registrar to the registered owner at the address shown on the registration books kept by the Paying Agent/Registrar or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the registered owner; provided, however, such registered owner shall bear all risk and expenses of such customary banking arrangement. At the option of an Owner of at least \$1,000,000 principal amount of the Certificates, interest may be paid by wire transfer to the bank account of such Owner on file with the Paying Agent/Registrar. For the purpose of the payment of interest on this Certificate, the registered owner shall be the person in whose name this Certificate is registered at the close of business on the “Record Date,” which shall be the last business day of the month next preceding such interest payment date.

If the date for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the City where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Certificate is one of a series of fully registered certificates dated August 1, 2025 specified in the title hereof issued in the aggregate principal amount of \$_____ (herein referred to as the “Certificates”), issued pursuant to a certain ordinance of the City (the “Ordinance”) for the purpose of paying contractual obligations to be incurred for authorized public improvements (collectively, the “Project”), as described in the Ordinance, and to pay the contractual obligations for professional services of attorneys, financial advisors and other professionals in connection with the Project and the issuance of the Certificates.

The City has reserved the option to redeem the Certificates maturing on or after February 15, 20__, in whole or in part before their respective scheduled maturity dates, on February 15, 20__, or on any date thereafter, at a price equal to the principal amount of the Certificates so called for redemption plus accrued interest to the date fixed for redemption. If less than all of the Certificates are to be redeemed, the City shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the Certificates, or portions thereof, within such maturity and in such principal amounts, for redemption.

The Certificates maturing on February 15, 20__ and February 15, 20__ (the “Term Certificates”), are subject to mandatory sinking fund redemption prior to their scheduled maturity, and will be redeemed by the Town, in part at a redemption price equal to the principal amount thereof, without premium, plus interest accrued to the redemption date, on the dates and in the principal amounts shown in the following schedule:

\$_____ Term Certificates maturing February 15, 20__

Year	Principal Amount	Interest Rate
20__		
20__		
20__		
20__		
20__ *		

*maturity

\$_____ Term Certificates maturing February 15, 20____

Year	Principal Amount	Interest Rate
20__		
20__		
20__		
20__		
20__*		

*maturity

The Paying Agent/Registrar will select by lot or by any other customary method that results in a random selection the specific Term Certificates (or with respect to Term Certificates having a denomination in excess of \$5,000, each \$5,000 portion thereof) to be redeemed by mandatory redemption. The principal amount of Term Certificates required to be redeemed on any redemption date pursuant to the foregoing mandatory sinking fund redemption provisions hereof shall be reduced, at the option of the Town, by the principal amount of any Certificates which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the Town and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Notice of such redemption or redemptions shall be given by first class mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the registered owner of each of the Certificates to be redeemed in whole or in part. Notice having been so given, the Certificates or portions thereof designated for redemption shall become due and payable on the redemption date specified in such notice; from and after such date, notwithstanding that any of the Certificates or portions thereof so called for redemption shall not have been surrendered for payment, interest on such Certificates or portions thereof shall cease to accrue.

The City reserves the right to give notice of its election or direction to redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the City retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption

shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the City to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

As provided in the Ordinance, and subject to certain limitations therein set forth, this Certificate is transferable upon surrender of this Certificate for transfer at the designated office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar; thereupon, one or more new fully registered Certificates of the same stated maturity, of authorized denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer or exchange any Certificate called for redemption where such redemption is scheduled to occur within forty five (45) calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Certificate.

The City, the Paying Agent/Registrar, and any other person may treat the person in whose name this Certificate is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the person in whose name this Certificate is registered on the Record Date) and for all other purposes, whether or not this Certificate be overdue, and neither the City nor the Paying Agent/Registrar shall be affected by notice to the contrary.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Certificate and the series of which it is a part is duly authorized by law; that all acts, conditions, and things to be done precedent to and in the issuance of the Certificates have been properly done and performed and have happened in regular and due time, form, and manner as required by law; that ad valorem taxes upon all taxable property in the City have been levied for and pledged to the payment of the debt service requirements of the Certificates within the limit prescribed by law; that, in addition to said taxes, further provisions have been made for the payment of the debt service requirements of the Certificates by pledging to such purpose Surplus Revenues, as defined in the Ordinance, derived by the City from the operation of the combined water and wastewater system in an amount limited to \$1,000; that when so collected, such taxes and Surplus Revenues shall be appropriated to such purposes; and that the total indebtedness of the City, including the Certificates, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the City has caused this Certificate to be executed by the manual or facsimile signature of the Mayor of the City and countersigned by the manual or facsimile signature of the City Secretary, and the official seal of the City has been duly impressed or placed in facsimile on this Certificate.

City Secretary, City of Aubrey, Texas

Mayor, City of Aubrey, Texas

[SEAL]

(b) Form of Comptroller's Registration Certificate. The following Comptroller's Registration Certificate may be deleted from the definitive Certificates if such certificate on the Initial Certificate is fully executed.

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO. _____
OF THE STATE OF TEXAS	§	

I hereby certify that there is on file and of record in my office an opinion of the Attorney General of the State of Texas to the effect that this Certificate has been examined by him as required by law, that he finds that it has been issued in conformity with the Constitution and laws of the State of Texas, and that it is a valid and binding obligation of the City of Aubrey, Texas; and that this Certificate has this day been registered by me.

Witness my hand and seal of office at Austin, Texas, _____.

Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Paying Agent/Registrar.

The following Certificate of Paying Agent/Registrar may be deleted from the Initial Certificate if the Comptroller's Registration Certificate appears thereon.

CERTIFICATE OF PAYING AGENT/REGISTRAR

The records of the Paying Agent/Registrar show that the Initial Certificate of this series of certificates of obligation was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas, and that this is one of the Certificates referred to in the within-mentioned Ordinance.

BOKF, N.A.
_____,
as Paying Agent/Registrar

Dated: _____

By: _____
Authorized

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and Zip Code of transferee): _____

(Social Security or other identifying number: _____) the within Certificate and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Certificate on the books kept for registration hereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed By:

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Certificate in every particular and must be guaranteed in a manner acceptable to the Paying Agent/Registrar.

Authorized Signatory

(e) The Initial Certificate shall be in the form set forth in paragraphs (a), (b) and (d) of this Section, except for the following alterations:

(i) immediately under the name of the Certificate the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As shown below" and the words "CUSIP NUMBER" deleted; and

(ii) in the first paragraph of the Certificate, the words "on the maturity date specified above" shall be deleted and the following will be inserted: "on February 15 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Years</u>	<u>Principal Installments</u>	<u>Interest Rate</u>
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(Information to be inserted from Section 3.02)

Section 6.3 CUSIP Registration.

The City may secure identification numbers through the CUSIP Services Bureau managed by FactSet Research Systems Inc. on behalf of the American Bankers Association, and may

authorize the printing of such numbers on the face of the Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Certificates shall be of no significance or effect in regard to the legality thereof and neither the City nor the attorneys approving said Certificates as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Certificates.

Section 6.4 Legal Opinion.

The approving legal opinion of Bracewell LLP, Bond Counsel, may be attached to or printed on the reverse side of each Certificate over the certification of the City Secretary of the City, which may be executed in facsimile.

Section 6.5 Bond Insurance.

Information pertaining to bond insurance, if any, may be printed on each Certificate.

ARTICLE VII

CREATION OF FUNDS, SALE AND DELIVERY OF CERTIFICATES, DEPOSIT OF PROCEEDS

Section 7.1 Sale of Certificates, Official Statement.

(a) The Bonds are hereby sold and shall be delivered to the Underwriters for the purchase price of \$_____ (representing the par amount of the Bonds of \$_____, plus a reoffering premium of \$_____ less an underwriting discount of \$_____). It is hereby officially found, determined, and declared that the Bonds have been sold pursuant to the terms and provisions of a Purchase Agreement in substantially the form presented at this meeting, which the Mayor of the City (or in the Mayor's absence, by the Mayor Pro Tem) is hereby authorized and directed to execute. It is hereby officially found, determined, and declared that the terms of this sale are the most advantageous reasonably obtainable. The Initial Bond shall be registered in the name of the Representative or its designee.

(b) The form and substance of the Preliminary Official Statement for the Certificates and any addenda, supplement or amendment thereto (the "Preliminary Official Statement") and the final Official Statement (the "Official Statement") presented to and considered at this meeting, are hereby in all respects approved and adopted, and the Preliminary Official Statement is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended, by the City Council. The use and distribution of the Preliminary Official Statement in the public offering of the Certificates by the Underwriters is hereby authorized. The City Manager, Finance Director, the Mayor and the City Secretary of the City are hereby authorized and directed to use and distribute or authorize the use and distribution of the final Official Statement and any addenda, supplement or amendment thereto (the "Official Statement") and deliver appropriate numbers of copies thereof to the Underwriters of the Certificates. The Official Statement as thus approved and delivered, with such appropriate variations as shall be approved by the City Manager, the Finance Director, the Mayor of the City and the Underwriters,

may be used by the Underwriters in the public offering and sale thereof. The City Secretary is hereby authorized and directed to include and maintain a copy of the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting.

(c) The Mayor, the Authorized Officer and all other officers of the City are authorized to take such actions, to obtain such consents or approvals and to execute such documents, certificates and receipts as they may deem necessary and appropriate in order to consummate the delivery of the Certificates, to pay the costs of issuance of the Certificates, and to effectuate the terms and provisions of this Ordinance. Further, in connection with the submission of the record of proceedings for the Certificates to the Attorney General of the State of Texas for examination and approval of such Certificates, the appropriate officer of the City is hereby authorized and directed to issue a check of the City payable to the Attorney General of the State of Texas as a nonrefundable examination fee in the amount required by Chapter 1202, Texas Government Code (such amount not to exceed \$9,500).

(d) The obligation of the Underwriters to accept delivery of the Certificates is subject to the Underwriters being furnished with the final, approving opinion of Bracewell LLP, Bond Counsel for the City, which opinion shall be dated and delivered the Closing Date

(e) The Mayor or City Manager are hereby authorized and directed to execute an engagement letter with Bond Counsel, setting forth such firm's duties as Disclosure Counsel for the City, and such engagement letter and the terms thereof in the form presented at this meeting are hereby approved and accepted.

Section 7.2 Control and Delivery of Certificates.

(a) The Mayor of the City is hereby authorized to have control of the Initial Certificate and all necessary records and proceedings pertaining thereto pending investigation, examination, and approval of the Attorney General of the State of Texas, registration by the Comptroller of Public Accounts of the State of Texas and registration with, and initial exchange or transfer by, the Paying Agent/Registrar.

(b) After registration by the Comptroller of Public Accounts, delivery of the Certificates shall be made to the Representative under and subject to the general supervision and direction of the Mayor, against receipt by the City of all amounts due to the City under the terms of sale.

(c) In the event the Mayor or City Secretary is absent or otherwise unable to execute any document or take any action authorized herein, the Mayor Pro Tem and the Assistant City Secretary, respectively, shall be authorized to execute such documents and take such actions, and the performance of such duties by the Mayor Pro Tem and the Assistant City Secretary shall for the purposes of this Ordinance have the same force and effect as if such duties were performed by the Mayor and City Secretary, respectively.

Section 7.3 Deposit of Proceeds.

(a) \$_____ of the proceeds of the Certificates received on the Closing Date (including premium in the amount of \$_____) shall be deposited to a special construction fund of the City, such moneys to be dedicated and used for the purposes specified in Section 3.01.

(b) The remaining proceeds of the Certificates shall be used to pay the cost of issuance of the Certificates, including the insurance premium. Any amounts remaining after payment of such costs shall be deposited in the Interest and Sinking Fund.

ARTICLE VIII

INVESTMENTS

Section 8.1 Investments.

(a) Money in the Interest and Sinking Fund or the Surplus Revenue Fund created by this Ordinance, at the option of the City, may be invested in such securities or obligations as permitted under applicable law.

(b) Any securities or obligations in which such money is so invested shall be kept and held in trust for the benefit of the Owners and shall be sold and the proceeds of sale shall be timely applied to the making of all payments required to be made from the fund from which the investment was made.

Section 8.2 Investment Income.

(a) Interest and income derived from investment of the Interest and Sinking Fund and the Surplus Revenue Fund shall be credited to their respective funds.

(b) Interest and income derived from investment of the funds to be deposited pursuant to Section 7.3(b) hereof shall be credited to the account where deposited until the acquisition or construction of said projects is completed and thereafter, to the extent such interest and income are present, such interest and income shall be deposited to the Interest and Sinking Fund.

ARTICLE IX

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.1 Payment of the Certificates.

On or before each Interest Payment Date while any of the Certificates are outstanding and unpaid, there shall be made available to the Paying Agent/Registrar, out of the Interest and Sinking Fund, money sufficient to pay such interest on and principal of, redemption premium, if any, and interest on the Certificates as will accrue or mature on the applicable Interest Payment Date or date of prior redemption.

Section 9.2 Other Representations and Covenants.

(a) The City will faithfully perform, at all times, any and all covenants, undertakings, stipulations, and provisions contained in this Ordinance and in each Certificate; the City will promptly pay or cause to be paid the principal of, redemption premium, if any, and interest on each Certificate on the dates and at the places and manner prescribed in such Certificate; and the City will, at the times and in the manner prescribed by this Ordinance, deposit or cause to be deposited the amounts of money specified by this Ordinance.

(b) The City is duly authorized under the laws of the State of Texas to issue the Certificates; all action on its part for the creation and issuance of the Certificates has been duly and effectively taken; and the Certificates in the hands of the Owners thereof are and will be valid and enforceable obligations of the City in accordance with their terms.

Section 9.3 Federal Income Tax Matters.

(a) General. The City covenants not to take any action or omit to take any action that, if taken or omitted, would cause the interest on the Certificates to be includable in gross income for federal income tax purposes. In furtherance thereof, the City covenants to comply with sections 103 and 141 through 150 of the Code and the provisions set forth in the Federal Tax Certificate executed by the City in connection with the Certificates.

(b) No Private Activity Bonds. The City covenants that it will use the proceeds of the Certificates (including investment income) and the property financed, directly or indirectly, with such proceeds so that the Certificates will not be “private activity bonds” within the meaning of section 141 of the Code. Furthermore, the City will not take a deliberate action (as defined in section 1.141-2(d)(3) of the Regulations) that causes the Certificates to be a “private activity bond” unless it takes a remedial action permitted by section 1.141-12 of the Regulations.

(c) No Federal Guarantee. The City covenants not to take any action or omit to take any action that, if taken or omitted, would cause the Certificates to be “federally guaranteed” within the meaning of section 149(b) of the Code, except as permitted by section 149(b)(3) of the Code.

(d) No Hedge Bonds. The City covenants not to take any action or omit to take action that, if taken or omitted, would cause the Certificates to be “hedge bonds” within the meaning of section 149(g) of the Code.

(e) No Arbitrage Bonds. The City covenants that it will make such use of the proceeds of the Certificates (including investment income) and regulate the investment of such proceeds of the Certificates so that the Certificates will not be “arbitrage bonds” within the meaning of section 148(a) of the Code.

(f) Required Rebate. The City covenants that, if the City does not qualify for an exception to the requirements of section 148(f) of the Code, the City will comply with the requirement that certain amounts earned by the City on the investment of the gross proceeds of the Certificates, be rebated to the United States.

(g) Information Reporting. The City covenants to file or cause to be filed with the Secretary of the Treasury an information statement concerning the Certificates in accordance with section 149(e) of the Code.

(h) Record Retention. The City covenants to retain all material records relating to the expenditure of the proceeds (including investment income) the Certificates and the use of the property financed, directly or indirectly, thereby until three years after the last Certificate is redeemed or paid at maturity (or such other period as provided by subsequent guidance issued by the Department of the Treasury) in a manner that ensures their complete access throughout such retention period.

(i) Registration. If the Certificates are “registration-required bonds” under section 149(a)(2) of the Code, the Certificates will be issued in registered form.

(j) Favorable Opinion of Bond Counsel. Notwithstanding the foregoing, the City will not be required to comply with any of the federal tax covenants set forth above if the City has received an opinion of nationally recognized bond counsel that such noncompliance will not adversely affect the excludability of interest on the Certificates from gross income for federal income tax purposes.

(k) Continuing Compliance. Notwithstanding any other provision of this Ordinance, the City’s obligations under the federal tax covenants set forth above will survive the defeasance and discharge of the Certificates for as long as such matters are relevant to the excludability of interest on the Certificates from gross income for federal income tax purposes.

(l) Official Intent. For purposes of section 1.150-2(d) of the Regulations, to the extent that an official intent to reimburse has not previously been adopted by the City, this Ordinance serves as the City’s official declaration of intent to use proceeds of the Certificates to reimburse itself from proceeds of the Certificates issued in the maximum amount authorized by this Ordinance for certain expenditures paid in connection with the projects set forth herein. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date the project to which such expenditure relates is placed in service or abandoned, but in the event more than three years after the original expenditure is paid.

ARTICLE X

DEFAULT AND REMEDIES

Section 10.1 Events of Default.

Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

- (i) the failure to make payment of the principal of, redemption premium, if any, or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement, or obligation of the City, which default materially and adversely affects the rights of the Owners, including but not limited to their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Owner to the City.

Section 10.2 Remedies for Default.

(a) Upon the happening of any Event of Default, then any Owner or an authorized representative thereof, including but not limited to a trustee or trustees therefor, may proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Ordinance by mandamus or other suit, action or special proceeding in equity or at law in any court of competent jurisdiction for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Owners hereunder or any combination of such remedies.

(b) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Owners of Certificates then outstanding.

Section 10.3 Remedies Not Exclusive.

(a) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(b) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

ARTICLE XI

DISCHARGE

Section 11.1 Discharge.

The Certificates may be defeased, discharged or refunded in any manner permitted by applicable law.

ARTICLE XII

MISCELLANEOUS

Section 12.1 Changes to Ordinance.

The Mayor and City Manager, in consultation with Bond Counsel, is hereby authorized to make changes to the terms of this Ordinance if necessary or desirable to carry out the purposes

hereof or in connection with the approval of the issuance of the Certificates by the Attorney General of Texas.

Section 12.2 Partial Invalidity.

If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of the Ordinance.

Section 12.3 No Personal Liability.

No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the City or any person executing any Certificates.

ARTICLE XIII

CONTINUING DISCLOSURE UNDERTAKING

Section 13.1 Annual Reports.

(a) The City shall provide annually to the MSRB, (1) within six months after the end of each fiscal year of the City, financial information and operating data with respect to the City of the general type included in the final Official Statement, being information described in Tables 1-6 and 8-14, and (2) audited financial statements of the City within 12 months after the end of each fiscal year, when and if available. Any financial statements so to be provided shall be (i) prepared in accordance with the accounting principles prescribed by the Generally Accepted Accounting Principles or such other accounting principles as the City may be required to employ, from time to time, by State law or regulation, and (ii) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the City shall file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available.

(b) If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

(c) The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific referenced to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

Section 13.2 Notice of Disclosure Events.

(a) The City shall notify the MSRB, in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, of any of the following events with respect to the Certificates:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity providers, or their failure to perform;
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
- (vii) Modifications to rights of holders of the Certificates, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the Certificates, if material;
- (xi) Rating changes;
- (xii) Bankruptcy, insolvency, receivership or similar event of the City;
- (xiii) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (xiv) Appointment of a successor Paying Agent/Registrar or change in the name of the Paying Agent/Registrar, if material;
- (xv) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

Any event described in (xii), is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person; and the City intends the words used in the immediately preceding paragraphs (xv) and (xvi) and the definition of financial obligations in those sections to have the same meanings as when they are used in rule and sec release no. 34-83885, dated August 20, 2018.

(b) The City shall provide to the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, notice of a failure by the City to provide required annual financial information and notices of material events in accordance with Sections 13.1 and 13.2. All documents provided to the MSRB pursuant to this section shall be accompanied by identifying information as prescribed by the MSRB.

Section 13.3 Limitations, Disclaimers and Amendments.

(a) The City shall be obligated to observe and perform the covenants specified in this Article for so long as, but only for so long as, the City remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice of any Bond calls and any defeasances that cause the City to be no longer an “obligated person.”

(b) The provisions of this Article are for the sole benefit of the Owners and beneficial owners of the Certificates, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Article or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF

ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(c) No default by the City in observing or performing its obligations under this Article shall constitute a breach of or default under the Ordinance for purposes of any other provisions of this Ordinance.

(d) Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

(e) The provisions of this Article may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (i) the provisions of this Article, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (A) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provisions of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (B) an entity or individual person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Owners and beneficial owners of the Certificates. If the City so amends the provisions of this Article, it shall include with any amended financial information or operating data next provided in accordance with Section 12.1 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in type of financial information or operating data so provided.

Section 13.4 Amendments to the Rule.

In the event the Authorized Officer, in consultation with Bond Counsel and the City's financial advisor, determines that it is necessary or desirable to amend the provisions of Article XII in order to facilitate compliance with amendments to the Rule and related guidance from the SEC, the Authorized Officer may make such changes.

ARTICLE XIV

AMENDMENTS

Section 14.1 Amendments.

This Ordinance shall constitute a contract with the Owners, be binding on the City, and shall not be amended or repealed by the City so long as any Certificate remains outstanding except as permitted in this Section. The City may, without consent of or notice to any Owners, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Owners, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the written consent of the Owners of the Certificates holding a majority in aggregate principal amount of the Certificates then outstanding, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Owners

of outstanding Certificates, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of and interest on the Certificates, reduce the principal amount thereof, the redemption price, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of or interest on the Certificates, (ii) give any preference to any Certificate over any other Certificate, or (iii) reduce the aggregate principal amount of Certificates required to be held by Owners for consent to any such amendment, addition, or rescission.

ARTICLE XV

EFFECTIVE IMMEDIATELY

Section 15.1 Effective Immediately.

Notwithstanding the provisions of the City Charter, this Ordinance shall become effective immediately upon its adoption at this meeting pursuant to Section 1201.028, Texas Government Code.

ARTICLE XVI

MISCELLANEOUS

Section 16.1 Changes to Ordinance.

The Mayor and Chief Financial Officer, in consultation with Bond Counsel, is hereby authorized to make changes to the terms of this Ordinance if necessary or desirable to carry out the purposes hereof or in connection with the approval of the issuance of the Certificates by the Attorney General of Texas.

Section 16.2 Partial Invalidity.

If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of the Ordinance.

Section 16.3 No Personal Liability.

No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the City or any person executing any Certificates.

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PRESENTED, FINALLY PASSED AND APPROVED, AND EFFECTIVE on the 24th
day of July, 2024, at a regular meeting of the City Council of the City of Aubrey, Texas.

Mayor
City of Aubrey, Texas

ATTEST:

City Secretary
City of Aubrey, Texas



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

Agenda Item

Consider and act on Ordinance No. 919-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Jackson Ridge Public Improvement District; and providing an effective date.

Staff Contact

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

Summary

MuniCap, Inc., the city's PID/TIRZ administrator, will provide Council with an overview of the 2025-2026 service plan update for the Jackson Ridge PID in presentation format and will be available to address any questions from Council and staff. This is an annual presentation for the council to consider.

Financial Summary

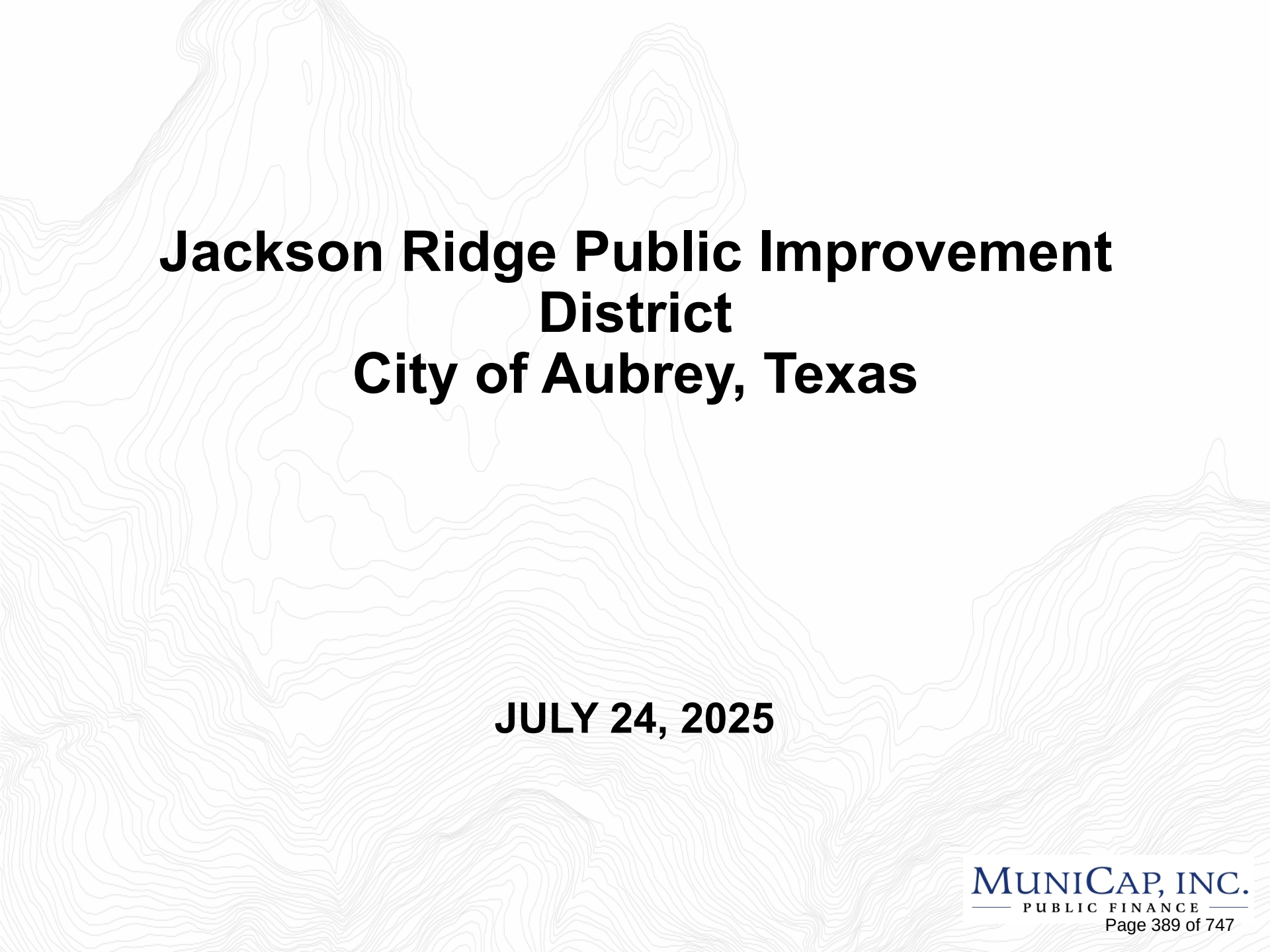
All authorized improvements for the five phases of the Jackson Ridge PID have been completed.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve Ordinance No. 919-25 approving the 2025-2026 annual service and assessment plan update and assessment roll for the Jackson Ridge PID.

The background of the slide is a light gray topographic map with intricate contour lines. The lines are more densely packed in some areas, indicating steeper slopes, and more spread out in others, indicating flatter terrain. The overall pattern is organic and flowing, typical of a natural landscape map.

Jackson Ridge Public Improvement District City of Aubrey, Texas

JULY 24, 2025

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Outstanding Assessments
- Annual Budgets
- Annual Installments
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

- All Authorized Improvements completed
 - Phase #1
 - Phase #2-3 Major Improvements
 - Phase #2
 - Phase #3A
 - Phase #3B

Annual Budget

Phase #1

	2025-26 Budget	2024-25 Budget
Principal	\$315,950	\$302,240
Interest	\$487,416	\$502,600
Administrative Expenses	\$29,000	\$37,968
Excess Interest for Reserves	\$54,637	\$56,285
<i>Subtotal - Expenses</i>	<i>\$887,003</i>	<i>\$899,093</i>
TIRZ Credit	(\$293,925)	(\$288,330)
Reserve Fund Credit	(\$12,000)	\$0
Administrative Credit	(\$5,000)	\$0
<i>Subtotal - Credits</i>	<i>(\$310,925)</i>	<i>(\$288,330)</i>
Total Annual Installments	\$576,079	\$610,763

Annual Installments

Phase #1

Phase #1	2025-26 Annual Installment	2024-25 Annual Installment
60' Lots	\$2,193	\$2,264
50' Lots	\$1,820	\$1,879

Annual Budget

Phase #3 Major Improvements

	2025-26 Budget	2024-25 Budget
Principal	\$136,965	\$131,774
Interest	\$105,331	\$110,936
Administrative Expenses	\$31,000	\$30,600
Excess Interest for Reserves	\$17,370	\$18,160
<i>Subtotal - Expenses</i>	<i>\$290,666</i>	<i>\$291,470</i>
TIRZ Credit	(\$242,134)	(\$138,333)
Reserve Fund Credit	\$0	\$0
Administrative Credit	\$0	\$0
<i>Subtotal - Credits</i>	<i>(\$242,134)</i>	<i>(\$138,333)</i>
Total Annual Installments	\$48,532	\$153,137

Annual Installments

Phase #3 Major Improvements

Phases #3 MI	2025-26 Annual Installment	2024-25 Annual Installment
60' Lots	\$747	\$749
50' Lots	\$620	\$622

Annual Budget

Phase #2

	2025-26 Budget	2024-25 Budget
Principal	\$373,779	\$357,728
Interest	\$492,799	\$509,625
Administrative Expenses	\$29,000	\$42,032
Excess Interest for Reserves	\$56,650	\$58,850
<i>Subtotal - Expenses</i>	<i>\$952,228</i>	<i>\$967,965</i>
TIRZ Credit	(\$316,731)	(\$302,923)
Reserve Fund Credit	(\$12,000)	\$0
Administrative Credit	(\$5,000)	\$0
<i>Subtotal - Credits</i>	<i>(\$333,731)</i>	<i>(\$302,923)</i>
Total Annual Installments	\$618,496	\$665,042

Annual Installments

Phase #2

Phase #2	2025-26 Annual Installment	2024-25 Annual Installment
60' Lots	\$2,230	\$2,308
50' Lots	\$1,851	\$1,916

Annual Budget

Phase #3A

	2025-26 Budget	2024-25 Budget
Principal	\$114,000	\$112,000
Interest	\$120,670	\$123,470
Administrative Expenses	\$28,000	\$31,000
Excess Interest for Reserves	\$16,075	\$16,635
<i>Subtotal - Expenses</i>	<i>\$278,745</i>	<i>\$282,375</i>
TIRZ Credit	\$0	\$0
Reserve Fund Credit	(\$17,000)	(\$13,358)
Administrative Credit	(\$5,000)	(\$5,000)
<i>Subtotal - Credits</i>	<i>(\$22,000)</i>	<i>(\$18,358)</i>
Total Annual Installments	\$256,745	\$264,747

Annual Installments

Phase #3A

Phase #3A	2025-26 Annual Installment	2024-25 Annual Installment
60' Lots	\$0	\$0
50' Lots	\$1,303	\$1,344

Annual Budget

Phase #3B

	2025-26 Budget	2024-25 Budget
Principal	\$170,000	\$161,000
Interest	\$349,335	\$357,788
Administrative Expenses	\$35,000	\$46,500
Excess Interest for Reserves	\$29,980	\$30,785
<i>Subtotal - Expenses</i>	<i>\$584,315</i>	<i>\$596,073</i>
TIRZ Credit	\$0	\$0
Reserve Fund Credit	(\$9,000)	(\$9,052)
Administrative Credit	(\$10,000)	(\$10,000)
<i>Subtotal - Credits</i>	<i>(\$19,000)</i>	<i>(\$19,052)</i>
Total Annual Installments	\$565,315	\$577,021

Annual Installments

Phase #3B

Phase #3B	2025-26 Annual Installment	2024-25 Annual Installment
60' Lots	\$2,507	\$2,559
50' Lots	\$2,080	\$2,124

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan

Parcel Subdivisions and Consolidations

- No Parcel subdivisions or consolidations in 2025-26 Annual Service Plan Update

Prepayments

- **Phase #1**
 - Four Parcels fully prepaid
 - One Parcel partially prepaid
- **Phase #2**
 - Four Parcels fully prepaid
- **Phases #3A & #3B**
 - No prepaid Assessments to date

Next Steps

- Upon approval of 2025-26 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2025 property taxes
- Approved 2025-26 Annual SAP Update and ordinance will be filed and recorded with Denton County Clerk's office.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 919-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ("JACKSON RIDGE") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR JACKSON RIDGE ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on June 25, 2015, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 709-15 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on June 25, 2015, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 581-16 adopting a Service and Assessment Plan (the "Service and Assessment Plan" and an "Assessment Roll" (collectively the "Assessment Ordinance"); and

WHEREAS, In 2015, The City issued Special Assessment Revenue Bonds, Series 2015 (Jackson Ridge Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 MI Bonds") in the aggregate principal amount of \$10,255,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, in 2018, the City issued Texas Special Assessment Revenue Bonds, Series 2018 (Jackson Ridge Public Improvement District Phase #2 Project) (the "Phase #2 Bonds") in the aggregate principal amount of \$9,425,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, in 2018 the Service and Assessment Plan was amended and restated for Phase #2 (the “Amended and Restated Service and Assessment Plan”) to incorporate the obligations of the Phase #2 Bonds; and

WHEREAS, the Amended and Restated Service and Assessment Plan was updated for Phase #3A on July 28, 2020 and on July 27, 2021 and August 11, 2022 to incorporate the obligations of the Phase #3A Reimbursement Agreement in the aggregate principal amount of \$3,644,000 to finance the Phase #3A Improvements, and the City issued the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2021 (Jackson Ridge Public Improvement District Phase #3A Project) (the “Phase #3A Bonds”) in the aggregate principal amount of \$3,644,000 to replace the Phase #3A Reimbursement Agreement, and to incorporate the obligations of the Phase #3B Reimbursement Agreement in the aggregate principal amount of \$6,310,038 (the "Phase #3B Reimbursement Agreement") to finance the Phase #3B Improvements, respectively; and

WHEREAS, the Amended and Restated Service and Assessment Plan was further updated on September 22, 2022 to issue the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2022 (Jackson Ridge Public Improvement District Phase #3B Project) in the aggregate principal amount of \$6,310,000 to replace the Phase #3B Reimbursement Agreement; and

WHEREAS, On February 29, 2024, the Amended and Restated Service and Assessment Plan was further updated to issue the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #1 and Phase #2 Assessments) (the “Phase #1 and Phase #2 Refunding Bonds”) in the aggregate principal amount of \$23,239,000 to refinance the Phase #1 Bonds, the Phase #2 Bonds, and a pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #2 Assessed Property and the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #3 Major Improvement Assessments) (the “Phase #3 Major Improvements Refunding Bonds”) in the aggregate principal amount of \$3,853,000 to refinance the pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #3 Assessed Property; and

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

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/25 to 8/31/26 attached as Exhibit "A" (Fiscal Year 2025-2026), including a TIRZ calculation, hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

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

SECTION 1.
INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL
The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

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

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

SECTION 5.
ENGROSSMENT AND ENROLLMENT
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE/FILING
This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and

Updated Assessment Roll for Jackson Ridge PID for 2025-2026 (**Exhibit "A"**) with the Denton County Clerk.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 24th day of July 2025.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

Exhibit "A"

Annual Service Plan Update and updated Assessment Roll for Assessment Year
9/1/25 to 8/31/26 attached as Exhibit "A" (Fiscal Year 2025-2026)
(Jackson Ridge PID)

**JACKSON RIDGE
PUBLIC IMPROVEMENT DISTRICT
CITY OF AUBREY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 24, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/25 – 8/31/26)

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I. INTRODUCTION

The Jackson Ridge Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on June 25, 2015, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2015 (Jackson Ridge Public Improvement District Phase #1 Project) (the “Phase #1 Bonds”) in the aggregate principal amount of \$13,460,000, The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2015 (Jackson Ridge Public Improvement District Phases #2-3 Major Improvement Project) (the “Phases #2-3 MI Bonds”) in the aggregate principal amount of \$10,255,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of \$540,000 are secured by Assessments.

Additionally, the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2018 (Jackson Ridge Public Improvement District Phase #2 Project) (the “Phase #2 Bonds”) in the aggregate principal amount of \$9,425,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property within Phase #2 of the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was amended and restated for Phase #2 on October 23, 2018 (the “Amended and Restated Service and Assessment Plan”) to incorporate the obligations of the Phase #2 Bonds in the aggregate principal amount of \$9,425,000 to finance the Phase #2 Improvements. Additionally, the Amended and Restated Service and Assessment Plan was updated for Phase #3A on July 28, 2020 and on July 27, 2021 and August 11, 2022 to incorporate the obligations of the Phase #3A Reimbursement Agreement in the aggregate principal amount of \$3,644,000 (the “Phase #3A Reimbursement Agreement”) to finance the Phase #3A Improvements, to issue the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2021 (Jackson Ridge Public Improvement District Phase #3A Project) (the “Phase #3A Bonds”) in the aggregate principal amount of \$3,644,000 to replace the Phase #3A Reimbursement Agreement, and to incorporate the obligations of the Phase #3B Reimbursement Agreement in the aggregate principal amount of \$6,310,038 (the “Phase #3B Reimbursement Agreement”) to finance the Phase #3B Improvements, respectively.

Additionally, the Amended and Restated Service and Assessment Plan was further updated on September 22, 2022 to issue the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2022 (Jackson Ridge Public Improvement District Phase #3B Project) (the “Phase #3B Bonds”) in the aggregate principal amount of \$6,310,000 to replace the Phase #3B Reimbursement Agreement.

On February 29, 2024, the Amended and Restated Service and Assessment Plan was further updated to issue the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #1 and Phase #2 Assessments) (the “Phase #1 and Phase #2 Refunding Bonds”) in the aggregate principal amount of \$23,239,000 to refinance the Phase #1 Bonds, the Phase #2 Bonds, and a pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #2 Assessed Property and the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #3 Major Improvement Assessments) (the “Phase #3 Major Improvements Refunding Bonds”) in the aggregate principal amount of \$3,853,000 to refinance the pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #3 Assessed Property.

Pursuant to the PID Act, the current Amended and Restated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the current Amended and Restated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted assessment rolls (the “Assessment Rolls”) identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the current Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2025-26.

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

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

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

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the current Amended and Restated Service and Assessment Plan.

(remainder of page left intentionally blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #2-3 Major Improvement Area Improvements

According to the Amended and Restated Service and Assessment Plan, the original proposed water and sewer improvements will now be provided by Mustang Special Utility District (“MSUD”); therefore, the revised estimated cost of the Major Improvements, excluding Phase #1’s proportional share and including costs of issuance of the Phases #2-3 MI Bonds, were equal to \$12,743,263. As described in the current Amended and Restated Service and Assessment Plan, the actual costs of the Major Improvements are equal to \$13,695,446, which represents an increase of \$952,183. The increase in the Phases #2-3 Major Improvements budget is to be fully funded by the Developer.

In addition, according to the Developer’s Quarterly Improvement Implementation Report dated as of June 30, 2019, the City has accepted all Phases #2-3 Major Improvements.

Phases #2-3 Major Improvement Area Sources and Uses

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements (less the proportional share allocated to Phase #1), (2) establish the PID, and (3) issue the Phases #2-3 MI Bonds.

(remainder of page left intentionally blank)

Table II-A-1
Updated Sources and Uses – Phases #2-3 Major Improvement Area

Sources of Funds	Final Budget¹	Actual¹	Variance
Bond par amount	\$10,255,000	\$10,255,000	\$0
Developer Contributions	\$2,488,263	\$3,440,446	\$952,183
Total Sources	\$12,743,263	\$13,695,446	\$952,183
Uses of Funds			
<i>Major Improvements</i>			
Road improvements	\$3,870,886	\$3,827,211	(\$43,675)
Water distribution system improvements	\$643,844	\$569,800	(\$74,044)
Sanitary sewer improvements	\$2,846,941	\$3,474,961	\$628,020
Storm drainage improvements	\$0	\$0	\$0
Other soft and miscellaneous costs	\$1,704,796	\$2,146,677	\$441,881
<i>Subtotal</i>	<i>\$9,066,466</i>	<i>\$10,018,649</i>	<i>\$952,183</i>
<i>Estimated Bond issue costs</i>			
Capitalized interest	\$1,464,115	\$1,464,115	\$0
Reserve fund	\$936,766	\$936,766	\$0
Administrative expenses fund	\$37,908	\$37,908	\$0
Other costs of issuance	\$1,238,008	\$1,238,008	\$0
<i>Subtotal</i>	<i>\$3,676,797</i>	<i>\$3,676,797</i>	<i>\$0</i>
Total Uses	\$12,743,263	\$13,695,446	\$952,183

1 – As provided within the current Amended and Restated Service and Assessment Plan dated July 28, 2020.

Phases #2-3 Major Improvement Area Cost Variances

As shown in Table II-A-1 above, there are Major Improvement cost increases of \$952,183. The increase in Major Improvement costs were funded by the Developer.

Phase #1 Sources and Uses

According to the Amended and Restated Service and Assessment Plan, the original proposed water and sewer improvements will now be provided by Mustang Special Utility District (“MSUD”); therefore, the revised estimated cost of the Phase #1 Improvements, including Phase #1’s proportional share of the Major Improvements and costs of issuance of the Phase #1 Bonds, were equal to \$15,804,537. As described in the current Amended and Restated Service and Assessment Plan, the actual costs of the Phase #1 Improvements are equal to \$16,318,943, which represents an increase of \$514,406. The increase in the Phase #1 Improvements budget is to be fully funded by the Developer.

In addition, according to the Developer’s Quarterly Improvement Implementation Report dated as of June 30, 2019, the City has accepted all Phase #1 Improvements.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of Major Improvement and costs allocated to Phase #1, (2) establish the PID, and (3) issue the Phase #1 Bonds.

Table II-A-2
Updated Sources and Uses – Phase #1

Sources of Funds	Final Budget¹	Actual¹	Variance
Bond par amount	\$13,460,000	\$13,460,000	\$0
Reimbursement Agreement Amount	\$540,000	\$540,000	\$0
Developer Contributions	\$1,804,537	\$2,318,943	\$514,406
Total Sources	\$15,804,537	\$16,318,943	\$514,406
Uses of Funds			
<i><u>Major Improvements</u></i>			
Road improvements	\$1,906,791	\$1,824,944	(\$81,847)
Water distribution system improvements	\$317,157	\$303,543	(\$13,614)
Sanitary sewer improvements	\$1,402,398	\$1,342,201	(\$60,197)
Storm drainage improvements	\$0	\$0	\$0
Other soft and miscellaneous costs	\$839,779	\$803,732	(\$36,047)
<i>Subtotal</i>	<i>\$4,466,125</i>	<i>\$4,274,420</i>	<i>(\$191,705)</i>
<i>Phase 1 Improvements</i>			
Road improvements	\$3,859,604	\$3,859,604	\$0
Water distribution system improvements	\$980,992	\$980,992	\$0
Sanitary sewer improvements	\$948,137	\$945,942	(\$2,195)
Storm drainage improvements	\$688,500	\$688,500	\$0
Other soft and miscellaneous costs	\$886,662	\$1,594,967	\$708,305
<i>Subtotal</i>	<i>\$7,363,894</i>	<i>\$8,070,005</i>	<i>\$706,111</i>
<i><u>Estimated Bond issue costs</u></i>			
Capitalized interest	\$1,688,763	\$1,688,763	\$0
Reserve fund	\$1,022,321	\$1,022,321	\$0
Administrative expense fund	\$52,092	\$52,092	\$0
Other costs of issuance	\$1,211,342	\$1,211,342	\$0
<i>Subtotal</i>	<i>\$3,974,518</i>	<i>\$3,974,518</i>	<i>\$0</i>
Total Uses	\$15,804,537	\$16,318,943	\$514,406

1 – As provided within the current Amended and Restated Service and Assessment Plan dated July 28, 2020.

Phase #1 Cost Variances

As shown in Table II-A-2 above, there are Phase #1 Improvement cost increases of \$514,406. The increase in Phase #1 Improvement costs were funded by the Developer.

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Phase #2 Sources and Uses

According to the Amended and Restated Service and Assessment Plan, the estimated cost of the Phase #2 Improvements, including costs of issuance of the Phase #2 Bonds, were equal to \$13,500,997. As described in the current Amended and Restated Service and Assessment Plan, the actual costs of the Phase #2 Improvements are equal to \$13,070,329, which represents a decrease of \$430,668.

In addition, according to the respective Phase #2A and Phase #2B Developer's Quarterly Improvement Implementation Reports dated as of June 30, 2020, the Phase #2A Improvements were accepted by the City on February 19, 2019, the Phase #2B-1 Improvements were accepted by the City on August 28, 2019, and the Phase #2B-2 Improvements were accepted by the City on October 22, 2019.

Table II-A-3 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Improvements and (2) issue the Phase #2 Bonds.

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Table II-A-3
Updated Sources and Uses – Phase #2

Sources of Funds	Final Budget¹	Actual²	Variance
Bond par amount	\$9,425,000	\$9,425,000	\$0
Developer Contributions	\$4,075,997	\$3,645,329	(\$430,668)
Total Sources	\$13,500,997	\$13,070,329	(\$430,668)
Uses of Funds			
<u><i>Phase #2A Improvements</i></u>			
Road improvements	\$1,586,007	\$1,150,985	(\$435,022)
Water distribution system improvements	\$378,822	\$400,656	\$21,834
Sanitary sewer improvements	\$615,212	\$604,295	(\$10,917)
Storm drainage improvements	\$1,379,368	\$1,402,496	\$23,128
Other soft and miscellaneous costs	\$655,661	\$580,391	(\$75,270)
<i>Subtotal - Phase #2A Improvements</i>	<i>\$4,615,070</i>	<i>\$4,138,823</i>	<i>(\$476,247)</i>
<u><i>Phase #2B Improvements</i></u>			
Road improvements	\$3,129,936	\$3,220,542	\$90,606
Water distribution system improvements	\$774,820	\$645,692	(\$129,128)
Sanitary sewer improvements	\$675,178	\$750,372	\$75,194
Storm drainage improvements	\$1,068,360	\$1,070,784	\$2,424
Other soft and miscellaneous costs	\$1,112,633	\$1,119,116	\$6,483
<i>Subtotal - Phase #2B Improvements</i>	<i>\$6,760,927</i>	<i>\$6,806,506</i>	<i>\$45,579</i>
<i>Subtotal - Phase #2 Improvements</i>	<i>\$11,375,997</i>	<i>\$10,945,329</i>	<i>(\$430,668)</i>
<u><i>Estimated Bond issuance costs</i></u>			
Capitalized interest	\$452,919	\$452,919	\$0
Debt service reserve	\$855,856	\$855,856	\$0
Administrative expenses	\$35,000	\$35,000	\$0
Other costs of issuance	\$781,224	\$781,224	\$0
<i>Subtotal</i>	<i>\$2,125,000</i>	<i>\$2,125,000</i>	<i>\$0</i>
Total Uses	\$13,500,997	\$13,070,329	(\$430,668)

1 – As provided within the current Amended and Restated Service and Assessment Plan dated July 28, 2020.

2 – As provided in the Phase #2A and Phase #2B Quarterly Improvement Implementation Reports dated as of June 30, 2020.

Phase #2 Cost Variances

As shown in Table II-A-3 above, there is a significant variance for the Phase #2 Improvement costs of \$430,668, which is reduced from the initial projected contribution of the Developer.

Phase #3A Sources and Uses

According to the current Amended and Restated Service and Assessment Plan, the estimated cost of the Phase #3A Improvements were equal to \$3,921,602. According to Pulte Homes, the actual costs of the Phase #3A Improvements are equal to \$3,921,602 and remains unchanged from the original improvement cost estimates.

According to the Phase #3A Limited Offering Memorandum, the Phase #3A Improvements were completed in May 2020.

Table II-A-4 below summarizes the sources and uses of funds required to (1) construct the Phase #3A Improvements and (2) issue the Phase #3A Bonds.

Table II-A-4
Sources and Uses – Phase #3A

Sources of Funds	Final Budget¹	Actual¹	Variance
Phase #3A Bond par amount	\$3,644,000	\$3,644,000	\$0
Bond Premium	\$87,459	\$87,459	\$0
Developer Contributions	\$821,602	\$821,602	\$0
Total Sources	\$4,553,061	\$4,553,061	\$0
Uses of Funds			
<i><u>Phase #3A Improvements</u></i>			
Road improvements	\$1,654,087	\$1,654,087	\$0
Water distribution system improvements	\$310,412	\$310,412	\$0
Sanitary sewer improvements	\$210,170	\$210,170	\$0
Storm drainage improvements	\$923,783	\$923,783	\$0
Other soft and miscellaneous costs	\$823,150	\$823,150	\$0
<i>Subtotal</i>	<i>\$3,921,602</i>	<i>\$3,921,602</i>	<i>\$0</i>
<i>Estimated Bond issuance costs</i>			
Capitalized interest	\$256,189	\$256,189	\$0
Debt Service Reserve	\$235,950	\$235,950	\$0
Administrative Expenses	\$30,000	\$30,000	\$0
Other Costs of Issuance	\$109,320	\$109,320	\$0
<i>Subtotal</i>	<i>\$631,459</i>	<i>\$631,459</i>	<i>\$0</i>
Total Uses	\$4,553,061	\$4,553,061	\$0

1 – According to the current Amended and Restated Service and Assessment Plan dated July 27, 2021.

Phase #3A Cost Variances

As shown in Table II-A-4 above, there are no significant changes to the costs of the Phase #3A Improvements.

Phase #3B Sources and Uses

According to the current Amended and Restated Service and Assessment Plan, the estimated cost of the Phase #3B Improvements were equal to \$5,211,438. According to Pulte Homes, the actual costs of the Phase #3B Improvements are equal to \$5,211,438 and remains unchanged from the original improvement cost estimates.

According to the Phase #3B Limited Offering Memorandum, the Phase #3B Improvements were completed in November 2022.

Table II-A-5 below summarizes the sources and uses of funds required to (1) construct the Phase #3B Improvements and (2) issue the Phase #3B Bonds.

Table II-A-5
Sources and Uses – Phase #3B

Sources of Funds	Final Budget¹	Actual¹	Variance
Phase #3B Bond par amount	\$6,310,038	\$6,310,038	\$0
Developer Contribution	\$486,438	\$486,438	\$0
Original issue discount	(\$28,741)	(\$28,741)	\$0
Total Sources	\$6,767,697	\$6,767,697	\$0
Uses of Funds			
<u>Phase #3B Improvements</u>			
Road improvements	\$3,116,072	\$3,116,072	\$0
Water distribution system improvements	\$439,278	\$439,278	\$0
Sanitary sewer improvements	\$523,135	\$523,135	\$0
Storm drainage improvements	\$587,670	\$587,670	\$0
Other soft and miscellaneous costs	\$1,643,883	\$1,643,883	\$0
<i>Subtotal</i>	<i>\$6,310,038</i>	<i>\$6,310,038</i>	<i>\$0</i>
<i>Estimated Bond issue costs</i>			
Costs of Issuance	\$436,231	\$436,231	\$0
Debt Service Reserve	\$524,700	\$524,700	\$0
Capitalized interest	\$316,028	\$316,028	\$0
Administrative expenses	\$90,000	\$90,000	\$0
Underwriter's discount	\$189,300	\$189,300	\$0
<i>Subtotal</i>	<i>\$1,556,259</i>	<i>\$1,556,259</i>	<i>\$0</i>
Total Uses	\$6,767,697	\$6,767,697	\$0

1 – According to the current Amended and Restated Service and Assessment Plan dated September 22, 2022.

Phase #3B Cost Variances

As shown in Table II-A-5 above, there are no significant changes to the costs of the Phase #3B Improvements.

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B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2015-2031)

Assessment Year ending 9/011	Aggregate Projected Cost	Aggregate Projected Indebtedness	Sources Other Than PID Bonds	Annual Projected Indebtedness				
				Phase #1 Annual Installments	Phases #3 MI Annual Installments ²	Phase #2 Annual Installments ³	Phase #3A Annual Installments	Phase #3B Annual Installments
2016-2025	\$54,436,025	\$43,634,038	\$10,801,987	\$7,757,205	\$5,291,115	\$4,545,321	\$1,008,719	\$1,163,291
2026	\$0	\$0	\$0	\$576,079	\$48,532	\$618,496	\$256,745	\$565,315
2027	\$0	\$0	\$0	\$958,544	\$370,286	\$1,013,177	\$283,447	\$596,249
2028	\$0	\$0	\$0	\$959,819	\$370,273	\$1,013,405	\$284,015	\$596,989
2029	\$0	\$0	\$0	\$959,135	\$369,872	\$1,013,588	\$283,456	\$596,172
2030	\$0	\$0	\$0	\$959,545	\$370,085	\$1,013,676	\$283,805	\$596,858
2031	\$0	\$0	\$0	\$960,947	\$369,861	\$1,013,617	\$284,028	\$596,932
Total	\$54,436,025	\$43,634,038	\$10,801,987	\$13,131,274	\$7,190,024	\$10,231,281	\$2,684,214	\$4,711,807

1 – Assessment Years ending 2016-2025 represent actual Annual Installments billed. Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2027-2031 represent projected future Annual Installments and will be updated in future annual service plan updates.

2 – 2016-2024 represents the amounts applicable to Phases #2-3 Major Improvements Annual Installments. 2025 and afterwards reflects Phase #3 Major Improvements following the issuance of the Phase #3 Major Improvement Refunding Bonds.

3 – 2016-2024 represents the amounts applicable to Phase #2 Annual Installments related to Phase #2 Improvements. 2025 and afterwards reflects Phase #2 Annual Installments related to Phase #2 Projects following the issuance of the Phase #1 and Phase #2 Refunding Bonds.

C. STATUS OF DEVELOPMENT

See Table II-C-1 on the following page for the status of parcels owned by individuals (excluding parcels owned by builders) within each phase of the PID as of June 3, 2025.

Table II-C-1
Completed Homes

Phase	Completed as of July 24, 2024 ¹	Completed as of June 3, 2025 ²	Total Homes Projected to be Developed	Percentage of Completed Homes
Phase #1	458	462	462	100.00%
Phase #2	488	489	489	100.00%
Phase #3A	197	197	197	100.00%
Phase #3B	186	257	257	100.00%

1 – Information per DCAD online records as of July 24, 2024.

2 – Information per DCAD online records as of June 3, 2025.

D. ANNUAL BUDGET – PHASE #3 MAJOR IMPROVEMENTS

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 MI Bonds, of which fifteen (15) Annual Installments remain outstanding and available to pay obligations under the Phase #3 Major Improvement Refunding Bonds.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3 Major Improvements Refunding Bonds commencing with the issuance of the Phase #3 Major Improvements Refunding Bonds. The effective interest rate on the Phase #3 Major Improvements Refunding Bonds is 5.00 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3 Major Improvements Refunding Bonds (5.00 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the current Amended and Restated Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 1. (the “TIRZ”) incremental taxes available to the PID (the “TIRZ Credit”), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #3 Major Improvements Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for Phase #3 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Phase #3 Major Improvements Annual Installments
to be Collected for 2025-26

	<u>Phase #3 Major Improvements Refunding Bonds</u>	<u>MSUD Credit</u>	<u>Net Annual Installments</u>
Interest payment on March 1, 2026	\$86,850	(\$34,185)	\$52,665
Interest payment on September 1, 2026	\$86,850	(\$34,185)	\$52,665
Principal payment on September 1, 2026	\$165,000	(\$28,035)	\$136,965
<i>Subtotal debt service payments</i>	<i>\$338,700</i>	<i>(\$96,404)</i>	<i>\$242,296</i>
Administrative Expenses	\$31,000	\$0	\$31,000
Excess Interest for Reserves	\$17,370	\$0	\$17,370
<i>Subtotal Expenses</i>	<i>\$387,070</i>	<i>(\$96,404)</i>	<i>\$290,666</i>
Available TIRZ Credit	(\$242,134)	\$0	(\$242,134)
Available Reserve Fund Income	\$0	\$0	\$0
Available Capitalized Interest Account	\$0	\$0	\$0
Available Admin Expense account	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>(\$242,134)</i>	<i>\$0</i>	<i>(\$242,134)</i>
Annual Installments	\$144,936	(\$96,404)	\$48,532

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #3 Major Improvement Refunding Bond interest due on March 1, 2026, in the amount of \$86,850 and on September 1, 2026, in the amount of \$86,850, which equal interest on the outstanding Phase #3 Major Improvement Assessments balance of \$3,474,000 for six months each and an effective interest rate of 5.00 percent. Phase #3 Major Improvement Annual Installments to be collected include a principal amount of \$165,000 due on September 1, 2026. As a result, the total gross principal and interest due for the Phase #3 Major Improvement Refunding Bonds is estimated to be equal to \$338,700 in 2025-26.

MSUD is obligated to pay a portion of the Phase #3 Major Improvement Annual Installments due for the Phase #3 Major Improvements Refunding Bonds. Pursuant to the MSUD debt service schedule, MSUD will pay a portion of the principal (\$28,035) and interest (\$68,369) due for debt service collected for 2025-26. As a result, the total MSUD portion of the Phase #3 Major Improvement Annual Installments is \$96,404 ($\$28,035 + \$68,369 = \$96,404$).

As a result, the total net Annual Installments to be collected for Phase #3 Major Improvement principal and interest due in 2025-26 is equal to \$242,296 ($\$338,700 - \$96,404 = \$242,296$).

Administrative Expenses

Administrative expenses for Phase #3 Major Improvements include the City, Administrator, Trustee, audit, dissemination agent, and TIRZ/contingency fees. As shown in Table II-D-2 below, the administrative expenses to be collected for 2025-26 are estimated to be \$31,000.

Table II-D-2
Phase #3 Major Improvements Administrative Budget – 2025-26

Description	2025-26 Estimated Budget
City	\$500
PID Administrator	\$20,000
Trustee	\$4,500
Audit	\$1,000
Dissemination Agent	\$3,500
TIRZ/Contingency	\$1,500
Total	\$31,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$17,370 which equals 0.5 percent interest on the outstanding Phase #3 Major Improvement Assessments balance of \$3,474,000.

Available TIRZ Credit

Pursuant to the project plan and finance plan for the TIRZ (the “TIRZ Project Plan and Finance Plan”), 45.20 percent of TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel. The Phase #3 Major Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds issued in 2024 resulted in reduction of required bond debt service payments originally projected to be offset with the applicable TIRZ Revenues. The projected percentage of TIRZ Revenues required to offset the Annual Installments updated with the Phase #3 Major Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds was calculated to be 32.29 percent (rounded), resulting in 12.91 percent (rounded) of savings in TIRZ Revenues projected to offset the initially projected Annual installments. The City Council has decided to apply 50 percent of the savings in TIRZ Revenues [i.e., 6.45 percent (rounded)] to be applied towards additional TIRZ projects as may be further described in the TIRZ Project Plan and Finance Plan and apply the remaining 50 percent as additional TIRZ Revenues made available to offset the Annual Installments, resulting in a total of 38.75% of the TIRZ Revenues (i.e., 32.29% + 6.45% = 38.75%) available to offset the applicable Annual Installments after issuance of the Phase #3 Major Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds.

According to the City, there have been TIRZ increments collected in 2024-25 in the total amount of \$261,087 that are available to be used as a TIRZ Credit for Annual Installment offset in 2025-26 for the respective Parcels within Phase #3. As a result, the TIRZ Credit amount generated by each Parcel and allocated to each Parcel within Phase #3 is shown in Appendix D-2.

Available Reserve Fund Income

As of May 31, 2025, there is no available excess reserve fund income to reduce the 2025-26 Annual Installments for the Phase #3 Major Improvements.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was \$22,525, which is anticipated to be used for the payment of the current year administrative expenses through January 31, 2026. As a result, there are no excess administrative expense funds available in the Administrative Expense Account to reduce the 2025-26 Phase #3 Major Improvement Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - PHASE #3 MAJOR IMPROVEMENTS

According to the current Amended and Restated Service and Assessment Plan, 455 units representing 389.04 total Equivalent Units are estimated to be built within Phase #3 of the PID. The Annual Installment due to be collected per Equivalent Unit for Phase #3 Major Improvements for 2025-26 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Phase #3 Major Improvements

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$136,965.07	\$352.06
Interest	\$105,330.96	\$270.75
Administrative Expenses	\$31,000.00	\$79.68
Excess Interest for Reserves	\$17,370.00	\$44.65
Total	\$290,666.03	\$747.14

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 389.04 Equivalent Units.

The Annual Installment due to be collected from each Lot Type for the Phase #3 Major Improvements for 2025-26 is shown in Table II-E-2 below.

Table II-E-2
Annual Installment Per Unit – Phase #3 Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit¹	Equivalent Unit Factor	Annual Installment Per Land Use Class¹
Lot Type 3 (60' Lot)	\$747.14	1.00	\$747.14
Lot Type 4 (50' Lot)	\$747.14	0.83	\$620.12

¹ – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #3 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Phase #3 Major Improvement Assessment, the annual principal and interest, the Administrative Expenses, and the Phase #3 Major Improvement Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. ANNUAL BUDGET – PHASE #1

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty (20) Annual Installments remain outstanding and available to pay obligations under the Phase #1 and Phase #2 Refunding Bonds.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 and Phase #2 Refunding Bonds commencing with the issuance of the Phase #1 and Phase #2 Refunding Bonds. The effective interest rate on the Phase #1 and Phase #2 Refunding Bonds is 5.00 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on Phase #1 and Phase #2 Refunding Bonds (5.00 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable

at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the current Amended and Restated Service and Assessment Plan, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #1 and Phase #2 Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phase #1 Annual Installments
to be Collected for 2025-26

	<u>Phase #1 portion of the Phase #1 and Phase #2 Major Improvements Refunding Bonds</u>	<u>MSUD Credit</u>	<u>Net Annual Installments</u>
Interest payment on March 1, 2026	\$273,184	(\$29,476)	\$243,708
Interest payment on September 1, 2026	\$273,184	(\$29,476)	\$243,708
Principal payment on September 1, 2026	\$334,000	(\$18,050)	\$315,950
<i>Subtotal debt service payments</i>	<i>\$880,367</i>	<i>(\$77,001)</i>	<i>\$803,367</i>
Administrative Expenses	\$29,000	\$0	\$29,000
Excess Interest for Reserves	\$54,637	\$0	\$54,637
<i>Subtotal Expenses</i>	<i>\$964,004</i>	<i>(\$77,001)</i>	<i>\$887,004</i>
Available TIRZ Credit	(\$293,925)	\$0	(\$293,925)
Available Reserve Fund Income	(\$12,000)	\$0	(\$12,000)
Available Capitalized Interest Account	\$0	\$0	\$0
Available Admin Expense account	(\$5,000)	\$0	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$310,925)</i>	<i>\$0</i>	<i>(\$310,925)</i>
Annual Installments	\$653,079	(\$77,001)	\$576,079

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #1 portion of the Phase #1 and Phase #2 Refunding Bond interest due on March 1, 2026, in the amount of \$273,184 and on September 1, 2026, in the amount of \$273,184, which equal interest on the outstanding Phase #1 Assessments balance of \$10,927,349 for six months each and an effective interest rate of 5.00 percent. Phase #1 Annual Installments to be collected include a principal amount of \$334,000 due on September 1, 2026. As a result, the total gross principal and interest due for the Phase #1 portion of the Phase #1 and Phase #2 Refunding Bond is estimated to be equal to \$880,400 in 2025-26.

MSUD is obligated to pay a portion of the Phase #1 Annual Installments due for the Phase #1 portion of the Phase #1 and Phase #2 Major Improvements Refunding Bonds. Pursuant to the MSUD debt service schedule, MSUD will pay a portion of the principal (\$18,050) and interest (\$58,951) due for debt service collected for 2025-26. As a result, the total MSUD portion of the Phase #1 Annual Installments is \$77,001 ($\$18,050 + \$58,951 = \$77,001$).

As a result, the total net Annual Installments to be collected for Phase #1 principal and interest due in 2025-26 is equal to \$803,367 ($\$880,367 - \$77,001 = \$803,367$).

Administrative Expenses

Administrative expenses for Phase #1 include the City, Administrator, Trustee, audit, dissemination agent, and TIRZ/contingency fees. As shown in Table II-F-2 below, the administrative expenses to be collected for 2025-26 are estimated to be \$29,000.

Table II-F-2
Phase #1 Administrative Budget – 2025-26

Description	2025-26 Estimated Budget
City	\$500
PID Administrator	\$18,000
Trustee	\$4,500
Audit	\$3,500
Dissemination Agent	\$1,000
TIRZ/Contingency	\$3,500
Total	\$29,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$54,637 which equals 0.5 percent interest on the outstanding Phase #1 Assessment balance of \$10,927,349.

Available TIRZ Credit

Similar to the TIRZ Revenue description in the Phase #3 Major Improvements section above, 38.75% of the TIRZ Revenues are available to offset the applicable Annual Installments after issuance of the Phase #1 and Phase #2 Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds.

According to the City, there have been TIRZ increments collected in 2024-25 in the total amount of \$296,816 that are available to be used as a TIRZ Credit for Annual Installment offset in 2025-26 for the respective Parcels within Phase #1. As a result, the TIRZ Credit amount generated by each Parcel and allocated to each Parcel within Phase #1 is shown in Appendix E-2.

Available Reserve Fund Income

As of May 31, 2025, there has been approximately \$68,354 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$12,000 is available to be applied as a credit to reduce the 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the Phase #1 portion of available balance for administrative expenses was estimated to be \$68,738. Approximately \$28,000 is anticipated to be used for the payment of the current year administrative expenses through January 31, 2026. As a result, \$5,000 in the Administrative Expense Fund is anticipated to be available to reduce the 2025-26 Phase #1 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the current Amended and Restated Service and Assessment Plan, 462 units representing 400.80 total Equivalent Units are estimated to be built within Phase #1 of the PID. According to the Trustee, four Parcels have prepaid their Phase #1 Assessment in full and one Parcel has partially prepaid their Phase #1 Assessment resulting in approximately 4.08 prepaid Equivalent Units. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #1 Assessments for 2025-26 is shown in Table II-G-1 on the following page.

Table II-G-1
Annual Installment Per Unit – Phase #1

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$315,950.46	\$796.40
Interest	\$475,416.37	\$1,198.35
Administrative Expenses	\$24,000.00	\$60.50
Excess Interest for Reserves	\$54,636.75	\$137.72
Total	\$870,003.58	\$2,192.97

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 396.72 Equivalent Units.

The Annual Installment due to be collected from each Lot Type for the Phase #1 for 2025-26 is shown in Table II-G-2 below.

Table II-G-2
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment Per Equivalent Unit ¹	Equivalent Unit Factor	Annual Installment Per Land Use Class ¹
Lot Type 3 (60' Lot)	\$2,192.97	1.00	\$2,192.97
Lot Type 4 (50' Lot)	\$2,192.97	0.83	\$1,820.16

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Phase #1 Assessment, the annual principal and interest, the Administrative Expenses, and the Phase #1 Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

H. ANNUAL BUDGET – PHASE #2 PROJECTS

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Bonds, of which twenty (20) Annual Installments remain outstanding and available to pay obligations under the Phase #1 and Phase #2 Refunding Bonds.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 and Phase #2 Refunding Bonds commencing with the issuance of the Phase #1 and Phase #2 Refunding Bonds. The effective interest rate on the Phase #1 and Phase #2 Refunding Bonds is 5.00 percent for 2025-26. Pursuant to Section 372.018

of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on Phase #1 and Phase #2 Refunding Bonds (5.00 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the current Amended and Restated Service and Assessment Plan, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #1 and Phase #2 Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-H-1 on the following page.

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Table II-H-1
Budget for the Phase #2 Annual Installments
to be Collected for 2025-26¹

	<u>Phase #2 portion of the Phase #1 and Phase #2 Major Improvements Refunding Bonds</u>	<u>MSUD Credit</u>	<u>Net Annual Installments</u>
Interest payment on March 1, 2026	\$283,250	(\$36,850)	\$246,400
Interest payment on September 1, 2026	\$283,250	(\$36,850)	\$246,400
Principal payment on September 1, 2026	\$404,000	(\$30,221)	\$373,779
<i>Subtotal debt service payments</i>	<i>\$970,500</i>	<i>(\$103,922)</i>	<i>\$866,578</i>
Administrative Expenses	\$29,000	\$0	\$29,000
Excess Interest for Reserves	\$56,650	\$0	\$56,650
<i>Subtotal Expenses</i>	<i>\$1,056,150</i>	<i>(\$103,922)</i>	<i>\$952,228</i>
Available TIRZ Credit	(\$316,731)	\$0	(\$316,731)
Available Reserve Fund Income	(\$12,000)	\$0	(\$12,000)
Available Capitalized Interest Account	\$0	\$0	\$0
Available Admin Expense account	(\$5,000)	\$0	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$333,731)</i>	<i>\$0</i>	<i>(\$333,731)</i>
Annual Installments	\$722,419	(\$103,922)	\$618,496

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #2 portion of the Phase #1 and Phase #2 Refunding Bond interest due on March 1, 2026 in the amount of \$283,250 and on September 1, 2026 in the amount of \$283,250, which equal interest on the outstanding Phase #2 Assessments balance of \$11,330,000 for six months each and an effective interest rate of 5.00 percent. Phase #2 Annual Installments to be collected include a principal amount of \$404,000 due on September 1, 2026. As a result, the total gross principal and interest due for the Phase #2 portion of the Phase #1 and Phase #2 Refunding Bond is estimated to be equal to \$970,500 in 2025-26.

MSUD is obligated to pay a portion of the Phase #2 Annual Installments due for the Phase #2 portion of the Phase #1 and Phase #2 Major Improvements Refunding Bonds. Pursuant to the MSUD debt service schedule, MSUD will pay a portion of the principal (\$30,221) and interest (\$73,701) due for debt service collected for 2025-26. As a result, the total MSUD portion of the Phase #2 Annual Installments for Phase #2 Projects is \$103,922 (\$30,221 + \$73,701) = \$103,922).

As a result, the total net Annual Installments to be collected for Phase #2 principal and interest due in 2025-26 is equal to \$866,578 (\$970,500 - \$103,922 = \$866,578).

Administrative Expenses

Administrative expenses for Phase #2 include the City, Administrator, Trustee, audit, dissemination agent, and TIRZ/contingency fees. As shown in Table II-H-2 below, the administrative expenses to be collected for 2025-26 are estimated to be \$29,000.

Table II-H-2
Phase #2 Administrative Budget – 2025-26

Description	2025-26 Estimated Budget
City	\$500
PID Administrator	\$18,000
Trustee	\$2,250
Audit	\$1,750
Dissemination Agent	\$1,000
TIRZ/Contingency	\$5,500
Total	\$29,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$56,650 which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of \$11,330,000 for the Phase #2 Projects.

Available TIRZ Credit

Similar to the TIRZ Revenue description in the Phase #3 Major Improvements section of this report, 38.75% of the TIRZ Revenues are available to offset the applicable Annual Installments after issuance of the Phase #1 and Phase #2 Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds.

According to the City, there have been TIRZ increments collected in 2024-25 in the total amount of \$318,493 that are available to be used as a TIRZ Credit for Annual Installment offset in 2025-26 for the respective Parcels within Phase #2. As a result, the TIRZ Credit amount generated by each Parcel and allocated to each Parcel within Phase #2 is shown in Appendix F-2.

Available Reserve Fund Income

As of May 31, 2025, there has been approximately \$68,354 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$12,000 is available to be applied as a credit to reduce the 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the Phase #2 portion of available balance for administrative expenses was estimated to be \$68,738. Approximately \$28,000 is anticipated to be used for the payment of the current year administrative expenses through January 31, 2026. As a result, \$5,000 in the Administrative Expense Fund is anticipated to be available to reduce the 2025-26 Phase #2 Annual Installment.

I. ANNUAL INSTALLMENTS PER UNIT - PHASE #2 PROJECTS

According to the current Amended and Restated Service and Assessment Plan, 489 units representing 422.87 total Equivalent Units are estimated to be built within Phase #2 of the PID. According to the Trustee, four Parcels have prepaid their Phase #2 Assessment in full resulting in approximately 3.49 prepaid Equivalent Units. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #2 Project Assessments for 2025-26 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit – Phase #2

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$373,778.72	\$891.27
Interest	\$480,799.07	\$1,146.45
Administrative Expenses	\$24,000.00	\$57.23
Excess Interest for Reserves	\$56,650.00	\$135.08
Total	\$935,227.79	\$2,230.02

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 419.38 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within Phase #2 for 2025-26 is shown in Table II-I-2 on the following page.

Table II-I-2
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment Per Equivalent Unit¹	Equivalent Unit Factor	Annual Installment Per Land Use Class¹
Lot Type 3 (60' Lot)	\$2,230.02	1.00	\$2,230.02
Lot Type 4 (50' Lot)	\$2,230.02	0.83	\$1,850.92

¹ – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Phase #2 Assessments for Phase #2 Projects, the annual principal and interest, the Administrative Expenses, and the Phase #2 Annual Installments for Phase #2 Projects to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix F-1.

J. ANNUAL BUDGET – PHASE #3A

On July 27, 2021, the City approved the issuance of the Phase #3A Bonds. As a result, condition (i) for the commencement of the collection of Phase #3A Annual Installments has been met, and the collection of the first Phase #3A Annual Installments commenced September 1, 2021.

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phase #3A Bonds, of which twenty (20) Annual Installments remain outstanding.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3A Bonds commencing with the issuance of the Phase #3A Bonds. The effective interest rate on the Phase #3A Bonds is 3.75 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3A Bonds (3.75 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under the current Amended and Restated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #3A Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for Phase #3A of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-J-1 below.

Table II-J-1
Budget for the Phase #3A Annual Installments
to be Collected for 2025-26

	<u>Phase #3A Bonds</u>
Interest payment on March 1, 2026	\$60,335
Interest payment on September 1, 2026	\$60,335
Principal payment on September 1, 2026	\$114,000
<i>Subtotal debt service payments</i>	<i>\$234,670</i>
Administrative Expenses	\$28,000
Excess Interest for Reserves	\$16,075
<i>Subtotal Expenses</i>	<i>\$278,745</i>
Available Reserve Fund Income	(\$17,000)
Available Administrative Expense account	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$22,000)</i>
Annual Installments	\$256,745

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #3A Bond interest due on March 1, 2026 in the amount of \$60,335 and on September 1, 2026 in the amount of \$60,335, which equal interest on the outstanding Phase #3A Assessment balance of \$3,215,000 for six months each and an effective interest rate of 3.75 percent. Phase #3A Annual Installments to be collected include a principal amount of \$114,000 due on September 1, 2026. As a result, the total gross principal and interest due for the Phase #3A Bond portion of Assessments in 2025-26 is estimated to be equal to \$234,670.

Administrative Expenses

Administrative expenses for Phase #3A include the City, Administrator, Trustee, audit, dissemination agent, and contingency fees. As shown in Table II-J-2 below, the administrative expenses to be collected for 2025-26 are estimated to be \$28,000.

Table II-J-2
Phase #3A Administrative Budget – 2025-26

Description	2025-26 Budget
City	\$500
PID Administrator	\$18,000
Trustee ¹	\$4,500
Audit	\$1,000
Dissemination Agent ¹	\$0
Contingency	\$4,000
Total	\$28,000

1 – Wilmington Trust, N.A. serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$16,075 which equals 0.5 percent interest on the outstanding Phase #3A Assessment balance of \$3,215,000.

Available Reserve Fund Income

As of May 31, 2025, there has been approximately \$48,489 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$17,000 is available to be applied as a credit to reduce the 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was \$63,812. Of this amount, a portion is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, \$5,000 is available in the Administrative Expense Fund to reduce the Phase #3A 2025-26 Annual Installment.

K. ANNUAL INSTALLMENTS PER UNIT - PHASE #3A

According to the current Amended and Restated Service and Assessment Plan, 197 units representing 163.51 total Equivalent Units are estimated to be built within Phase #3A of the PID. According to the Trustee, no Parcels have prepaid their Phase #3A Assessment. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #3A Assessments for 2025-26 is shown in Table II-K-1 below.

Table II-K-1
Annual Installment Per Unit – Phase #3A

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$114,000.00	\$697.21
Interest	\$103,670.00	\$634.03
Administrative Expenses	\$23,000.00	\$140.66
Excess Interest for Reserves	\$16,075.00	\$98.31
Total	\$256,745.00	\$1,570.21

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 163.51 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within Phase #3A for 2025-26 is shown in Table II-K-2 below.

Table II-K-2
Annual Installment Per Unit – Phase #3A

Land Use Class	Annual Installment Per Equivalent Unit ¹	Equivalent Unit Factor	Annual Installment Per Land Use Class ¹
Lot Type 3 (60' Lot)	\$1,570.21	1.00	\$1,570.21
Lot Type 4 (50' Lot)	\$1,570.21	0.83	\$1,303.27

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #3A of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix G.

L. ANNUAL BUDGET – PHASE #3B

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Lot or Parcel of Phase #3B Assessed Property shall commence upon the earlier of: (i) September 1, 2023, (ii) with tax bills sent the first October after issuance of Bonds for Phase #3B Improvements, such that upon the issuance of the Bonds all Assessments in Phase #3B shall begin collections, or (iii) with tax

bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3B Assessed Property, such that all Assessments in the Phase #3B begin collection immediately after the expirations of such two year period. Such first annual installment for a Lot or Parcel of the Phase #3B Assessed Property for which collection has begun, shall be due by January 31st of the following calendar year.

On September 22, 2022, the City approved the issuance of the Phase #3B Bonds. As a result, condition (ii) for the commencement of the collection of Phase #3B Annual Installments has been met, and the collection of the first Phase #3B Annual Installments will commence September 1, 2023 and will become delinquent if not paid prior to February 1, 2024.

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phase #3B Bonds, of which twenty (20) Annual Installments remain outstanding.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3B Bonds commencing with the issuance of the Phase #3B Bonds. The effective interest rate on the Phase #3B Bonds is 5.83 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3B Bonds (5.83 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under the current Amended and Restated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #3B Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for Phase #3B of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-L-1 below.

Table II-L-1
Budget for the Phase #3B Annual Installments
to be Collected for 2025-26

<u>Phase #3B Bonds</u>	
Interest payment on March 1, 2026	\$174,668
Interest payment on September 1, 2026	\$174,668
Principal payment on September 1, 2026	\$170,000
<i>Subtotal debt service payments</i>	<i>\$519,335</i>
Administrative Expenses	\$35,000
Excess Interest for Reserves	\$29,980
<i>Subtotal Expenses</i>	<i>\$584,315</i>
Available Reserve Fund Income	(\$9,000)
Available Administrative Expense account	(\$10,000)
<i>Subtotal funds available</i>	<i>(\$19,000)</i>
Annual Installments	\$565,315

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #3B Bond interest due on March 1, 2026, in the amount of \$174,668 and on September 1, 2026 in the amount of \$174,668, which equal interest on the outstanding Phase #3B Assessment balance of \$5,996,000 for six months each and an effective interest rate of 5.83 percent. Phase #3B Annual Installments to be collected include a principal amount of \$170,000 due on September 1, 2026. As a result, the total gross principal and interest due for the Phase #3B Bond portion of Assessments in 2025-26 is estimated to be equal to \$519,335.

Administrative Expenses

Administrative expenses for Phase #3B include the City, Administrator, Trustee, audit, dissemination agent, and contingency fees. As shown in Table II-L-2 on the following page, the administrative expenses to be collected for 2025-26 are estimated to be \$35,000.

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Table II-L-2
Phase #3B Administrative Budget – 2025-26

Description	2025-26 Estimated Budget
City	\$500
Administrator	\$24,000
Trustee ¹	\$4,500
Audit	\$1,000
Dissemination Agent ¹	\$0
Contingency	\$5,000
Total	\$35,000

1 – Wilmington Trust, N.A. serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$29,980 which equals 0.5 percent interest on the outstanding Phase #3B Assessment balance of \$5,996,000.

Available Reserve Fund Income

As of May 31, 2025, there has been approximately \$26,073 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$9,000 is available to be applied as a credit to reduce the 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was \$122,336. Of this amount, a portion is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, \$10,000 is available in the Administrative Expense Fund to reduce the Phase #3B 2025-26 Annual Installment.

M. ANNUAL INSTALLMENTS PER UNIT - PHASE #3B

According to the current Amended and Restated Service and Assessment Plan, 258 units representing 225.53 total Equivalent Units are estimated to be built within Phase #3B of the PID. According to the Trustee, no Parcels have prepaid their Phase #3B Assessment. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #3B Assessments for 2025-26 is shown in Table II-M-1 on the following page.

Table II-M-1
Annual Installment Per Unit – Phase #3B

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$170,000.00	\$753.78
Interest	\$340,335.00	\$1,509.05
Administrative Expenses	\$25,000.00	\$110.85
Excess Interest for Reserves	\$29,980.00	\$132.93
Total	\$565,315.00	\$2,506.61

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 225.53 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within Phase #3B for 2025-26 is shown in Table II-M-2 below.

Table II-M-2
Annual Installment Per Unit – Phase #3B

Land Use Class	Annual Installment Per Equivalent Unit ¹	Equivalent Unit Factor	Annual Installment Per Land Use Class ¹
Lot Type 3 (60' Lot)	\$2,506.61	1.00	\$2,506.61
Lot Type 4 (50' Lot)	\$2,506.61	0.83	\$2,080.48

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #3B of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix H.

N. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in November 2015. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Phase #1 Bonds were refunded as part of the Phase #1 and Phase #2 Refunding Bonds.

Phases #2-3 MI Bonds

The Phases #2-3 MI Bonds were issued in November 2015. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phases #2-3 MI Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2-3 Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

Phase #2 Bonds

The Phase #2 Bonds were issued in October 2018. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phase #2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Phase #2 Bonds were refunded as part of the Phase #1 and Phase #2 Refunding Bonds.

Phase #3A Bonds

The Phase #3A Bonds were issued in August 2021. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phases #3A Bonds maturing on or after September 1, 2031, in whole or in part, on any date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #3A Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #3B Bonds

The Phase #3B Bonds were issued in October 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phases #3B Bonds maturing on or after September 1, 2032, in whole or in part, on any date on or after **September 1, 2032**, such

redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

Phase #3 Major Improvements Refunding Bonds

The Phase #3 Major Improvements Refunding Bonds were issued in February 2024. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the Phase #3 Major Improvements Refunding Bonds before their scheduled maturity dates, in whole or in part, as set forth in the Pricing Certificate. Pursuant to Section 1.C. of the Pricing Certificate, the City reserves the right to optionally redeem the Bonds maturing on and after September 1, 2035, in whole or in part, in principal amounts of \$1,000 or any integral multiple thereof, before their respective scheduled maturity dates, on **September 1, 2034**, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator does not believe a refunding of the Phase #3 Major Improvements Refunding Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

Phase #1 and Phase #2 Refunding Bonds

The Phase #1 and Phase #2 Refunding Bonds were issued in February 2024. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the Phase #1 and Phase #2 Refunding Bonds before their scheduled maturity dates, in whole or in part, as set forth in the Pricing Certificate. Pursuant to Section 1.C. of the Pricing Certificate, the City reserves the right to optionally redeem the Bonds maturing on and after September 1, 2035, in whole or in part, in principal amounts of \$1,000 or any integral multiple thereof, before their respective scheduled maturity dates, on **September 1, 2034**, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator does not believe a refunding of the Phase #1 and Phase #2 Refunding Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

III. UPDATE OF THE ASSESSMENT PLAN

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

This method of assessing property has not been changed, except for the additional clarifying provisions above, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

Phase #1

According to Denton County Appraisal District (“DCAD”) online records, four hundred sixty-two (462) subdivided residential Parcels within Phase #1A and Phase #1B of development were officially recognized within the county’s official roll in 2018. As a result, individual Parcels within Phase #1A and Phase #1B of development were individually billed Annual Installments beginning in tax year 2018 as shown in the 2018-19 Annual Service Plan Update.

Phase #2

According to DCAD online records, a final plat for one hundred ninety-eight (198) residential Parcels was recorded on February 27, 2019, for Phase #2A and officially recognized within the county’s official roll in 2019. As a result, individual Parcels within Phase #2A of development were individually billed Annual Installments beginning in tax year 2019 as shown in in the 2019-20 Annual Service Plan Update.

According to DCAD online records, a final plat for one hundred ninety-one (191) residential Parcels was recorded on August 29, 2019, for Phase #2B-1. As of the date of the 2019-20 Annual Service Plan Update, DCAD had recognized the subdivided Parcels for the unofficial roll of 2020. As a result, individual Parcels within Phase #2B-1 of development were individually allocated their principal Assessment beginning in tax year 2019 but will not be billed individual Annual Installment amounts until tax year 2020.

According to DCAD online records, a final plat for one hundred (100) residential Parcels was recorded on November 7, 2019, for Phase #2B-2. The subdivided Parcels were officially recognized within the county’s official roll in 2020. As a result, individual Parcels within Phase #2B-2 of development will be individually billed Annual Installments beginning in tax year 2020.

Phase #3A

According to DCAD online records, a final plat for one hundred ninety-seven (197) residential Parcels was recorded in 2020 for Phase #3A. The subdivided Parcels were officially recognized within the county’s official roll in 2021. As a result, individual Parcels within Phase #3A of development will be individually billed Annual Installments beginning in tax year 2021 as shown in the 2021-22 Annual Service Plan Update.

Phase #3B

According to DCAD online records, three final plats were filed and recorded in 2022, which subdivided parent Parcels 637957, 38571, and 147923 into 258 residential lots in Phase #3B of the PID. The subdivided Parcels will be recognized within the county’s official roll in 2023. As a result, individual Parcels within Phase #3B of development will be individually billed Annual Installments beginning in tax year 2023 as shown in the 2023-24 Annual Service Plan Update for their respective Phases #2-3 Assessment and Phase #3B Assessment.

As part of issuing Phase #1 and Phase #2 Refunding Bonds, the Phase #2's share of the Phases #2-3 Major Improvements were combined with the Phase #2 Improvements, resulting in the Phase #2 Projects. As a result, the Phase #2-3 Major Improvement Assessments were split between Phase #2 and Phase #3 and the Phase #2's share of the Phases #2-3 Major Improvements Assessments were combined with the Phase #2 Assessments related to the Phase #2 Improvements and the Phase #2 Assessment Roll was updated to reflect both.

B. PREPAYMENT OF ASSESSMENTS

Phase #1

According to the Trustee, four Parcels within Phase #1 of the PID have prepaid their Assessment in full and one Parcel (713879) had a partial prepayment as of May 31, 2025.

Phase #2

According to the Trustee, four Parcels within Phase #2 of the PID have prepaid their Assessment in full as of May 31, 2025.

Phase #3A

According to the Trustee, no Parcels within Phase #3A of the PID have prepaid their Assessment in full as of May 31, 2025.

Phase #3B

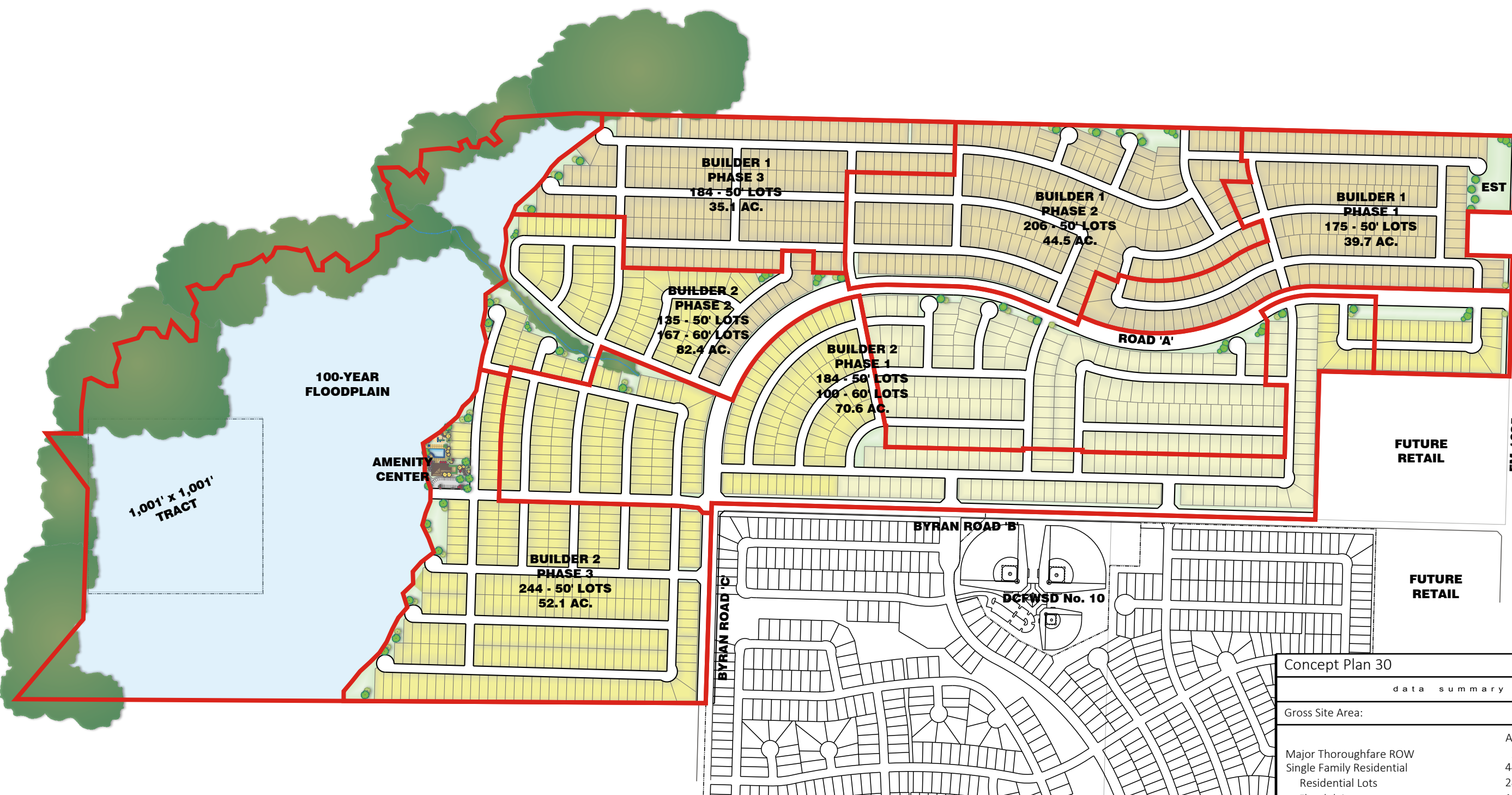
According to the Trustee, no Parcels within Phase #3B of the PID have prepaid their Assessment in full as of May 31, 2025.

For additional prepayment-related information, see Appendix B of this report.

The complete Assessment Roll is available for review at the City hall, located at 107 Main St, Aubrey, Texas 76227.

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APPENDIX A
PID MAP



Residential Product Type:		Lots
Home Builder 1		
50' x 120' Lots		565
Home Builder 2		
50' x 120' Lots		563
60' x 120' Lots		267
Total Builder 2 Lots		830

Concept Plan 30			
data summary			
Gross Site Area:		446.3	
	Acres		Gross %
Major Thoroughfare ROW		2.5	1%
Single Family Residential		443.8	99%
Residential Lots		280.2	66%
Floodplain		125.1	28%
Open Space		17.8	4%
Elevated Storage Tank Area		1.5	1%
Amenity Center		1.4	1%
Residential Product Type:		Lots	Density
50' x 120' Lots		1128	
60' x 120' Lots		267	
Total Lots		1395	3.1:1

The Jackson Ridge Development does not exceed 4.25 units per gross acre and provides a minimum 10% of open space for the entire development.



MASTER PLAN
JACKSON RIDGE DEVELOPMENT
AUBREY ETJ/ PROSPER ETJ, DENTON COUNTY, TEXAS



APPENDIX B
PREPAID PARCELS

Phase 1 Parcels

Parcel ID	EU	Ph. 1 Bonds	Ph. 1 R.A.	Total	Date Received
713889	0.83	\$28,048.00	\$1,125.25	\$29,173.26	08/02/18
707734	0.83	\$26,659.42	\$1,118.25	\$27,777.67	10/17/18
707676	0.83	\$26,659.42	\$1,118.25	\$27,777.67	12/24/18
714053	0.83	\$26,315.60	\$1,118.25	\$27,433.85	12/05/19
713879	0.76	\$21,671.85	\$0.00	\$21,671.85	1/17/24; 2/10/25
TOTAL	4.08	\$129,354.29	\$4,480.00	\$133,834.29	

Phase 2-3 Parcels

Parcel	EU	Ph. 2-3 Bonds	Date Received
752803	0.83	\$9,440.19	9/28/2019
768248	0.83	\$9,042.63	12/1/2021
771081	1.00	\$10,894.73	9/24/2021
768256	0.83	\$8,836.54	11/09/2022
TOTAL	3.49	\$38,214.09	

Phase 2 Parcels

Parcel	EU	Ph. 2 Bonds	Date Received
752803	0.83	\$18,499.18	9/28/2019
768248	0.83	\$17,889.53	12/1/2021
771081	1.00	\$21,553.65	9/24/2021
768256	0.83	\$17,563.62	11/09/2022
TOTAL	3.49	\$75,505.97	

APPENDIX C
ASSESSED VALUE BY PHASE

Jackson Ridge Public Improvement District
Assessed Value per Phase

Phase	Assessed Parcels	2025 Assessed Value¹
Phase #1	490	\$182,078,718
Phase #2	504	\$193,110,498
Phase #3A	197	\$71,028,312
Phase #3B	258	\$108,859,586
Total	1,449	\$555,077,114

1 – Preliminary assessed values provided by DCAD online records as of 6/3/25.

APPENDIX D-1
PHASE #3 MAJOR IMPROVEMENTS ASSESSMENT ROLL – 2025-26

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2025-26 Annual Installments
961513	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(608.27)	\$11.86
961514	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961515	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(615.32)	\$4.80
961516	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(593.73)	\$26.39
961517	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(546.11)	\$74.01
961518	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961519	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(562.91)	\$57.21
961520	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961521	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(595.08)	\$25.04
961522	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(566.20)	\$53.93
961523	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961524	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(611.31)	\$8.81
961525	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(598.68)	\$21.44
961526	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(564.61)	\$55.52
961527	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961528	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961529	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961530	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961531	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(580.70)	\$39.42
961532	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961533	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961534	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961535	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961536	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(553.73)	\$66.39
961537	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961538	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961539	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961540	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961541	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961542	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961543	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(606.92)	\$13.20
961544	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961545	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(600.48)	\$19.65
961546	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(610.37)	\$9.75
961547	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961548	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961549	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961550	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961551	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961552	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961553	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961554	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961555	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961556	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(556.48)	\$63.65
961557	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961558	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(615.08)	\$5.04
961559	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961560	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961561	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961562	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(559.13)	\$61.00
961563	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961564	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961565	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961566	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961567	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961568	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
961569	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
961570	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(615.46)	\$4.66
961571	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(614.98)	\$5.14
961572	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(533.75)	\$86.37
961573	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961574	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(550.59)	\$69.53
961575	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(550.96)	\$69.16
961576	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961578	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(591.37)	\$28.75
961579	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(514.18)	\$105.94
961580	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961581	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(532.16)	\$87.96
961582	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(559.95)	\$60.17
961583	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961584	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(548.86)	\$71.27
961585	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(483.12)	\$137.01
961586	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961587	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961588	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(548.34)	\$71.78

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2025-26 Annual Installments
961589	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(505.19)	\$114.93
961590	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(562.31)	\$57.82
961591	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961592	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(600.36)	\$19.76
961593	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961594	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(494.31)	\$125.82
961595	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(575.05)	\$45.07
961596	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961597	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(526.77)	\$93.36
961598	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(606.09)	\$14.03
961599	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(524.97)	\$95.16
961600	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961601	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(557.21)	\$62.92
961602	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(577.01)	\$43.11
961603	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(553.25)	\$66.87
961604	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(599.81)	\$20.32
961605	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961606	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(596.12)	\$24.00
961607	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961608	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961609	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(596.12)	\$24.00
961610	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(562.66)	\$57.46
961611	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961612	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(553.11)	\$67.02
961613	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961614	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(526.77)	\$93.36
961615	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961616	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961617	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(596.21)	\$23.91
961618	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961619	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961620	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(585.96)	\$34.16
961621	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(610.45)	\$9.68
961622	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(508.79)	\$111.34
961623	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961624	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(591.37)	\$28.75
961625	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961626	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(542.74)	\$77.38
961627	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(591.49)	\$28.64
961628	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961629	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(559.95)	\$60.17
961630	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(551.82)	\$68.30
961631	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961632	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(596.73)	\$23.40
961633	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(554.32)	\$65.80
961634	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(613.40)	\$6.72
961635	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(569.10)	\$51.03
961636	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(536.34)	\$83.78
961637	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(571.32)	\$48.81
961638	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(485.42)	\$134.71
961639	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961640	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(572.53)	\$47.60
961641	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(608.87)	\$11.26
961642	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.74)	\$75.38
961643	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(617.52)	\$2.60
961644	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961645	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(550.73)	\$69.39
961646	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(604.39)	\$15.73
961647	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(598.68)	\$21.44
961648	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(550.73)	\$69.39
961649	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(578.06)	\$42.06
961650	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961651	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(604.39)	\$15.73
961652	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961653	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(554.32)	\$65.80
961654	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(615.68)	\$4.45
961655	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961656	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961657	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(588.25)	\$31.87
961658	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.26)	\$75.86
961659	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(578.09)	\$42.04

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2025-26 Annual Installments
961660	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(478.22)	\$141.90
961661	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(498.00)	\$122.12
961662	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961663	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(559.72)	\$60.40
961664	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(600.96)	\$19.16
961665	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961666	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(559.72)	\$60.40
961667	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961668	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961669	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(577.11)	\$43.02
961670	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(563.71)	\$56.41
961671	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961672	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.12)	\$76.01
961673	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(608.89)	\$11.23
961674	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.68)	\$75.44
961675	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961676	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(550.73)	\$69.39
961677	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	0.00	\$620.12
961678	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(555.00)	\$65.13
961679	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961680	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961681	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961682	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(550.73)	\$69.39
961683	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(608.87)	\$11.26
961684	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961685	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961686	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(583.41)	\$36.72
961687	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961688	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(539.35)	\$80.77
961689	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.26)	\$75.86
961690	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961691	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961692	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961693	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961694	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(578.14)	\$41.98
961695	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961696	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.12)	\$76.01
961697	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(587.53)	\$32.59
961698	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(586.09)	\$34.03
961699	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(523.17)	\$96.95
961700	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(587.46)	\$32.66
961701	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961702	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.26)	\$75.86
961703	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(593.29)	\$26.84
961704	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961705	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(561.85)	\$58.28
961706	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	0.00	\$620.12
961707	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961708	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(463.84)	\$156.28
961709	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961710	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(596.12)	\$24.00
961711	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(564.53)	\$55.60
961712	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
961713	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
1012511	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
1012512	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
1012344	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012345	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012346	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(592.85)	\$27.28
1012347	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(430.55)	\$189.57
1012348	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012349	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(583.87)	\$36.25
1012350	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(577.33)	\$42.80
1012351	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	0.00	\$620.12
1012352	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(466.90)	\$153.22
1012353	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012354	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012355	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2025-26 Annual Installments
1012356	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012357	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012358	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012359	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(608.61)	\$11.52
1012360	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012361	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012362	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012363	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012364	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(541.78)	\$78.34
1012365	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(465.81)	\$154.32
1012366	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(454.32)	\$165.81
1012367	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012368	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012369	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012370	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(577.11)	\$43.02
1012371	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012372	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012373	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012374	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(514.18)	\$105.94
1012375	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012376	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012377	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012378	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(564.74)	\$55.38
1012379	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012380	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012381	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012382	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(608.35)	\$11.77
1012383	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(565.62)	\$54.50
1012384	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012385	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012386	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012387	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012388	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012389	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(577.01)	\$43.11
1012390	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(343.77)	\$276.35
1012391	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(313.82)	\$306.30
1012392	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(516.58)	\$103.54
1012393	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012394	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(362.36)	\$257.76
1012395	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(487.79)	\$132.33
1012396	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(579.85)	\$40.27
1012397	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(509.40)	\$110.72
1012398	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(169.80)	\$450.32
1012399	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(194.14)	\$425.98
1012400	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(202.91)	\$417.22
1012401	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(152.37)	\$467.75
1012402	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012403	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(165.51)	\$454.61
1012404	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(453.97)	\$166.15
1012405	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(218.92)	\$401.20
1012406	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(196.17)	\$423.96
1012407	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(216.56)	\$403.57
1012408	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(370.01)	\$250.12
1012409	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(466.49)	\$153.64
1012410	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(469.10)	\$151.02
1012411	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(380.63)	\$239.49
1012412	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(570.03)	\$50.10
1012413	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(543.25)	\$76.87
1012414	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(593.62)	\$26.50
1012415	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(381.27)	\$238.86
1012416	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(523.73)	\$96.40
1012417	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(601.02)	\$19.11
1012418	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012419	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(541.94)	\$78.19
1012420	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012421	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012422	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012423	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012424	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012425	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(119.61)	\$500.52
1012426	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012427	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(551.94)	\$68.19
1012428	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2025-26 Annual Installments
1012429	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(547.60)	\$72.52
1012430	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(564.74)	\$55.38
1012431	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(533.55)	\$86.57
1012432	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(549.07)	\$71.05
1012433	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(529.28)	\$90.84
1012434	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(404.61)	\$215.52
1012435	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(488.40)	\$131.72
1012436	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(393.65)	\$226.47
1012437	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(451.13)	\$168.99
1012438	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(544.74)	\$75.39
1012439	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(586.99)	\$33.14
1012440	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(458.22)	\$161.90
1012441	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(486.34)	\$133.78
1012442	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(452.11)	\$168.01
1012443	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(477.69)	\$142.43
1012444	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(561.80)	\$58.33
1012445	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(522.17)	\$97.95
1012446	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(463.23)	\$156.90
1012447	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(431.23)	\$188.89
1012448	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(602.30)	\$17.82
1012449	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(542.29)	\$77.83
1012450	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(231.05)	\$389.08
1012451	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(289.29)	\$330.83
1012452	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(494.31)	\$125.81
1012453	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(373.63)	\$246.49
1012454	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(465.78)	\$154.35
1012455	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(101.94)	\$518.19
1012456	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012457	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012458	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012459	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012460	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012461	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(99.67)	\$520.45
1012462	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(99.67)	\$520.45
1012463	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012464	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012465	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012466	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012467	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(108.73)	\$511.39
1012468	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(101.94)	\$518.19
1012469	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(342.20)	\$277.92
1012470	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(490.66)	\$129.47
1012471	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(252.16)	\$367.96
1012472	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(327.26)	\$292.86
1012473	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(285.34)	\$334.79
1012474	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(305.10)	\$315.03
1012475	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(267.82)	\$352.30
1012476	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(78.24)	\$541.88
1012477	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(153.25)	\$466.87
1012478	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(168.52)	\$451.61
1012479	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012480	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012481	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012482	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(101.94)	\$518.19
1012483	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(367.94)	\$252.18
1012484	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(213.47)	\$406.66
1012485	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(258.94)	\$361.18
1012486	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(162.80)	\$457.32
1012487	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(349.79)	\$270.34
1012488	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(163.72)	\$456.40
1012489	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(99.67)	\$520.45
1012490	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(230.46)	\$389.66
1012491	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012492	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012493	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012494	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012495	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(90.61)	\$529.51
1012496	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(174.17)	\$445.95
1012497	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(427.87)	\$192.26
1012498	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(408.33)	\$211.79
1012499	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(497.05)	\$123.07
1012500	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(500.67)	\$119.46
1012501	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(491.62)	\$128.50
1012502	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(389.98)	\$230.14
1012503	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(548.13)	\$71.99
1012504	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(489.05)	\$131.07

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2025-26 Annual Installments
1012505	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(336.04)	\$284.08
1012506	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(350.05)	\$270.07
1012507	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1012508	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(365.82)	\$254.30
1012509	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007634	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
1007609	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(539.35)	\$80.77
1007610	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007611	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007612	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007613	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(566.32)	\$53.80
1007614	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(583.87)	\$36.25
1007615	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(518.36)	\$101.77
1007616	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007617	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007618	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(582.50)	\$37.62
1007619	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007620	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007621	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(586.06)	\$34.06
1007622	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007623	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(101.18)	\$518.94
1007624	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(579.19)	\$40.94
1007625	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(613.16)	\$6.96
1007626	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007627	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007628	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	0.00	\$620.12
1007629	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007630	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007631	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1007632	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(591.33)	\$28.80
1007633	1	50	2	0.83	\$7,411.63	\$292.21	\$224.72	\$66.14	\$37.06	(620.12)	\$0.00
1010340	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010341	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010342	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(680.11)	\$67.03
1010343	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010344	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010345	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010346	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010347	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010348	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010349	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010350	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010351	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010352	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010353	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010354	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010355	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010356	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010357	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010358	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010359	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010360	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010361	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010362	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010363	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010364	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010365	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010366	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010367	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010368	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(110.74)	\$636.40
1010369	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010370	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010371	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010372	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(665.89)	\$81.25
1010373	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010374	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010375	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010376	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(703.99)	\$43.14
1010377	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010378	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010379	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrativ e Expenses	Excess Interest for Reserves	Available TIRZ Credit	2025-26 Annual Installments
1010380	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(713.74)	\$33.40
1010381	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010382	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010383	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010384	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010385	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010386	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010387	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010388	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(659.40)	\$87.73
1010389	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(565.45)	\$181.69
1010390	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010391	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010392	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010393	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010394	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(715.81)	\$31.32
1010395	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	0.00	\$747.14
1010396	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010397	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010398	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010399	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010400	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010401	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010402	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010403	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010404	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(691.98)	\$55.16
1010405	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
1010406	1	60	1	1	\$8,929.67	\$352.06	\$270.75	\$79.68	\$44.65	(747.14)	\$0.00
Total	455			389.04	\$3,474,000.00	\$136,965.07	\$105,330.96	\$31,000.00	\$17,370.00	(\$242,134.02)	\$48,532.01

APPENDIX D-2
PHASE #3 MAJOR IMPROVEMENTS TIRZ CALCULATION

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
961513	\$0.00	\$1,569.86	\$1,569.86	(\$709.58)	(\$608.27)	(\$101.31)	(\$608.27)
961514	\$0.00	\$1,681.61	\$1,681.61	(\$760.09)	(\$651.56)	(\$108.52)	(\$620.12)
961515	\$0.00	\$1,588.07	\$1,588.07	(\$717.81)	(\$615.32)	(\$102.49)	(\$615.32)
961516	\$0.00	\$1,532.35	\$1,532.35	(\$692.62)	(\$593.73)	(\$98.89)	(\$593.73)
961517	\$0.00	\$1,409.45	\$1,409.45	(\$637.07)	(\$546.11)	(\$90.96)	(\$546.11)
961518	\$0.00	\$1,750.49	\$1,750.49	(\$791.22)	(\$678.25)	(\$112.97)	(\$620.12)
961519	\$0.00	\$1,452.81	\$1,452.81	(\$656.67)	(\$562.91)	(\$93.76)	(\$562.91)
961520	\$0.00	\$1,734.72	\$1,734.72	(\$784.09)	(\$672.14)	(\$111.95)	(\$620.12)
961521	\$0.00	\$1,535.84	\$1,535.84	(\$694.20)	(\$595.08)	(\$99.12)	(\$595.08)
961522	\$0.00	\$1,461.29	\$1,461.29	(\$660.50)	(\$566.20)	(\$94.30)	(\$566.20)
961523	\$0.00	\$1,816.63	\$1,816.63	(\$821.12)	(\$703.88)	(\$117.24)	(\$620.12)
961524	\$0.00	\$1,577.73	\$1,577.73	(\$713.13)	(\$611.31)	(\$101.82)	(\$611.31)
961525	\$0.00	\$1,545.12	\$1,545.12	(\$698.39)	(\$598.68)	(\$99.71)	(\$598.68)
961526	\$0.00	\$1,457.18	\$1,457.18	(\$658.65)	(\$564.61)	(\$94.04)	(\$564.61)
961527	\$0.00	\$1,633.05	\$1,633.05	(\$738.14)	(\$632.75)	(\$105.39)	(\$620.12)
961528	\$0.00	\$1,703.09	\$1,703.09	(\$769.80)	(\$659.89)	(\$109.91)	(\$620.12)
961529	\$0.00	\$1,814.88	\$1,814.88	(\$820.33)	(\$703.20)	(\$117.12)	(\$620.12)
961530	\$0.00	\$1,680.39	\$1,680.39	(\$759.54)	(\$651.09)	(\$108.44)	(\$620.12)
961531	\$0.00	\$1,498.72	\$1,498.72	(\$677.42)	(\$580.70)	(\$96.72)	(\$580.70)
961532	\$0.00	\$1,875.20	\$1,875.20	(\$847.59)	(\$726.57)	(\$121.02)	(\$620.12)
961533	\$0.00	\$1,806.07	\$1,806.07	(\$816.34)	(\$699.79)	(\$116.56)	(\$620.12)
961534	\$0.00	\$1,885.15	\$1,885.15	(\$852.09)	(\$730.43)	(\$121.66)	(\$620.12)
961535	\$0.00	\$1,736.59	\$1,736.59	(\$784.94)	(\$672.87)	(\$112.07)	(\$620.12)
961536	\$0.00	\$1,429.12	\$1,429.12	(\$645.96)	(\$553.73)	(\$92.23)	(\$553.73)
961537	\$0.00	\$1,695.00	\$1,695.00	(\$766.14)	(\$656.75)	(\$109.39)	(\$620.12)
961538	\$0.00	\$1,812.37	\$1,812.37	(\$819.19)	(\$702.23)	(\$116.96)	(\$620.12)
961539	\$0.00	\$1,856.00	\$1,856.00	(\$838.91)	(\$719.13)	(\$119.78)	(\$620.12)
961540	\$0.00	\$1,694.29	\$1,694.29	(\$765.82)	(\$656.48)	(\$109.34)	(\$620.12)
961541	\$0.00	\$1,851.36	\$1,851.36	(\$836.81)	(\$717.34)	(\$119.48)	(\$620.12)
961542	\$0.00	\$1,711.74	\$1,711.74	(\$773.71)	(\$663.24)	(\$110.47)	(\$620.12)
961543	\$0.00	\$1,566.40	\$1,566.40	(\$708.01)	(\$606.92)	(\$101.09)	(\$606.92)
961544	\$0.00	\$1,688.96	\$1,688.96	(\$763.41)	(\$654.41)	(\$109.00)	(\$620.12)
961545	\$0.00	\$1,549.76	\$1,549.76	(\$700.49)	(\$600.48)	(\$100.01)	(\$600.48)
961546	\$0.00	\$1,575.29	\$1,575.29	(\$712.03)	(\$610.37)	(\$101.66)	(\$610.37)
961547	\$0.00	\$1,707.85	\$1,707.85	(\$771.95)	(\$661.73)	(\$110.22)	(\$620.12)
961548	\$0.00	\$1,688.06	\$1,688.06	(\$763.00)	(\$654.06)	(\$108.94)	(\$620.12)
961549	\$0.00	\$1,710.05	\$1,710.05	(\$772.94)	(\$662.58)	(\$110.36)	(\$620.12)
961550	\$0.00	\$1,706.39	\$1,706.39	(\$771.29)	(\$661.17)	(\$110.12)	(\$620.12)
961551	\$0.00	\$1,862.00	\$1,862.00	(\$841.62)	(\$721.46)	(\$120.16)	(\$620.12)
961552	\$0.00	\$2,009.12	\$2,009.12	(\$908.12)	(\$778.46)	(\$129.66)	(\$620.12)
961553	\$0.00	\$1,624.00	\$1,624.00	(\$734.05)	(\$629.24)	(\$104.81)	(\$620.12)
961554	\$0.00	\$1,761.33	\$1,761.33	(\$796.12)	(\$682.45)	(\$113.67)	(\$620.12)
961555	\$0.00	\$1,991.07	\$1,991.07	(\$899.96)	(\$771.47)	(\$128.49)	(\$620.12)
961556	\$0.00	\$1,436.20	\$1,436.20	(\$649.16)	(\$556.48)	(\$92.69)	(\$556.48)
961557	\$0.00	\$1,693.41	\$1,693.41	(\$765.42)	(\$656.14)	(\$109.28)	(\$620.12)
961558	\$0.00	\$1,587.45	\$1,587.45	(\$717.53)	(\$615.08)	(\$102.45)	(\$615.08)
961559	\$0.00	\$1,697.44	\$1,697.44	(\$767.24)	(\$657.70)	(\$109.54)	(\$620.12)
961560	\$0.00	\$2,004.84	\$2,004.84	(\$906.19)	(\$776.80)	(\$129.38)	(\$620.12)
961561	\$0.00	\$1,745.83	\$1,745.83	(\$789.12)	(\$676.45)	(\$112.67)	(\$620.12)
961562	\$0.00	\$1,443.04	\$1,443.04	(\$652.25)	(\$559.13)	(\$93.13)	(\$559.13)
961563	\$0.00	\$1,828.94	\$1,828.94	(\$826.68)	(\$708.65)	(\$118.03)	(\$620.12)
961564	\$0.00	\$1,755.91	\$1,755.91	(\$793.67)	(\$680.35)	(\$113.32)	(\$620.12)
961565	\$0.00	\$1,924.00	\$1,924.00	(\$869.65)	(\$745.48)	(\$124.17)	(\$620.12)
961566	\$0.00	\$1,716.80	\$1,716.80	(\$775.99)	(\$665.20)	(\$110.79)	(\$620.12)
961567	\$0.00	\$1,740.63	\$1,740.63	(\$786.76)	(\$674.43)	(\$112.33)	(\$620.12)
961568	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
961569	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
961570	\$0.00	\$1,588.44	\$1,588.44	(\$717.97)	(\$615.46)	(\$102.51)	(\$615.46)
961571	\$0.00	\$1,587.19	\$1,587.19	(\$717.41)	(\$614.98)	(\$102.43)	(\$614.98)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
961572	\$0.00	\$1,377.55	\$1,377.55	(\$622.65)	(\$533.75)	(\$88.90)	(\$533.75)
961573	\$0.00	\$1,672.33	\$1,672.33	(\$755.89)	(\$647.97)	(\$107.92)	(\$620.12)
961574	\$0.00	\$1,421.01	\$1,421.01	(\$642.30)	(\$550.59)	(\$91.71)	(\$550.59)
961575	\$0.00	\$1,421.97	\$1,421.97	(\$642.73)	(\$550.96)	(\$91.77)	(\$550.96)
961576	\$0.00	\$1,649.13	\$1,649.13	(\$745.41)	(\$638.98)	(\$106.43)	(\$620.12)
961578	\$0.00	\$1,526.26	\$1,526.26	(\$689.87)	(\$591.37)	(\$98.50)	(\$591.37)
961579	\$0.00	\$1,327.04	\$1,327.04	(\$599.82)	(\$514.18)	(\$85.64)	(\$514.18)
961580	\$0.00	\$1,649.13	\$1,649.13	(\$745.41)	(\$638.98)	(\$106.43)	(\$620.12)
961581	\$0.00	\$1,373.44	\$1,373.44	(\$620.79)	(\$532.16)	(\$88.64)	(\$532.16)
961582	\$0.00	\$1,445.17	\$1,445.17	(\$653.22)	(\$559.95)	(\$93.26)	(\$559.95)
961583	\$0.00	\$1,766.48	\$1,766.48	(\$798.45)	(\$684.45)	(\$114.00)	(\$620.12)
961584	\$0.00	\$1,416.53	\$1,416.53	(\$640.27)	(\$548.86)	(\$91.42)	(\$548.86)
961585	\$0.00	\$1,020.43	\$1,020.43	(\$563.59)	(\$483.12)	(\$80.47)	(\$483.12)
961586	\$0.00	\$1,832.80	\$1,832.80	(\$828.43)	(\$710.15)	(\$118.28)	(\$620.12)
961587	\$0.00	\$1,658.80	\$1,658.80	(\$749.78)	(\$642.73)	(\$107.05)	(\$620.12)
961588	\$0.00	\$1,415.20	\$1,415.20	(\$639.67)	(\$548.34)	(\$91.33)	(\$548.34)
961589	\$0.00	\$1,303.84	\$1,303.84	(\$589.34)	(\$505.19)	(\$84.14)	(\$505.19)
961590	\$0.00	\$1,451.25	\$1,451.25	(\$655.97)	(\$562.31)	(\$93.66)	(\$562.31)
961591	\$0.00	\$1,830.33	\$1,830.33	(\$827.31)	(\$709.19)	(\$118.12)	(\$620.12)
961592	\$0.00	\$1,549.46	\$1,549.46	(\$700.36)	(\$600.36)	(\$99.99)	(\$600.36)
961593	\$0.00	\$1,672.33	\$1,672.33	(\$755.89)	(\$647.97)	(\$107.92)	(\$620.12)
961594	\$0.00	\$1,275.75	\$1,275.75	(\$576.64)	(\$494.31)	(\$82.33)	(\$494.31)
961595	\$0.00	\$1,484.14	\$1,484.14	(\$670.83)	(\$575.05)	(\$95.78)	(\$575.05)
961596	\$0.00	\$1,962.88	\$1,962.88	(\$887.22)	(\$760.55)	(\$126.68)	(\$620.12)
961597	\$0.00	\$1,359.52	\$1,359.52	(\$614.50)	(\$526.77)	(\$87.74)	(\$526.77)
961598	\$0.00	\$1,564.25	\$1,564.25	(\$707.04)	(\$606.09)	(\$100.95)	(\$606.09)
961599	\$0.00	\$1,354.88	\$1,354.88	(\$612.41)	(\$524.97)	(\$87.44)	(\$524.97)
961600	\$0.00	\$1,668.97	\$1,668.97	(\$754.37)	(\$646.67)	(\$107.71)	(\$620.12)
961601	\$0.00	\$1,438.08	\$1,438.08	(\$650.01)	(\$557.21)	(\$92.81)	(\$557.21)
961602	\$0.00	\$1,489.19	\$1,489.19	(\$673.11)	(\$577.01)	(\$96.11)	(\$577.01)
961603	\$0.00	\$1,427.87	\$1,427.87	(\$645.40)	(\$553.25)	(\$92.15)	(\$553.25)
961604	\$0.00	\$1,548.03	\$1,548.03	(\$699.71)	(\$599.81)	(\$99.90)	(\$599.81)
961605	\$0.00	\$1,898.18	\$1,898.18	(\$857.98)	(\$735.48)	(\$122.50)	(\$620.12)
961606	\$0.00	\$1,538.52	\$1,538.52	(\$695.41)	(\$596.12)	(\$99.29)	(\$596.12)
961607	\$0.00	\$1,744.31	\$1,744.31	(\$788.43)	(\$675.86)	(\$112.57)	(\$620.12)
961608	\$0.00	\$1,908.83	\$1,908.83	(\$862.79)	(\$739.60)	(\$123.19)	(\$620.12)
961609	\$0.00	\$1,538.52	\$1,538.52	(\$695.41)	(\$596.12)	(\$99.29)	(\$596.12)
961610	\$0.00	\$1,452.16	\$1,452.16	(\$656.38)	(\$562.66)	(\$93.72)	(\$562.66)
961611	\$0.00	\$1,852.75	\$1,852.75	(\$837.44)	(\$717.88)	(\$119.57)	(\$620.12)
961612	\$0.00	\$1,427.50	\$1,427.50	(\$645.23)	(\$553.11)	(\$92.12)	(\$553.11)
961613	\$0.00	\$1,673.40	\$1,673.40	(\$756.38)	(\$648.38)	(\$107.99)	(\$620.12)
961614	\$0.00	\$1,359.52	\$1,359.52	(\$614.50)	(\$526.77)	(\$87.74)	(\$526.77)
961615	\$0.00	\$1,688.86	\$1,688.86	(\$763.36)	(\$654.37)	(\$108.99)	(\$620.12)
961616	\$0.00	\$1,695.56	\$1,695.56	(\$766.39)	(\$656.97)	(\$109.42)	(\$620.12)
961617	\$0.00	\$1,538.75	\$1,538.75	(\$695.52)	(\$596.21)	(\$99.30)	(\$596.21)
961618	\$0.00	\$1,932.61	\$1,932.61	(\$873.54)	(\$748.82)	(\$124.72)	(\$620.12)
961619	\$0.00	\$1,734.54	\$1,734.54	(\$784.01)	(\$672.07)	(\$111.94)	(\$620.12)
961620	\$0.00	\$1,512.29	\$1,512.29	(\$683.56)	(\$585.96)	(\$97.60)	(\$585.96)
961621	\$0.00	\$1,575.49	\$1,575.49	(\$712.12)	(\$610.45)	(\$101.67)	(\$610.45)
961622	\$0.00	\$1,313.12	\$1,313.12	(\$593.53)	(\$508.79)	(\$84.74)	(\$508.79)
961623	\$0.00	\$1,649.13	\$1,649.13	(\$745.41)	(\$638.98)	(\$106.43)	(\$620.12)
961624	\$0.00	\$1,526.26	\$1,526.26	(\$689.87)	(\$591.37)	(\$98.50)	(\$591.37)
961625	\$0.00	\$1,600.80	\$1,600.80	(\$723.56)	(\$620.25)	(\$103.31)	(\$620.12)
961626	\$0.00	\$1,400.75	\$1,400.75	(\$633.14)	(\$542.74)	(\$90.40)	(\$542.74)
961627	\$0.00	\$1,526.56	\$1,526.56	(\$690.01)	(\$591.49)	(\$98.52)	(\$591.49)
961628	\$0.00	\$1,649.13	\$1,649.13	(\$745.41)	(\$638.98)	(\$106.43)	(\$620.12)
961629	\$0.00	\$1,445.17	\$1,445.17	(\$653.22)	(\$559.95)	(\$93.26)	(\$559.95)
961630	\$0.00	\$1,275.43	\$1,275.43	(\$643.73)	(\$551.82)	(\$91.91)	(\$551.82)
961631	\$0.00	\$1,619.36	\$1,619.36	(\$731.95)	(\$627.44)	(\$104.51)	(\$620.12)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
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Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
961632	\$0.00	\$1,540.08	\$1,540.08	(\$696.12)	(\$596.73)	(\$99.39)	(\$596.73)
961633	\$0.00	\$1,430.63	\$1,430.63	(\$646.64)	(\$554.32)	(\$92.33)	(\$554.32)
961634	\$0.00	\$1,583.12	\$1,583.12	(\$715.57)	(\$613.40)	(\$102.17)	(\$613.40)
961635	\$0.00	\$1,468.77	\$1,468.77	(\$663.88)	(\$569.10)	(\$94.79)	(\$569.10)
961636	\$0.00	\$1,323.51	\$1,323.51	(\$625.67)	(\$536.34)	(\$89.33)	(\$536.34)
961637	\$0.00	\$1,474.50	\$1,474.50	(\$666.47)	(\$571.32)	(\$95.16)	(\$571.32)
961638	\$0.00	\$1,252.80	\$1,252.80	(\$566.27)	(\$485.42)	(\$80.85)	(\$485.42)
961639	\$0.00	\$1,908.51	\$1,908.51	(\$862.65)	(\$739.48)	(\$123.17)	(\$620.12)
961640	\$0.00	\$1,477.62	\$1,477.62	(\$667.88)	(\$572.53)	(\$95.36)	(\$572.53)
961641	\$0.00	\$1,571.41	\$1,571.41	(\$710.28)	(\$608.87)	(\$101.41)	(\$608.87)
961642	\$0.00	\$1,405.92	\$1,405.92	(\$635.48)	(\$544.74)	(\$90.73)	(\$544.74)
961643	\$0.00	\$1,593.75	\$1,593.75	(\$720.38)	(\$617.52)	(\$102.85)	(\$617.52)
961644	\$0.00	\$1,757.88	\$1,757.88	(\$794.56)	(\$681.12)	(\$113.45)	(\$620.12)
961645	\$0.00	\$1,421.37	\$1,421.37	(\$642.46)	(\$550.73)	(\$91.73)	(\$550.73)
961646	\$0.00	\$1,559.86	\$1,559.86	(\$705.06)	(\$604.39)	(\$100.67)	(\$604.39)
961647	\$0.00	\$1,545.12	\$1,545.12	(\$698.39)	(\$598.68)	(\$99.71)	(\$598.68)
961648	\$0.00	\$1,421.37	\$1,421.37	(\$642.46)	(\$550.73)	(\$91.73)	(\$550.73)
961649	\$0.00	\$1,491.91	\$1,491.91	(\$674.34)	(\$578.06)	(\$96.28)	(\$578.06)
961650	\$0.00	\$1,793.77	\$1,793.77	(\$810.78)	(\$695.02)	(\$115.76)	(\$620.12)
961651	\$0.00	\$1,559.86	\$1,559.86	(\$705.06)	(\$604.39)	(\$100.67)	(\$604.39)
961652	\$0.00	\$1,693.73	\$1,693.73	(\$765.57)	(\$656.26)	(\$109.31)	(\$620.12)
961653	\$0.00	\$1,430.63	\$1,430.63	(\$646.64)	(\$554.32)	(\$92.33)	(\$554.32)
961654	\$0.00	\$1,588.99	\$1,588.99	(\$718.22)	(\$615.68)	(\$102.55)	(\$615.68)
961655	\$0.00	\$1,765.73	\$1,765.73	(\$798.11)	(\$684.16)	(\$113.95)	(\$620.12)
961656	\$0.00	\$1,788.72	\$1,788.72	(\$808.50)	(\$693.07)	(\$115.44)	(\$620.12)
961657	\$0.00	\$1,518.21	\$1,518.21	(\$686.23)	(\$588.25)	(\$97.98)	(\$588.25)
961658	\$0.00	\$1,404.67	\$1,404.67	(\$634.91)	(\$544.26)	(\$90.65)	(\$544.26)
961659	\$0.00	\$1,491.97	\$1,491.97	(\$674.37)	(\$578.09)	(\$96.28)	(\$578.09)
961660	\$0.00	\$1,234.24	\$1,234.24	(\$557.88)	(\$478.22)	(\$79.65)	(\$478.22)
961661	\$0.00	\$1,285.28	\$1,285.28	(\$580.95)	(\$498.00)	(\$82.95)	(\$498.00)
961662	\$0.00	\$1,741.99	\$1,741.99	(\$787.38)	(\$674.96)	(\$112.42)	(\$620.12)
961663	\$0.00	\$1,444.57	\$1,444.57	(\$652.95)	(\$559.72)	(\$93.23)	(\$559.72)
961664	\$0.00	\$1,551.01	\$1,551.01	(\$701.06)	(\$600.96)	(\$100.09)	(\$600.96)
961665	\$0.00	\$1,785.63	\$1,785.63	(\$807.10)	(\$691.87)	(\$115.24)	(\$620.12)
961666	\$0.00	\$1,444.57	\$1,444.57	(\$652.95)	(\$559.72)	(\$93.23)	(\$559.72)
961667	\$0.00	\$1,757.77	\$1,757.77	(\$794.51)	(\$681.07)	(\$113.44)	(\$620.12)
961668	\$0.00	\$1,773.41	\$1,773.41	(\$801.58)	(\$687.13)	(\$114.45)	(\$620.12)
961669	\$0.00	\$1,489.44	\$1,489.44	(\$673.23)	(\$577.11)	(\$96.12)	(\$577.11)
961670	\$0.00	\$1,454.88	\$1,454.88	(\$657.61)	(\$563.71)	(\$93.89)	(\$563.71)
961671	\$0.00	\$1,677.66	\$1,677.66	(\$758.30)	(\$650.03)	(\$108.27)	(\$620.12)
961672	\$0.00	\$1,404.30	\$1,404.30	(\$634.74)	(\$544.12)	(\$90.63)	(\$544.12)
961673	\$0.00	\$1,571.48	\$1,571.48	(\$710.31)	(\$608.89)	(\$101.42)	(\$608.89)
961674	\$0.00	\$1,287.20	\$1,287.20	(\$635.40)	(\$544.68)	(\$90.72)	(\$544.68)
961675	\$0.00	\$1,688.39	\$1,688.39	(\$763.15)	(\$654.19)	(\$108.96)	(\$620.12)
961676	\$0.00	\$1,421.37	\$1,421.37	(\$642.46)	(\$550.73)	(\$91.73)	(\$550.73)
961677	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
961678	\$0.00	\$1,288.01	\$1,288.01	(\$647.44)	(\$555.00)	(\$92.44)	(\$555.00)
961679	\$0.00	\$1,937.23	\$1,937.23	(\$875.63)	(\$750.61)	(\$125.02)	(\$620.12)
961680	\$0.00	\$1,908.83	\$1,908.83	(\$862.79)	(\$739.60)	(\$123.19)	(\$620.12)
961681	\$0.00	\$1,700.86	\$1,700.86	(\$768.79)	(\$659.02)	(\$109.77)	(\$620.12)
961682	\$0.00	\$1,421.37	\$1,421.37	(\$642.46)	(\$550.73)	(\$91.73)	(\$550.73)
961683	\$0.00	\$1,571.41	\$1,571.41	(\$710.28)	(\$608.87)	(\$101.41)	(\$608.87)
961684	\$0.00	\$1,677.66	\$1,677.66	(\$758.30)	(\$650.03)	(\$108.27)	(\$620.12)
961685	\$0.00	\$1,744.64	\$1,744.64	(\$788.58)	(\$675.99)	(\$112.59)	(\$620.12)
961686	\$0.00	\$1,505.70	\$1,505.70	(\$680.58)	(\$583.41)	(\$97.17)	(\$583.41)
961687	\$0.00	\$1,614.72	\$1,614.72	(\$729.85)	(\$625.65)	(\$104.21)	(\$620.12)
961688	\$0.00	\$1,392.00	\$1,392.00	(\$629.18)	(\$539.35)	(\$89.83)	(\$539.35)
961689	\$0.00	\$1,404.67	\$1,404.67	(\$634.91)	(\$544.26)	(\$90.65)	(\$544.26)
961690	\$0.00	\$1,718.91	\$1,718.91	(\$776.95)	(\$666.02)	(\$110.93)	(\$620.12)

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Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
961691	\$0.00	\$1,698.24	\$1,698.24	(\$767.60)	(\$658.01)	(\$109.60)	(\$620.12)
961692	\$0.00	\$1,716.63	\$1,716.63	(\$775.92)	(\$665.13)	(\$110.78)	(\$620.12)
961693	\$0.00	\$1,780.86	\$1,780.86	(\$804.95)	(\$690.02)	(\$114.93)	(\$620.12)
961694	\$0.00	\$1,342.16	\$1,342.16	(\$674.44)	(\$578.14)	(\$96.29)	(\$578.14)
961695	\$0.00	\$1,750.07	\$1,750.07	(\$791.03)	(\$678.09)	(\$112.94)	(\$620.12)
961696	\$0.00	\$1,404.30	\$1,404.30	(\$634.74)	(\$544.12)	(\$90.63)	(\$544.12)
961697	\$0.00	\$1,516.35	\$1,516.35	(\$685.39)	(\$587.53)	(\$97.86)	(\$587.53)
961698	\$0.00	\$1,512.64	\$1,512.64	(\$683.71)	(\$586.09)	(\$97.62)	(\$586.09)
961699	\$0.00	\$1,350.24	\$1,350.24	(\$610.31)	(\$523.17)	(\$87.14)	(\$523.17)
961700	\$0.00	\$1,516.17	\$1,516.17	(\$685.31)	(\$587.46)	(\$97.85)	(\$587.46)
961701	\$0.00	\$1,718.79	\$1,718.79	(\$776.89)	(\$665.97)	(\$110.92)	(\$620.12)
961702	\$0.00	\$1,404.67	\$1,404.67	(\$634.91)	(\$544.26)	(\$90.65)	(\$544.26)
961703	\$0.00	\$1,531.20	\$1,531.20	(\$692.10)	(\$593.29)	(\$98.82)	(\$593.29)
961704	\$0.00	\$1,749.58	\$1,749.58	(\$790.81)	(\$677.90)	(\$112.91)	(\$620.12)
961705	\$0.00	\$1,450.06	\$1,450.06	(\$655.43)	(\$561.85)	(\$93.58)	(\$561.85)
961706	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
961707	\$0.00	\$1,733.11	\$1,733.11	(\$783.37)	(\$671.52)	(\$111.85)	(\$620.12)
961708	\$0.00	\$1,148.25	\$1,148.25	(\$541.10)	(\$463.84)	(\$77.26)	(\$463.84)
961709	\$0.00	\$1,737.68	\$1,737.68	(\$785.43)	(\$673.29)	(\$112.14)	(\$620.12)
961710	\$0.00	\$1,538.52	\$1,538.52	(\$695.41)	(\$596.12)	(\$99.29)	(\$596.12)
961711	\$0.00	\$1,456.98	\$1,456.98	(\$658.55)	(\$564.53)	(\$94.03)	(\$564.53)
961712	\$0.00	\$1,801.74	\$1,801.74	(\$856.89)	(\$734.55)	(\$122.34)	(\$620.12)
961713	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1012511	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1012512	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1012344	\$0.00	\$1,811.66	\$1,811.66	(\$818.87)	(\$701.95)	(\$116.92)	(\$620.12)
1012345	\$0.00	\$2,327.89	\$2,327.89	(\$1,052.21)	(\$901.98)	(\$150.23)	(\$620.12)
1012346	\$0.00	\$1,530.07	\$1,530.07	(\$691.59)	(\$592.85)	(\$98.74)	(\$592.85)
1012347	\$0.00	\$1,111.20	\$1,111.20	(\$502.26)	(\$430.55)	(\$71.71)	(\$430.55)
1012348	\$0.00	\$1,826.16	\$1,826.16	(\$825.42)	(\$707.57)	(\$117.85)	(\$620.12)
1012349	\$0.00	\$1,506.90	\$1,506.90	(\$681.12)	(\$583.87)	(\$97.25)	(\$583.87)
1012350	\$0.00	\$1,490.01	\$1,490.01	(\$673.48)	(\$577.33)	(\$96.16)	(\$577.33)
1012351	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1012352	\$0.00	\$1,205.02	\$1,205.02	(\$544.67)	(\$466.90)	(\$77.77)	(\$466.90)
1012353	\$0.00	\$1,980.75	\$1,980.75	(\$895.30)	(\$767.47)	(\$127.83)	(\$620.12)
1012354	\$0.00	\$1,958.08	\$1,958.08	(\$885.05)	(\$758.69)	(\$126.37)	(\$620.12)
1012355	\$0.00	\$2,259.68	\$2,259.68	(\$1,021.38)	(\$875.55)	(\$145.83)	(\$620.12)
1012356	\$0.00	\$1,954.39	\$1,954.39	(\$883.38)	(\$757.26)	(\$126.13)	(\$620.12)
1012357	\$0.00	\$1,973.65	\$1,973.65	(\$892.09)	(\$764.72)	(\$127.37)	(\$620.12)
1012358	\$0.00	\$2,161.83	\$2,161.83	(\$977.15)	(\$837.63)	(\$139.51)	(\$620.12)
1012359	\$0.00	\$1,570.74	\$1,570.74	(\$709.97)	(\$608.61)	(\$101.37)	(\$608.61)
1012360	\$0.00	\$2,091.52	\$2,091.52	(\$945.37)	(\$810.39)	(\$134.98)	(\$620.12)
1012361	\$0.00	\$2,058.61	\$2,058.61	(\$930.49)	(\$797.64)	(\$132.85)	(\$620.12)
1012362	\$0.00	\$2,125.69	\$2,125.69	(\$960.81)	(\$823.63)	(\$137.18)	(\$620.12)
1012363	\$0.00	\$1,791.04	\$1,791.04	(\$809.55)	(\$693.96)	(\$115.59)	(\$620.12)
1012364	\$0.00	\$1,398.28	\$1,398.28	(\$632.02)	(\$541.78)	(\$90.24)	(\$541.78)
1012365	\$0.00	\$1,202.19	\$1,202.19	(\$543.39)	(\$465.81)	(\$77.58)	(\$465.81)
1012366	\$0.00	\$1,172.54	\$1,172.54	(\$529.99)	(\$454.32)	(\$75.67)	(\$454.32)
1012367	\$0.00	\$1,700.50	\$1,700.50	(\$768.63)	(\$658.88)	(\$109.74)	(\$620.12)
1012368	\$0.00	\$1,773.73	\$1,773.73	(\$801.73)	(\$687.26)	(\$114.47)	(\$620.12)
1012369	\$0.00	\$1,773.86	\$1,773.86	(\$801.78)	(\$687.31)	(\$114.48)	(\$620.12)
1012370	\$0.00	\$1,489.44	\$1,489.44	(\$673.23)	(\$577.11)	(\$96.12)	(\$577.11)
1012371	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012372	\$0.00	\$1,907.90	\$1,907.90	(\$862.37)	(\$739.24)	(\$123.13)	(\$620.12)
1012373	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012374	\$0.00	\$1,327.04	\$1,327.04	(\$599.82)	(\$514.18)	(\$85.64)	(\$514.18)
1012375	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012376	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012377	\$0.00	\$2,014.30	\$2,014.30	(\$910.46)	(\$780.47)	(\$129.99)	(\$620.12)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
1012378	\$0.00	\$1,457.53	\$1,457.53	(\$658.80)	(\$564.74)	(\$94.06)	(\$564.74)
1012379	\$0.00	\$1,769.25	\$1,769.25	(\$799.70)	(\$685.52)	(\$114.18)	(\$620.12)
1012380	\$0.00	\$1,625.38	\$1,625.38	(\$734.67)	(\$629.78)	(\$104.89)	(\$620.12)
1012381	\$0.00	\$1,662.46	\$1,662.46	(\$751.43)	(\$644.14)	(\$107.29)	(\$620.12)
1012382	\$0.00	\$1,570.08	\$1,570.08	(\$709.68)	(\$608.35)	(\$101.33)	(\$608.35)
1012383	\$0.00	\$1,459.80	\$1,459.80	(\$659.83)	(\$565.62)	(\$94.21)	(\$565.62)
1012384	\$0.00	\$1,788.73	\$1,788.73	(\$808.51)	(\$693.07)	(\$115.44)	(\$620.12)
1012385	\$0.00	\$1,621.39	\$1,621.39	(\$732.87)	(\$628.23)	(\$104.64)	(\$620.12)
1012386	\$0.00	\$1,604.95	\$1,604.95	(\$725.44)	(\$621.86)	(\$103.58)	(\$620.12)
1012387	\$0.00	\$1,622.17	\$1,622.17	(\$733.22)	(\$628.53)	(\$104.69)	(\$620.12)
1012388	\$0.00	\$1,607.87	\$1,607.87	(\$726.76)	(\$622.99)	(\$103.76)	(\$620.12)
1012389	\$0.00	\$1,489.19	\$1,489.19	(\$673.11)	(\$577.01)	(\$96.11)	(\$577.01)
1012390	\$0.00	\$887.24	\$887.24	(\$401.03)	(\$343.77)	(\$57.26)	(\$343.77)
1012391	\$0.00	\$723.74	\$723.74	(\$366.09)	(\$313.82)	(\$52.27)	(\$313.82)
1012392	\$0.00	\$1,333.24	\$1,333.24	(\$602.62)	(\$516.58)	(\$86.04)	(\$516.58)
1012393	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012394	\$0.00	\$935.21	\$935.21	(\$422.71)	(\$362.36)	(\$60.35)	(\$362.36)
1012395	\$0.00	\$1,258.93	\$1,258.93	(\$569.04)	(\$487.79)	(\$81.25)	(\$487.79)
1012396	\$0.00	\$1,496.52	\$1,496.52	(\$676.43)	(\$579.85)	(\$96.58)	(\$579.85)
1012397	\$0.00	\$1,314.70	\$1,314.70	(\$594.24)	(\$509.40)	(\$84.84)	(\$509.40)
1012398	\$0.00	\$438.23	\$438.23	(\$198.08)	(\$169.80)	(\$28.28)	(\$169.80)
1012399	\$0.00	\$501.05	\$501.05	(\$226.47)	(\$194.14)	(\$32.34)	(\$194.14)
1012400	\$0.00	\$523.68	\$523.68	(\$236.70)	(\$202.91)	(\$33.80)	(\$202.91)
1012401	\$0.00	\$393.25	\$393.25	(\$177.75)	(\$152.37)	(\$25.38)	(\$152.37)
1012402	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012403	\$0.00	\$427.17	\$427.17	(\$193.08)	(\$165.51)	(\$27.57)	(\$165.51)
1012404	\$0.00	\$1,171.65	\$1,171.65	(\$529.59)	(\$453.97)	(\$75.61)	(\$453.97)
1012405	\$0.00	\$565.01	\$565.01	(\$255.38)	(\$218.92)	(\$36.46)	(\$218.92)
1012406	\$0.00	\$506.28	\$506.28	(\$228.84)	(\$196.17)	(\$32.67)	(\$196.17)
1012407	\$0.00	\$558.91	\$558.91	(\$252.63)	(\$216.56)	(\$36.07)	(\$216.56)
1012408	\$0.00	\$954.94	\$954.94	(\$431.63)	(\$370.01)	(\$61.63)	(\$370.01)
1012409	\$0.00	\$1,203.95	\$1,203.95	(\$544.19)	(\$466.49)	(\$77.70)	(\$466.49)
1012410	\$0.00	\$1,210.70	\$1,210.70	(\$547.24)	(\$469.10)	(\$78.13)	(\$469.10)
1012411	\$0.00	\$982.37	\$982.37	(\$444.03)	(\$380.63)	(\$63.40)	(\$380.63)
1012412	\$0.00	\$1,471.17	\$1,471.17	(\$664.97)	(\$570.03)	(\$94.94)	(\$570.03)
1012413	\$0.00	\$1,402.07	\$1,402.07	(\$633.74)	(\$543.25)	(\$90.48)	(\$543.25)
1012414	\$0.00	\$1,532.06	\$1,532.06	(\$692.49)	(\$593.62)	(\$98.87)	(\$593.62)
1012415	\$0.00	\$984.00	\$984.00	(\$444.77)	(\$381.27)	(\$63.50)	(\$381.27)
1012416	\$0.00	\$1,351.68	\$1,351.68	(\$610.96)	(\$523.73)	(\$87.23)	(\$523.73)
1012417	\$0.00	\$1,551.15	\$1,551.15	(\$701.12)	(\$601.02)	(\$100.10)	(\$601.02)
1012418	\$0.00	\$1,772.15	\$1,772.15	(\$801.01)	(\$686.65)	(\$114.37)	(\$620.12)
1012419	\$0.00	\$1,398.67	\$1,398.67	(\$632.20)	(\$541.94)	(\$90.26)	(\$541.94)
1012420	\$0.00	\$1,776.78	\$1,776.78	(\$803.10)	(\$688.44)	(\$114.67)	(\$620.12)
1012421	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012422	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012423	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012424	\$0.00	\$1,765.53	\$1,765.53	(\$798.02)	(\$684.08)	(\$113.94)	(\$620.12)
1012425	\$0.00	\$308.69	\$308.69	(\$139.53)	(\$119.61)	(\$19.92)	(\$119.61)
1012426	\$0.00	\$1,712.37	\$1,712.37	(\$773.99)	(\$663.48)	(\$110.51)	(\$620.12)
1012427	\$0.00	\$1,424.48	\$1,424.48	(\$643.86)	(\$551.94)	(\$91.93)	(\$551.94)
1012428	\$0.00	\$1,684.30	\$1,684.30	(\$761.30)	(\$652.61)	(\$108.70)	(\$620.12)
1012429	\$0.00	\$1,413.29	\$1,413.29	(\$638.81)	(\$547.60)	(\$91.21)	(\$547.60)
1012430	\$0.00	\$1,457.53	\$1,457.53	(\$658.80)	(\$564.74)	(\$94.06)	(\$564.74)
1012431	\$0.00	\$1,377.03	\$1,377.03	(\$622.42)	(\$533.55)	(\$88.87)	(\$533.55)
1012432	\$0.00	\$1,417.08	\$1,417.08	(\$640.52)	(\$549.07)	(\$91.45)	(\$549.07)
1012433	\$0.00	\$1,366.01	\$1,366.01	(\$617.44)	(\$529.28)	(\$88.16)	(\$529.28)
1012434	\$0.00	\$1,044.24	\$1,044.24	(\$472.00)	(\$404.61)	(\$67.39)	(\$404.61)
1012435	\$0.00	\$1,260.51	\$1,260.51	(\$569.75)	(\$488.40)	(\$81.35)	(\$488.40)
1012436	\$0.00	\$1,015.97	\$1,015.97	(\$459.22)	(\$393.65)	(\$65.57)	(\$393.65)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
1012437	\$0.00	\$1,164.32	\$1,164.32	(\$526.27)	(\$451.13)	(\$75.14)	(\$451.13)
1012438	\$0.00	\$1,405.90	\$1,405.90	(\$635.47)	(\$544.74)	(\$90.73)	(\$544.74)
1012439	\$0.00	\$1,514.94	\$1,514.94	(\$684.75)	(\$586.99)	(\$97.77)	(\$586.99)
1012440	\$0.00	\$1,182.61	\$1,182.61	(\$534.54)	(\$458.22)	(\$76.32)	(\$458.22)
1012441	\$0.00	\$1,255.19	\$1,255.19	(\$567.35)	(\$486.34)	(\$81.00)	(\$486.34)
1012442	\$0.00	\$1,166.84	\$1,166.84	(\$527.41)	(\$452.11)	(\$75.30)	(\$452.11)
1012443	\$0.00	\$1,232.86	\$1,232.86	(\$557.25)	(\$477.69)	(\$79.56)	(\$477.69)
1012444	\$0.00	\$1,449.93	\$1,449.93	(\$655.37)	(\$561.80)	(\$93.57)	(\$561.80)
1012445	\$0.00	\$1,347.66	\$1,347.66	(\$609.14)	(\$522.17)	(\$86.97)	(\$522.17)
1012446	\$0.00	\$1,195.53	\$1,195.53	(\$540.38)	(\$463.23)	(\$77.15)	(\$463.23)
1012447	\$0.00	\$1,112.96	\$1,112.96	(\$503.06)	(\$431.23)	(\$71.83)	(\$431.23)
1012448	\$0.00	\$1,554.47	\$1,554.47	(\$702.62)	(\$602.30)	(\$100.32)	(\$602.30)
1012449	\$0.00	\$1,399.59	\$1,399.59	(\$632.61)	(\$542.29)	(\$90.32)	(\$542.29)
1012450	\$0.00	\$596.30	\$596.30	(\$269.53)	(\$231.05)	(\$38.48)	(\$231.05)
1012451	\$0.00	\$746.63	\$746.63	(\$337.48)	(\$289.29)	(\$48.18)	(\$289.29)
1012452	\$0.00	\$1,275.76	\$1,275.76	(\$576.64)	(\$494.31)	(\$82.33)	(\$494.31)
1012453	\$0.00	\$964.30	\$964.30	(\$435.86)	(\$373.63)	(\$62.23)	(\$373.63)
1012454	\$0.00	\$1,202.11	\$1,202.11	(\$543.35)	(\$465.78)	(\$77.58)	(\$465.78)
1012455	\$0.00	\$263.09	\$263.09	(\$118.92)	(\$101.94)	(\$16.98)	(\$101.94)
1012456	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012457	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012458	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012459	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012460	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012461	\$0.00	\$257.24	\$257.24	(\$116.27)	(\$99.67)	(\$16.60)	(\$99.67)
1012462	\$0.00	\$257.24	\$257.24	(\$116.27)	(\$99.67)	(\$16.60)	(\$99.67)
1012463	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012464	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012465	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012466	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012467	\$0.00	\$280.63	\$280.63	(\$126.84)	(\$108.73)	(\$18.11)	(\$108.73)
1012468	\$0.00	\$263.09	\$263.09	(\$118.92)	(\$101.94)	(\$16.98)	(\$101.94)
1012469	\$0.00	\$883.19	\$883.19	(\$399.20)	(\$342.20)	(\$57.00)	(\$342.20)
1012470	\$0.00	\$1,266.33	\$1,266.33	(\$572.38)	(\$490.66)	(\$81.72)	(\$490.66)
1012471	\$0.00	\$650.80	\$650.80	(\$294.16)	(\$252.16)	(\$42.00)	(\$252.16)
1012472	\$0.00	\$844.63	\$844.63	(\$381.77)	(\$327.26)	(\$54.51)	(\$327.26)
1012473	\$0.00	\$736.42	\$736.42	(\$332.86)	(\$285.34)	(\$47.53)	(\$285.34)
1012474	\$0.00	\$787.42	\$787.42	(\$355.91)	(\$305.10)	(\$50.82)	(\$305.10)
1012475	\$0.00	\$691.22	\$691.22	(\$312.43)	(\$267.82)	(\$44.61)	(\$267.82)
1012476	\$0.00	\$201.94	\$201.94	(\$91.28)	(\$78.24)	(\$13.03)	(\$78.24)
1012477	\$0.00	\$395.52	\$395.52	(\$178.78)	(\$153.25)	(\$25.53)	(\$153.25)
1012478	\$0.00	\$434.92	\$434.92	(\$196.58)	(\$168.52)	(\$28.07)	(\$168.52)
1012479	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012480	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012481	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012482	\$0.00	\$263.09	\$263.09	(\$118.92)	(\$101.94)	(\$16.98)	(\$101.94)
1012483	\$0.00	\$949.62	\$949.62	(\$429.23)	(\$367.94)	(\$61.28)	(\$367.94)
1012484	\$0.00	\$550.93	\$550.93	(\$249.02)	(\$213.47)	(\$35.55)	(\$213.47)
1012485	\$0.00	\$668.30	\$668.30	(\$302.07)	(\$258.94)	(\$43.13)	(\$258.94)
1012486	\$0.00	\$420.17	\$420.17	(\$189.92)	(\$162.80)	(\$27.12)	(\$162.80)
1012487	\$0.00	\$902.76	\$902.76	(\$408.05)	(\$349.79)	(\$58.26)	(\$349.79)
1012488	\$0.00	\$422.55	\$422.55	(\$190.99)	(\$163.72)	(\$27.27)	(\$163.72)
1012489	\$0.00	\$257.24	\$257.24	(\$116.27)	(\$99.67)	(\$16.60)	(\$99.67)
1012490	\$0.00	\$594.79	\$594.79	(\$268.85)	(\$230.46)	(\$38.38)	(\$230.46)
1012491	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012492	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012493	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012494	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)
1012495	\$0.00	\$233.86	\$233.86	(\$105.70)	(\$90.61)	(\$15.09)	(\$90.61)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
1012496	\$0.00	\$449.51	\$449.51	(\$203.18)	(\$174.17)	(\$29.01)	(\$174.17)
1012497	\$0.00	\$1,104.27	\$1,104.27	(\$499.13)	(\$427.87)	(\$71.26)	(\$427.87)
1012498	\$0.00	\$1,053.86	\$1,053.86	(\$476.34)	(\$408.33)	(\$68.01)	(\$408.33)
1012499	\$0.00	\$1,282.83	\$1,282.83	(\$579.84)	(\$497.05)	(\$82.79)	(\$497.05)
1012500	\$0.00	\$1,292.16	\$1,292.16	(\$584.06)	(\$500.67)	(\$83.39)	(\$500.67)
1012501	\$0.00	\$1,268.81	\$1,268.81	(\$573.50)	(\$491.62)	(\$81.88)	(\$491.62)
1012502	\$0.00	\$1,006.49	\$1,006.49	(\$454.93)	(\$389.98)	(\$64.95)	(\$389.98)
1012503	\$0.00	\$1,414.67	\$1,414.67	(\$639.43)	(\$548.13)	(\$91.30)	(\$548.13)
1012504	\$0.00	\$1,262.19	\$1,262.19	(\$570.51)	(\$489.05)	(\$81.46)	(\$489.05)
1012505	\$0.00	\$867.29	\$867.29	(\$392.02)	(\$336.04)	(\$55.97)	(\$336.04)
1012506	\$0.00	\$903.45	\$903.45	(\$408.36)	(\$350.05)	(\$58.30)	(\$350.05)
1012507	\$0.00	\$2,022.69	\$2,022.69	(\$914.26)	(\$783.72)	(\$130.53)	(\$620.12)
1012508	\$0.00	\$944.14	\$944.14	(\$426.75)	(\$365.82)	(\$60.93)	(\$365.82)
1012509	\$0.00	\$1,615.54	\$1,615.54	(\$730.22)	(\$625.96)	(\$104.26)	(\$620.12)
1007634	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1007609	\$0.00	\$1,392.00	\$1,392.00	(\$629.18)	(\$539.35)	(\$89.83)	(\$539.35)
1007610	\$0.00	\$1,864.40	\$1,864.40	(\$842.71)	(\$722.39)	(\$120.32)	(\$620.12)
1007611	\$0.00	\$1,642.61	\$1,642.61	(\$742.46)	(\$636.45)	(\$106.01)	(\$620.12)
1007612	\$0.00	\$2,021.60	\$2,021.60	(\$913.76)	(\$783.30)	(\$130.46)	(\$620.12)
1007613	\$0.00	\$1,461.60	\$1,461.60	(\$660.64)	(\$566.32)	(\$94.32)	(\$566.32)
1007614	\$0.00	\$1,506.90	\$1,506.90	(\$681.12)	(\$583.87)	(\$97.25)	(\$583.87)
1007615	\$0.00	\$1,337.82	\$1,337.82	(\$604.69)	(\$518.36)	(\$86.34)	(\$518.36)
1007616	\$0.00	\$1,821.21	\$1,821.21	(\$823.19)	(\$705.65)	(\$117.53)	(\$620.12)
1007617	\$0.00	\$1,622.50	\$1,622.50	(\$733.37)	(\$628.66)	(\$104.71)	(\$620.12)
1007618	\$0.00	\$1,503.36	\$1,503.36	(\$679.52)	(\$582.50)	(\$97.02)	(\$582.50)
1007619	\$0.00	\$1,814.24	\$1,814.24	(\$820.04)	(\$702.95)	(\$117.08)	(\$620.12)
1007620	\$0.00	\$1,757.99	\$1,757.99	(\$794.61)	(\$681.16)	(\$113.45)	(\$620.12)
1007621	\$0.00	\$1,512.56	\$1,512.56	(\$683.68)	(\$586.06)	(\$97.61)	(\$586.06)
1007622	\$0.00	\$1,618.03	\$1,618.03	(\$731.35)	(\$626.93)	(\$104.42)	(\$620.12)
1007623	\$0.00	\$261.14	\$261.14	(\$118.04)	(\$101.18)	(\$16.85)	(\$101.18)
1007624	\$0.00	\$1,494.81	\$1,494.81	(\$675.65)	(\$579.19)	(\$96.47)	(\$579.19)
1007625	\$0.00	\$1,582.49	\$1,582.49	(\$715.29)	(\$613.16)	(\$102.13)	(\$613.16)
1007626	\$0.00	\$1,605.14	\$1,605.14	(\$725.52)	(\$621.94)	(\$103.59)	(\$620.12)
1007627	\$0.00	\$1,645.46	\$1,645.46	(\$743.75)	(\$637.56)	(\$106.19)	(\$620.12)
1007628	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1007629	\$0.00	\$1,940.26	\$1,940.26	(\$877.00)	(\$751.78)	(\$125.22)	(\$620.12)
1007630	\$0.00	\$1,926.45	\$1,926.45	(\$870.76)	(\$746.43)	(\$124.32)	(\$620.12)
1007631	\$0.00	\$2,014.56	\$2,014.56	(\$910.58)	(\$780.57)	(\$130.01)	(\$620.12)
1007632	\$0.00	\$1,526.14	\$1,526.14	(\$689.82)	(\$591.33)	(\$98.49)	(\$591.33)
1007633	\$0.00	\$1,984.07	\$1,984.07	(\$896.80)	(\$768.76)	(\$128.04)	(\$620.12)
1010340	\$0.00	\$2,607.68	\$2,607.68	(\$1,178.67)	(\$1,010.38)	(\$168.29)	(\$747.14)
1010341	\$0.00	\$2,015.52	\$2,015.52	(\$911.02)	(\$780.94)	(\$130.07)	(\$747.14)
1010342	\$0.00	\$1,755.28	\$1,755.28	(\$793.39)	(\$680.11)	(\$113.28)	(\$680.11)
1010343	\$0.00	\$2,327.74	\$2,327.74	(\$1,052.14)	(\$901.92)	(\$150.22)	(\$747.14)
1010344	\$0.00	\$2,255.04	\$2,255.04	(\$1,019.28)	(\$873.75)	(\$145.53)	(\$747.14)
1010345	\$0.00	\$2,352.48	\$2,352.48	(\$1,063.32)	(\$911.50)	(\$151.82)	(\$747.14)
1010346	\$0.00	\$2,306.08	\$2,306.08	(\$1,042.35)	(\$893.52)	(\$148.82)	(\$747.14)
1010347	\$0.00	\$2,213.28	\$2,213.28	(\$1,000.40)	(\$857.57)	(\$142.83)	(\$747.14)
1010348	\$0.00	\$2,514.65	\$2,514.65	(\$1,136.62)	(\$974.34)	(\$162.28)	(\$747.14)
1010349	\$0.00	\$2,245.76	\$2,245.76	(\$1,015.08)	(\$870.15)	(\$144.93)	(\$747.14)
1010350	\$0.00	\$2,494.24	\$2,494.24	(\$1,127.40)	(\$966.43)	(\$160.97)	(\$747.14)
1010351	\$0.00	\$2,321.38	\$2,321.38	(\$1,049.26)	(\$899.45)	(\$149.81)	(\$747.14)
1010352	\$0.00	\$2,489.60	\$2,489.60	(\$1,125.30)	(\$964.63)	(\$160.67)	(\$747.14)
1010353	\$0.00	\$2,318.19	\$2,318.19	(\$1,047.82)	(\$898.22)	(\$149.61)	(\$747.14)
1010354	\$0.00	\$2,503.53	\$2,503.53	(\$1,131.60)	(\$970.03)	(\$161.57)	(\$747.14)
1010355	\$0.00	\$2,231.84	\$2,231.84	(\$1,008.79)	(\$864.76)	(\$144.03)	(\$747.14)
1010356	\$0.00	\$2,436.89	\$2,436.89	(\$1,101.47)	(\$944.21)	(\$157.27)	(\$747.14)
1010357	\$0.00	\$2,218.63	\$2,218.63	(\$1,002.82)	(\$859.64)	(\$143.18)	(\$747.14)
1010358	\$0.00	\$2,393.41	\$2,393.41	(\$1,081.82)	(\$927.36)	(\$154.46)	(\$747.14)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2025-26

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
1010359	\$0.00	\$2,037.78	\$2,037.78	(\$921.08)	(\$789.57)	(\$131.51)	(\$747.14)
1010360	\$0.00	\$2,204.00	\$2,204.00	(\$996.21)	(\$853.97)	(\$142.24)	(\$747.14)
1010361	\$0.00	\$2,325.59	\$2,325.59	(\$1,051.17)	(\$901.08)	(\$150.08)	(\$747.14)
1010362	\$0.00	\$2,511.78	\$2,511.78	(\$1,135.32)	(\$973.23)	(\$162.10)	(\$747.14)
1010363	\$0.00	\$2,326.38	\$2,326.38	(\$1,051.52)	(\$901.39)	(\$150.13)	(\$747.14)
1010364	\$0.00	\$2,489.82	\$2,489.82	(\$1,125.40)	(\$964.72)	(\$160.68)	(\$747.14)
1010365	\$0.00	\$2,241.12	\$2,241.12	(\$1,012.99)	(\$868.35)	(\$144.63)	(\$747.14)
1010366	\$0.00	\$2,509.77	\$2,509.77	(\$1,134.42)	(\$972.45)	(\$161.97)	(\$747.14)
1010367	\$0.00	\$2,225.51	\$2,225.51	(\$1,005.93)	(\$862.31)	(\$143.62)	(\$747.14)
1010368	\$0.00	\$285.80	\$285.80	(\$129.18)	(\$110.74)	(\$18.44)	(\$110.74)
1010369	\$0.00	\$2,103.44	\$2,103.44	(\$950.75)	(\$815.01)	(\$135.75)	(\$747.14)
1010370	\$0.00	\$2,465.73	\$2,465.73	(\$1,114.51)	(\$955.38)	(\$159.13)	(\$747.14)
1010371	\$0.00	\$2,355.29	\$2,355.29	(\$1,064.59)	(\$912.59)	(\$152.00)	(\$747.14)
1010372	\$0.00	\$1,718.57	\$1,718.57	(\$776.79)	(\$665.89)	(\$110.91)	(\$665.89)
1010373	\$0.00	\$2,501.72	\$2,501.72	(\$1,130.78)	(\$969.33)	(\$161.45)	(\$747.14)
1010374	\$0.00	\$2,513.68	\$2,513.68	(\$1,136.18)	(\$973.96)	(\$162.22)	(\$747.14)
1010375	\$0.00	\$2,487.91	\$2,487.91	(\$1,124.54)	(\$963.98)	(\$160.56)	(\$747.14)
1010376	\$0.00	\$1,816.92	\$1,816.92	(\$821.25)	(\$703.99)	(\$117.26)	(\$703.99)
1010377	\$0.00	\$2,115.92	\$2,115.92	(\$956.40)	(\$819.84)	(\$136.55)	(\$747.14)
1010378	\$0.00	\$2,185.85	\$2,185.85	(\$988.00)	(\$846.94)	(\$141.06)	(\$747.14)
1010379	\$0.00	\$2,208.64	\$2,208.64	(\$998.31)	(\$855.77)	(\$142.54)	(\$747.14)
1010380	\$0.00	\$1,842.08	\$1,842.08	(\$832.62)	(\$713.74)	(\$118.88)	(\$713.74)
1010381	\$0.00	\$2,321.38	\$2,321.38	(\$1,049.26)	(\$899.45)	(\$149.81)	(\$747.14)
1010382	\$0.00	\$2,436.00	\$2,436.00	(\$1,101.07)	(\$943.86)	(\$157.21)	(\$747.14)
1010383	\$0.00	\$2,103.44	\$2,103.44	(\$950.75)	(\$815.01)	(\$135.75)	(\$747.14)
1010384	\$0.00	\$2,459.20	\$2,459.20	(\$1,111.56)	(\$952.85)	(\$158.71)	(\$747.14)
1010385	\$0.00	\$2,266.51	\$2,266.51	(\$1,024.46)	(\$878.19)	(\$146.27)	(\$747.14)
1010386	\$0.00	\$2,487.91	\$2,487.91	(\$1,124.54)	(\$963.98)	(\$160.56)	(\$747.14)
1010387	\$0.00	\$2,352.48	\$2,352.48	(\$1,063.32)	(\$911.50)	(\$151.82)	(\$747.14)
1010388	\$0.00	\$1,701.84	\$1,701.84	(\$769.23)	(\$659.40)	(\$109.83)	(\$659.40)
1010389	\$0.00	\$1,459.36	\$1,459.36	(\$659.63)	(\$565.45)	(\$94.18)	(\$565.45)
1010390	\$0.00	\$2,268.96	\$2,268.96	(\$1,025.57)	(\$879.14)	(\$146.43)	(\$747.14)
1010391	\$0.00	\$2,483.97	\$2,483.97	(\$1,122.75)	(\$962.45)	(\$160.30)	(\$747.14)
1010392	\$0.00	\$2,411.68	\$2,411.68	(\$1,090.08)	(\$934.44)	(\$155.64)	(\$747.14)
1010393	\$0.00	\$2,511.00	\$2,511.00	(\$1,134.97)	(\$972.92)	(\$162.05)	(\$747.14)
1010394	\$0.00	\$1,847.43	\$1,847.43	(\$835.04)	(\$715.81)	(\$119.22)	(\$715.81)
1010395	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1010396	\$0.00	\$2,076.51	\$2,076.51	(\$938.58)	(\$804.57)	(\$134.01)	(\$747.14)
1010397	\$0.00	\$2,530.93	\$2,530.93	(\$1,143.98)	(\$980.65)	(\$163.33)	(\$747.14)
1010398	\$0.00	\$2,360.66	\$2,360.66	(\$1,067.02)	(\$914.67)	(\$152.35)	(\$747.14)
1010399	\$0.00	\$2,292.16	\$2,292.16	(\$1,036.06)	(\$888.13)	(\$147.93)	(\$747.14)
1010400	\$0.00	\$2,303.76	\$2,303.76	(\$1,041.30)	(\$892.63)	(\$148.67)	(\$747.14)
1010401	\$0.00	\$2,068.00	\$2,068.00	(\$934.74)	(\$801.28)	(\$133.46)	(\$747.14)
1010402	\$0.00	\$2,510.59	\$2,510.59	(\$1,134.79)	(\$972.76)	(\$162.02)	(\$747.14)
1010403	\$0.00	\$2,531.30	\$2,531.30	(\$1,144.15)	(\$980.79)	(\$163.36)	(\$747.14)
1010404	\$0.00	\$1,785.91	\$1,785.91	(\$807.23)	(\$691.98)	(\$115.25)	(\$691.98)
1010405	\$0.00	\$2,282.86	\$2,282.86	(\$1,031.85)	(\$884.53)	(\$147.33)	(\$747.14)
1010406	\$0.00	\$2,530.31	\$2,530.31	(\$1,143.70)	(\$980.41)	(\$163.29)	(\$747.14)
Total	\$0.00	\$672,756.42	\$672,756.42	(\$304,573.11)	(\$261,087.01)	(\$43,486.10)	(\$242,134.02)

APPENDIX E-1
PHASE #1 ASSESSMENT ROLL – 2025-26

**Jackson Ridge Public Improvement District
Phase #1 2025-26 Assessment Roll Summary**

Parcel ¹	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2025-26 Annual Installments
707619	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(566.10)	\$1,254.06
707620	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(783.21)	\$1,036.96
707621	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(576.42)	\$1,243.74
707622	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(440.19)	\$1,379.97
707623	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(774.79)	\$1,045.38
707624	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(614.86)	\$1,205.30
707625	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(595.08)	\$1,225.08
707626	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(771.40)	\$1,048.76
707627	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(589.69)	\$1,230.47
707628	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(623.85)	\$1,196.31
707629	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(600.04)	\$1,220.13
707630	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(612.52)	\$1,207.64
707631	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(572.18)	\$1,247.98
707632	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(645.42)	\$1,174.74
707633	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(571.71)	\$1,248.45
707634	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(568.12)	\$1,252.05
707635	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(743.82)	\$1,076.34
707636	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(397.63)	\$1,422.54
707637	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(542.68)	\$1,277.49
707638	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(762.02)	\$1,058.14
707639	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(550.51)	\$1,269.65
707640	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(454.25)	\$1,365.92
707641	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(593.68)	\$1,226.48
707642	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(490.43)	\$1,329.74
707643	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(663.41)	\$1,156.75
707644	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(641.83)	\$1,178.34
707645	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(593.29)	\$1,226.88
707646	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(683.18)	\$1,136.99
707647	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(627.92)	\$1,192.24
707648	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(799.87)	\$1,020.29
707649	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
707650	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(769.21)	\$1,050.95
707651	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(780.62)	\$1,039.55
707652	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(419.47)	\$1,400.69
707653	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(605.51)	\$1,214.65
707654	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(487.78)	\$1,332.39
707655	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(530.61)	\$1,289.55
707656	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(496.17)	\$1,323.99
707657	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(531.81)	\$1,288.35
707658	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(604.51)	\$1,215.66
707659	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(770.15)	\$1,050.01
707660	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
707661	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(620.25)	\$1,199.91
707662	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(546.42)	\$1,273.74
707663	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(610.99)	\$1,209.17
707664	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
707665	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(778.35)	\$1,041.81
707666	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(589.69)	\$1,230.47
707667	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(607.85)	\$1,212.31
707668	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(393.89)	\$1,426.27
707669	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(539.47)	\$1,280.69
707670	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(618.94)	\$1,201.22
707671	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(615.41)	\$1,204.75
707672	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(637.52)	\$1,182.64
707673	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(763.70)	\$1,056.46
707674	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(556.43)	\$1,263.73
707675	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(487.78)	\$1,332.39
707676	1	50	2	0.83	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
707677	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(753.29)	\$1,066.87
707678	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(603.14)	\$1,217.02
707679	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(627.44)	\$1,192.72
707680	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(575.31)	\$1,244.86
707681	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(740.71)	\$1,079.45
707682	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(637.54)	\$1,182.63
707683	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(572.85)	\$1,262.31
707684	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(604.94)	\$1,215.22
707685	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(586.09)	\$1,234.07
707686	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(591.49)	\$1,228.68
707687	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(701.19)	\$1,118.97
707688	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(581.10)	\$1,239.06
707689	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(487.78)	\$1,332.39
707690	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(553.36)	\$1,266.80
707691	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(530.19)	\$1,289.97
707692	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(638.61)	\$1,181.55
707693	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(577.11)	\$1,243.06
707694	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(574.59)	\$1,245.58
707695	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
707696	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(564.52)	\$1,255.64
707697	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(740.71)	\$1,079.45
707698	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(561.29)	\$1,258.88
707699	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(486.93)	\$1,333.23
707700	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(395.33)	\$1,424.83
707701	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(762.54)	\$1,057.62
707702	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(538.78)	\$1,281.39
707703	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(652.61)	\$1,167.55
707704	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(756.89)	\$1,063.27
707705	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(492.52)	\$1,327.64
707706	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(673.03)	\$1,147.13
707707	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(780.39)	\$1,039.77
707708	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(545.25)	\$1,274.91
707709	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(614.86)	\$1,205.30

**Jackson Ridge Public Improvement District
Phase #1 2025-26 Assessment Roll Summary**

Parcel ¹	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2025-26 Annual Installments
707721	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(661.04)	\$1,159.12
707722	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(613.33)	\$1,206.83
707723	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(766.95)	\$1,053.21
707724	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(552.90)	\$1,267.27
707725	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(611.26)	\$1,208.90
707726	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(536.19)	\$1,283.97
707727	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
707728	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(767.31)	\$1,052.85
707729	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(476.50)	\$1,343.67
707730	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(532.16)	\$1,288.00
707731	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(569.91)	\$1,250.25
707732	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(642.66)	\$1,177.50
707733	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(491.45)	\$1,328.71
707734	1	50	2	0.83	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
707735	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(658.08)	\$1,162.08
707736	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(577.49)	\$1,242.67
707737	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(776.99)	\$1,043.17
707738	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(514.58)	\$1,305.59
707739	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(499.36)	\$1,320.80
707740	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(768.60)	\$1,051.57
707741	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(497.35)	\$1,322.82
707742	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(485.53)	\$1,334.63
707743	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(664.80)	\$1,155.37
707744	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(524.63)	\$1,295.53
707745	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(670.59)	\$1,149.57
707746	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(609.99)	\$1,210.18
707747	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(566.52)	\$1,253.65
707748	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(592.81)	\$1,227.35
707749	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(496.90)	\$1,323.26
707750	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(539.75)	\$1,280.41
707751	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(561.36)	\$1,258.81
707752	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(551.21)	\$1,268.95
707753	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(582.50)	\$1,237.66
707754	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(617.52)	\$1,202.64
707755	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(409.01)	\$1,411.16
707756	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(606.51)	\$1,213.65
707757	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(510.30)	\$1,309.87
707758	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(553.73)	\$1,266.43
707759	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
707760	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(771.04)	\$1,049.12
707761	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(686.27)	\$1,133.89
707762	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(515.16)	\$1,305.00
707763	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(762.73)	\$1,057.43
707764	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(543.99)	\$1,276.18
707765	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(610.84)	\$1,209.32
707766	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(492.14)	\$1,328.02
707767	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(430.89)	\$1,389.27
707768	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(611.03)	\$1,209.13
707769	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(561.40)	\$1,258.76
707770	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(571.20)	\$1,248.96
707771	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(736.06)	\$1,084.10
707772	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
707773	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(494.37)	\$1,325.79
707774	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(572.43)	\$1,247.73
707775	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(611.76)	\$1,208.40
707776	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(540.95)	\$1,279.21
707777	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(712.92)	\$1,107.25
707778	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(645.42)	\$1,174.74
707779	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(728.03)	\$1,092.13
707780	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(567.67)	\$1,252.49
707781	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(647.22)	\$1,172.94
707782	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(555.08)	\$1,265.08
707783	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(624.92)	\$1,195.25
707784	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(613.66)	\$1,206.50
707785	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(550.30)	\$1,269.86
707786	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(762.31)	\$1,057.86
707787	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(538.94)	\$1,281.23
707788	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(714.39)	\$1,105.77
707789	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(490.39)	\$1,329.77
707790	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(557.28)	\$1,262.89
707791	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(557.76)	\$1,262.41
707792	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(631.04)	\$1,189.12
707793	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(672.99)	\$1,147.17
707794	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(600.02)	\$1,220.14
707795	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(499.26)	\$1,320.90
707796	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(643.07)	\$1,177.09
707797	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(496.29)	\$1,323.88
707798	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(614.86)	\$1,205.30
707799	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(507.20)	\$1,312.96
713745	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(673.48)	\$1,146.69
713746	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(634.07)	\$1,186.10
713747	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(589.28)	\$1,230.88
713748	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(617.08)	\$1,203.09
713749	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(464.11)	\$1,356.05
713750	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(632.09)	\$1,188.07
713751	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(584.09)	\$1,236.07
713752	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(586.84)	\$1,233.32
713753	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
713754	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(572.07)	\$1,248.09
713755	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(675.29)	\$1,144.87
713756	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(855.31)	\$964.85
713757	1											

Jackson Ridge Public Improvement District
Phase #1 2025-26 Assessment Roll Summary

Parcel ¹	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2025-26 Annual Installments
713768	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713770	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713771	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(737.11)	\$1,455.85
713772	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(944.07)	\$1,248.90
713773	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(829.15)	\$1,363.82
713774	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(707.75)	\$1,485.22
713775	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(619.45)	\$1,573.51
713776	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(706.20)	\$1,486.77
713777	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(815.09)	\$1,377.88
713778	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(683.92)	\$1,509.05
713779	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(799.33)	\$1,393.64
713780	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(723.25)	\$1,469.72
713781	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(683.67)	\$1,509.30
713782	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(765.13)	\$1,427.84
713783	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(521.48)	\$1,671.49
713784	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(956.93)	\$1,236.03
713785	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(765.33)	\$1,427.64
713786	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(848.58)	\$1,344.39
713787	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(837.66)	\$1,355.31
713788	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(717.78)	\$1,475.19
713789	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(764.08)	\$1,428.89
713790	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713792	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713793	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713794	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(745.41)	\$1,074.76
713795	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(648.16)	\$1,172.00
713796	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(557.33)	\$1,262.83
713797	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(644.87)	\$1,175.30
713798	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(753.99)	\$1,066.18
713799	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(579.51)	\$1,240.66
713800	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(773.51)	\$1,046.65
713801	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(597.01)	\$1,223.15
713802	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(505.29)	\$1,314.87
713803	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(749.38)	\$1,070.78
713804	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(588.74)	\$1,231.42
713805	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(783.17)	\$1,036.99
713806	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
713807	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(688.27)	\$1,131.89
713808	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(563.85)	\$1,256.31
713809	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(599.03)	\$1,221.13
713810	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(758.92)	\$1,061.24
713811	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(500.64)	\$1,319.53
713812	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(659.56)	\$1,160.60
713813	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(664.14)	\$1,156.02
713814	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(651.77)	\$1,168.39
713815	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(652.61)	\$1,167.55
713816	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713817	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(654.63)	\$1,538.33
713818	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(620.25)	\$1,572.71
713819	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(778.46)	\$1,414.50
713820	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(508.55)	\$1,684.42
713821	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(740.71)	\$1,452.26
713822	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(585.96)	\$1,607.00
713823	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(939.43)	\$1,253.54
713824	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(920.96)	\$1,272.01
713825	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(446.10)	\$1,746.87
713826	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(874.46)	\$1,318.51
713827	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(614.37)	\$1,578.60
713828	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(697.64)	\$1,495.33
713829	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(904.31)	\$1,288.66
713830	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(844.98)	\$1,347.98
713831	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(769.45)	\$1,423.51
713832	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	0.00	\$2,192.97
713833	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(928.71)	\$1,264.25
713834	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(685.47)	\$1,507.50
713835	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(814.32)	\$1,378.64
713836	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(865.85)	\$1,327.12
713837	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(373.43)	\$1,819.53
713838	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(590.32)	\$1,602.65
713839	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(750.52)	\$1,442.45
713840	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(695.43)	\$1,497.53
713841	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(737.17)	\$1,455.80
713842	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(936.68)	\$1,256.29
713843	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(873.75)	\$1,319.22
713844	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(691.12)	\$1,501.85
713845	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(756.41)	\$1,436.55
713846	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(862.59)	\$1,330.37
713847	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(755.09)	\$1,437.88
713848	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(909.02)	\$1,283.94
713849	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(647.22)	\$1,545.75
713850	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(981.85)	\$1,211.12
713851	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(660.24)	\$1,532.73
713852	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(936.67)	\$1,256.30
713854	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(689.20)	\$1,130.96
713855	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(612.15)	\$1,208.02
713856	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(751.50)	\$1,068.67
713857	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(732.60)	\$1,087.57
713858	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(675.99)	\$1,144.18
713859	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(739.91)	\$1,080.26
713860	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(704.82)	\$1,115.34
713861	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$1		

Jackson Ridge Public Improvement District
Phase #1 2025-26 Assessment Roll Summary

Parcel ¹	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2025-26 Annual Installments
713873	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(875.55)	\$1,317.42
713874	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(731.42)	\$1,461.55
713875	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(767.54)	\$1,425.43
713876	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(708.24)	\$1,484.73
713877	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(628.73)	\$1,564.24
713878	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(714.94)	\$1,478.03
713879	1	60	1	1.00	0.24	\$6,728.43	\$194.54	\$292.73	\$14.78	\$33.64	(535.70)	\$0.00
713880	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(787.45)	\$1,405.52
713881	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(715.38)	\$1,477.59
713882	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(718.46)	\$1,474.51
713883	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(677.36)	\$1,515.61
713884	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(493.34)	\$1,699.63
713885	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(762.80)	\$1,430.17
713886	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713887	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(679.23)	\$1,140.93
713888	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(639.49)	\$1,180.68
713889	1	50	2	0.83	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713890	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(597.18)	\$1,222.99
713891	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(580.07)	\$1,240.09
713892	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(720.93)	\$1,099.23
713893	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(708.35)	\$1,111.82
713894	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(598.19)	\$1,221.97
713895	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(677.77)	\$1,142.39
713896	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(634.64)	\$1,185.53
713897	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(642.75)	\$1,177.41
713898	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(739.89)	\$1,080.27
713899	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(695.76)	\$1,124.40
713900	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(649.02)	\$1,171.14
713901	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(768.61)	\$1,051.55
713902	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(806.88)	\$1,386.08
713903	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(760.01)	\$1,432.96
713904	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(929.77)	\$1,263.20
713905	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(732.15)	\$1,460.82
713906	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(766.88)	\$1,426.09
713907	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(653.72)	\$1,539.25
713908	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(940.66)	\$1,252.31
713909	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(931.53)	\$1,261.44
713910	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(766.51)	\$1,426.46
713911	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(941.30)	\$1,251.67
713912	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(980.52)	\$1,212.44
713913	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713914	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713915	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713916	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(699.32)	\$1,120.85
713917	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(524.97)	\$1,295.20
713918	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(627.44)	\$1,192.72
713919	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(711.94)	\$1,108.22
713920	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(648.32)	\$1,171.84
713921	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(656.21)	\$1,163.95
713922	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(645.03)	\$1,175.13
713923	1	50	2	0.83	0.415	\$11,430.73	\$330.51	\$497.32	\$25.11	\$57.15	(237.51)	\$672.57
976402	1	50	2	0.83	0.415	\$11,430.73	\$330.51	\$497.32	\$25.11	\$57.15	(298.64)	\$611.44
713924	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(600.80)	\$1,219.36
713925	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(731.20)	\$1,088.96
713926	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(659.81)	\$1,160.36
713927	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(565.51)	\$1,254.65
713928	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(767.47)	\$1,052.69
713929	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(506.56)	\$1,313.61
713930	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(600.48)	\$1,219.69
713931	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(708.89)	\$1,111.28
713932	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(718.46)	\$1,101.70
713933	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(512.20)	\$1,307.96
713934	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(605.75)	\$1,214.41
713935	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(466.75)	\$1,353.42
713936	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(763.16)	\$1,057.00
713937	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(672.17)	\$1,148.00
713938	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(613.06)	\$1,207.10
713939	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(695.99)	\$1,124.17
713940	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(750.00)	\$1,070.16
713941	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(622.91)	\$1,197.25
713942	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(699.36)	\$1,120.81
713943	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(663.20)	\$1,156.96
713944	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(534.86)	\$1,285.30
713945	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(758.47)	\$1,061.69
713946	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(701.16)	\$1,119.01
713947	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(636.43)	\$1,183.73
713948	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(686.63)	\$1,133.53
713949	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(98.88)	\$1,721.28
713950	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(102.82)	\$1,717.35
713951	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(811.79)	\$1,008.37
713952	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(578.54)	\$1,241.62
713953	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(596.78)	\$1,223.38
713954	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(645.36)	\$1,174.81
713955	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(902.34)	\$917.82
713956	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(568.12)	\$1,252.05
713957	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(733.74)	\$1,086.43
713958	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(686.77)	\$1,133.39
713959	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(702.78)	\$1,117.39
713960	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713961	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
713964	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(706.35)	\$1,113.81
713965	1	50	2	0.83	0.83	\$22,861.47</						

Jackson Ridge Public Improvement District
Phase #1 2025-26 Assessment Roll Summary

Parcel ¹	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2025-26 Annual Installments
713976	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(669.57)	\$1,150.60
713977	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(788.60)	\$1,031.56
713978	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(650.82)	\$1,169.35
713979	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(631.04)	\$1,189.12
713980	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(556.39)	\$1,263.78
713981	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(729.92)	\$1,090.24
713982	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(585.38)	\$1,234.78
713983	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(650.15)	\$1,170.01
713984	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(762.57)	\$1,057.59
713985	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(675.99)	\$1,144.18
713986	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(647.00)	\$1,173.16
713987	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
713988	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(611.26)	\$1,208.90
713989	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(593.60)	\$1,226.56
713990	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	0.00	\$1,820.16
713991	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(708.35)	\$1,111.82
713992	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(812.69)	\$1,007.47
713993	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(735.21)	\$1,084.95
713994	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(795.76)	\$1,397.21
713995	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(938.54)	\$1,254.42
713996	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(648.19)	\$1,171.97
713997	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(729.17)	\$1,090.99
713998	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(659.73)	\$1,160.43
713999	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(678.08)	\$1,142.08
714000	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(581.24)	\$1,238.92
714001	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(626.08)	\$1,194.08
714002	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(859.33)	\$960.83
714003	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(544.74)	\$1,275.42
714004	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(588.14)	\$1,232.03
714005	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(736.39)	\$1,083.77
714006	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(729.98)	\$1,090.18
714007	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(768.62)	\$1,051.54
714008	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(669.37)	\$1,150.79
714009	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(623.85)	\$1,196.31
714010	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(674.62)	\$1,145.54
714011	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(742.03)	\$1,078.13
714012	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(559.57)	\$1,260.60
714013	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(733.75)	\$1,086.41
714014	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(699.36)	\$1,120.81
714015	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(697.56)	\$1,122.60
714016	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(614.86)	\$1,205.30
714017	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(718.81)	\$1,101.35
714018	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(575.05)	\$1,245.11
714019	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(632.84)	\$1,187.32
714020	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(638.23)	\$1,181.93
714021	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(482.08)	\$1,338.08
714022	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(553.02)	\$1,267.14
714023	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(716.08)	\$1,104.08
714024	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(716.55)	\$1,103.61
714025	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714026	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714027	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714028	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714029	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(710.37)	\$1,109.80
714030	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(693.29)	\$1,126.87
714031	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(750.34)	\$1,069.83
714032	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(780.68)	\$1,039.49
714033	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(769.47)	\$1,050.69
714034	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(890.41)	\$929.75
714035	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(672.89)	\$1,147.27
714036	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(938.51)	\$1,254.46
714037	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(768.61)	\$1,424.35
714038	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(861.29)	\$1,331.68
714039	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(674.15)	\$1,518.81
714040	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	0.00	\$2,192.97
714041	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714042	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(773.75)	\$1,419.22
714043	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(624.35)	\$1,568.62
714044	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(590.32)	\$1,602.65
714045	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(743.03)	\$1,449.94
714046	1	60	1	1.00	1.00	\$27,543.94	\$796.40	\$1,198.35	\$60.50	\$137.72	(286.75)	\$1,906.22
714047	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714048	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714049	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
714050	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(674.53)	\$1,145.63
714051	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(664.70)	\$1,155.47
714052	1	50	2	0.83	0.83	\$22,861.47	\$661.01	\$994.63	\$50.21	\$114.31	(772.80)	\$1,047.37
714053	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
772484	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
772485	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
772486	0	0	0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
Total	462			400.80	396.72	\$10,927,349.08	\$315,950.46	\$475,416.37	\$24,000.00	\$54,636.75	(\$293,924.74)	\$576,078.84

1 - Reflects split of Annual Installments to be billed based upon ownership per DCAD online records and does not represent a new Lot Type.

APPENDIX E-2
PHASE #1 TIRZ CALCULATION

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
707619	\$0.00	\$1,461.04	\$1,461.04	(\$660.39)	(\$566.10)	(\$94.29)	(\$566.10)
707620	\$0.00	\$2,021.36	\$2,021.36	(\$913.66)	(\$783.21)	(\$130.45)	(\$783.21)
707621	\$0.00	\$1,487.67	\$1,487.67	(\$672.43)	(\$576.42)	(\$96.01)	(\$576.42)
707622	\$0.00	\$1,136.09	\$1,136.09	(\$513.51)	(\$440.19)	(\$73.32)	(\$440.19)
707623	\$0.00	\$1,999.63	\$1,999.63	(\$903.83)	(\$774.79)	(\$129.05)	(\$774.79)
707624	\$0.00	\$1,586.88	\$1,586.88	(\$717.27)	(\$614.86)	(\$102.41)	(\$614.86)
707625	\$0.00	\$1,535.84	\$1,535.84	(\$694.20)	(\$595.08)	(\$99.12)	(\$595.08)
707626	\$0.00	\$1,990.90	\$1,990.90	(\$899.89)	(\$771.40)	(\$128.48)	(\$771.40)
707627	\$0.00	\$1,521.92	\$1,521.92	(\$687.91)	(\$589.69)	(\$98.22)	(\$589.69)
707628	\$0.00	\$1,610.08	\$1,610.08	(\$727.76)	(\$623.85)	(\$103.91)	(\$623.85)
707629	\$0.00	\$1,548.62	\$1,548.62	(\$699.98)	(\$600.04)	(\$99.94)	(\$600.04)
707630	\$0.00	\$1,580.85	\$1,580.85	(\$714.55)	(\$612.52)	(\$102.02)	(\$612.52)
707631	\$0.00	\$1,476.74	\$1,476.74	(\$667.49)	(\$572.18)	(\$95.30)	(\$572.18)
707632	\$0.00	\$1,665.76	\$1,665.76	(\$752.92)	(\$645.42)	(\$107.50)	(\$645.42)
707633	\$0.00	\$1,475.52	\$1,475.52	(\$666.94)	(\$571.71)	(\$95.22)	(\$571.71)
707634	\$0.00	\$1,466.24	\$1,466.24	(\$662.74)	(\$568.12)	(\$94.62)	(\$568.12)
707635	\$0.00	\$1,919.72	\$1,919.72	(\$867.71)	(\$743.82)	(\$123.89)	(\$743.82)
707636	\$0.00	\$1,026.23	\$1,026.23	(\$463.86)	(\$397.63)	(\$66.23)	(\$397.63)
707637	\$0.00	\$1,400.59	\$1,400.59	(\$633.07)	(\$542.68)	(\$90.39)	(\$542.68)
707638	\$0.00	\$1,966.68	\$1,966.68	(\$888.94)	(\$762.02)	(\$126.92)	(\$762.02)
707639	\$0.00	\$1,420.81	\$1,420.81	(\$642.21)	(\$550.51)	(\$91.69)	(\$550.51)
707640	\$0.00	\$1,172.36	\$1,172.36	(\$529.91)	(\$454.25)	(\$75.66)	(\$454.25)
707641	\$0.00	\$1,532.23	\$1,532.23	(\$692.57)	(\$593.68)	(\$98.88)	(\$593.68)
707642	\$0.00	\$1,265.73	\$1,265.73	(\$572.11)	(\$490.43)	(\$81.68)	(\$490.43)
707643	\$0.00	\$1,712.19	\$1,712.19	(\$773.91)	(\$663.41)	(\$110.50)	(\$663.41)
707644	\$0.00	\$1,656.48	\$1,656.48	(\$748.73)	(\$641.83)	(\$106.90)	(\$641.83)
707645	\$0.00	\$1,531.20	\$1,531.20	(\$692.10)	(\$593.29)	(\$98.82)	(\$593.29)
707646	\$0.00	\$1,763.20	\$1,763.20	(\$796.97)	(\$683.18)	(\$113.79)	(\$683.18)
707647	\$0.00	\$1,620.59	\$1,620.59	(\$732.50)	(\$627.92)	(\$104.58)	(\$627.92)
707648	\$0.00	\$2,064.38	\$2,064.38	(\$933.10)	(\$799.87)	(\$133.23)	(\$799.87)
707649	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707650	\$0.00	\$1,985.24	\$1,985.24	(\$897.33)	(\$769.21)	(\$128.12)	(\$769.21)
707651	\$0.00	\$2,014.68	\$2,014.68	(\$910.64)	(\$780.62)	(\$130.02)	(\$780.62)
707652	\$0.00	\$1,082.60	\$1,082.60	(\$489.34)	(\$419.47)	(\$69.87)	(\$419.47)
707653	\$0.00	\$1,562.76	\$1,562.76	(\$706.37)	(\$605.51)	(\$100.85)	(\$605.51)
707654	\$0.00	\$1,258.89	\$1,258.89	(\$569.02)	(\$487.78)	(\$81.24)	(\$487.78)
707655	\$0.00	\$1,369.45	\$1,369.45	(\$618.99)	(\$530.61)	(\$88.38)	(\$530.61)
707656	\$0.00	\$1,280.56	\$1,280.56	(\$578.81)	(\$496.17)	(\$82.64)	(\$496.17)
707657	\$0.00	\$1,372.54	\$1,372.54	(\$620.39)	(\$531.81)	(\$88.58)	(\$531.81)
707658	\$0.00	\$1,560.16	\$1,560.16	(\$705.19)	(\$604.51)	(\$100.69)	(\$604.51)
707659	\$0.00	\$1,987.68	\$1,987.68	(\$898.43)	(\$770.15)	(\$128.28)	(\$770.15)
707660	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707661	\$0.00	\$1,600.80	\$1,600.80	(\$723.56)	(\$620.25)	(\$103.31)	(\$620.25)
707662	\$0.00	\$1,410.24	\$1,410.24	(\$637.43)	(\$546.42)	(\$91.01)	(\$546.42)
707663	\$0.00	\$1,576.90	\$1,576.90	(\$712.76)	(\$610.99)	(\$101.77)	(\$610.99)
707664	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707665	\$0.00	\$2,008.83	\$2,008.83	(\$907.99)	(\$778.35)	(\$129.64)	(\$778.35)
707666	\$0.00	\$1,521.92	\$1,521.92	(\$687.91)	(\$589.69)	(\$98.22)	(\$589.69)
707667	\$0.00	\$1,568.79	\$1,568.79	(\$709.09)	(\$607.85)	(\$101.24)	(\$607.85)
707668	\$0.00	\$1,016.58	\$1,016.58	(\$459.49)	(\$393.89)	(\$65.61)	(\$393.89)
707669	\$0.00	\$1,392.32	\$1,392.32	(\$629.33)	(\$539.47)	(\$89.85)	(\$539.47)
707670	\$0.00	\$1,597.41	\$1,597.41	(\$722.03)	(\$618.94)	(\$103.09)	(\$618.94)
707671	\$0.00	\$1,588.30	\$1,588.30	(\$717.91)	(\$615.41)	(\$102.50)	(\$615.41)
707672	\$0.00	\$1,645.36	\$1,645.36	(\$743.70)	(\$637.52)	(\$106.18)	(\$637.52)
707673	\$0.00	\$1,971.03	\$1,971.03	(\$890.90)	(\$763.70)	(\$127.20)	(\$763.70)
707674	\$0.00	\$1,436.09	\$1,436.09	(\$649.11)	(\$556.43)	(\$92.68)	(\$556.43)
707675	\$0.00	\$1,258.89	\$1,258.89	(\$569.02)	(\$487.78)	(\$81.24)	(\$487.78)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
707676	\$0.00	\$1,499.75	\$1,499.75	(\$677.89)	(\$581.10)	(\$96.79)	\$0.00
707677	\$0.00	\$1,944.16	\$1,944.16	(\$878.76)	(\$753.29)	(\$125.47)	(\$753.29)
707678	\$0.00	\$1,556.63	\$1,556.63	(\$703.60)	(\$603.14)	(\$100.46)	(\$603.14)
707679	\$0.00	\$1,619.36	\$1,619.36	(\$731.95)	(\$627.44)	(\$104.51)	(\$627.44)
707680	\$0.00	\$1,484.80	\$1,484.80	(\$671.13)	(\$575.31)	(\$95.82)	(\$575.31)
707681	\$0.00	\$1,911.68	\$1,911.68	(\$864.08)	(\$740.71)	(\$123.37)	(\$740.71)
707682	\$0.00	\$1,645.41	\$1,645.41	(\$743.72)	(\$637.54)	(\$106.19)	(\$637.54)
707683	\$0.00	\$149.31	\$149.31	(\$67.49)	(\$57.85)	(\$9.64)	(\$57.85)
707684	\$0.00	\$1,561.28	\$1,561.28	(\$705.70)	(\$604.94)	(\$100.76)	(\$604.94)
707685	\$0.00	\$1,512.64	\$1,512.64	(\$683.71)	(\$586.09)	(\$97.62)	(\$586.09)
707686	\$0.00	\$1,526.56	\$1,526.56	(\$690.01)	(\$591.49)	(\$98.52)	(\$591.49)
707687	\$0.00	\$1,809.69	\$1,809.69	(\$817.98)	(\$701.19)	(\$116.79)	(\$701.19)
707688	\$0.00	\$1,499.75	\$1,499.75	(\$677.89)	(\$581.10)	(\$96.79)	(\$581.10)
707689	\$0.00	\$1,258.89	\$1,258.89	(\$569.02)	(\$487.78)	(\$81.24)	(\$487.78)
707690	\$0.00	\$1,428.17	\$1,428.17	(\$645.53)	(\$553.36)	(\$92.17)	(\$553.36)
707691	\$0.00	\$1,368.35	\$1,368.35	(\$618.50)	(\$530.19)	(\$88.31)	(\$530.19)
707692	\$0.00	\$1,648.19	\$1,648.19	(\$744.98)	(\$638.61)	(\$106.37)	(\$638.61)
707693	\$0.00	\$1,489.44	\$1,489.44	(\$673.23)	(\$577.11)	(\$96.12)	(\$577.11)
707694	\$0.00	\$1,482.94	\$1,482.94	(\$670.29)	(\$574.59)	(\$95.70)	(\$574.59)
707695	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707696	\$0.00	\$1,456.96	\$1,456.96	(\$658.55)	(\$564.52)	(\$94.03)	(\$564.52)
707697	\$0.00	\$1,911.68	\$1,911.68	(\$864.08)	(\$740.71)	(\$123.37)	(\$740.71)
707698	\$0.00	\$1,448.61	\$1,448.61	(\$654.77)	(\$561.29)	(\$93.49)	(\$561.29)
707699	\$0.00	\$1,256.71	\$1,256.71	(\$568.03)	(\$486.93)	(\$81.10)	(\$486.93)
707700	\$0.00	\$1,020.30	\$1,020.30	(\$461.18)	(\$395.33)	(\$65.85)	(\$395.33)
707701	\$0.00	\$1,968.02	\$1,968.02	(\$889.55)	(\$762.54)	(\$127.01)	(\$762.54)
707702	\$0.00	\$1,390.52	\$1,390.52	(\$628.52)	(\$538.78)	(\$89.74)	(\$538.78)
707703	\$0.00	\$1,684.32	\$1,684.32	(\$761.31)	(\$652.61)	(\$108.70)	(\$652.61)
707704	\$0.00	\$1,953.44	\$1,953.44	(\$882.95)	(\$756.89)	(\$126.07)	(\$756.89)
707705	\$0.00	\$1,271.14	\$1,271.14	(\$574.56)	(\$492.52)	(\$82.03)	(\$492.52)
707706	\$0.00	\$1,737.02	\$1,737.02	(\$785.13)	(\$673.03)	(\$112.10)	(\$673.03)
707707	\$0.00	\$2,014.10	\$2,014.10	(\$910.37)	(\$780.39)	(\$129.98)	(\$780.39)
707708	\$0.00	\$1,407.24	\$1,407.24	(\$636.07)	(\$545.25)	(\$90.82)	(\$545.25)
707709	\$0.00	\$1,586.88	\$1,586.88	(\$717.27)	(\$614.86)	(\$102.41)	(\$614.86)
707710	\$0.00	\$1,436.09	\$1,436.09	(\$649.11)	(\$556.43)	(\$92.68)	(\$556.43)
707711	\$0.00	\$1,336.88	\$1,336.88	(\$604.27)	(\$517.99)	(\$86.28)	(\$517.99)
707712	\$0.00	\$1,387.06	\$1,387.06	(\$626.95)	(\$537.44)	(\$89.51)	(\$537.44)
707713	\$0.00	\$1,844.99	\$1,844.99	(\$833.93)	(\$714.87)	(\$119.07)	(\$714.87)
707714	\$0.00	\$1,814.24	\$1,814.24	(\$820.04)	(\$702.95)	(\$117.08)	(\$702.95)
707715	\$0.00	\$1,277.14	\$1,277.14	(\$577.27)	(\$494.85)	(\$82.42)	(\$494.85)
707716	\$0.00	\$1,814.24	\$1,814.24	(\$820.04)	(\$702.95)	(\$117.08)	(\$702.95)
707717	\$0.00	\$1,560.16	\$1,560.16	(\$705.19)	(\$604.51)	(\$100.69)	(\$604.51)
707718	\$0.00	\$1,559.41	\$1,559.41	(\$704.85)	(\$604.22)	(\$100.64)	(\$604.22)
707719	\$0.00	\$1,633.28	\$1,633.28	(\$738.24)	(\$632.84)	(\$105.40)	(\$632.84)
707720	\$0.00	\$1,294.70	\$1,294.70	(\$585.20)	(\$501.65)	(\$83.55)	(\$501.65)
707721	\$0.00	\$1,706.06	\$1,706.06	(\$771.14)	(\$661.04)	(\$110.10)	(\$661.04)
707722	\$0.00	\$1,582.93	\$1,582.93	(\$715.49)	(\$613.33)	(\$102.16)	(\$613.33)
707723	\$0.00	\$1,979.41	\$1,979.41	(\$894.69)	(\$766.95)	(\$127.74)	(\$766.95)
707724	\$0.00	\$1,426.96	\$1,426.96	(\$644.98)	(\$552.90)	(\$92.09)	(\$552.90)
707725	\$0.00	\$1,577.60	\$1,577.60	(\$713.08)	(\$611.26)	(\$101.81)	(\$611.26)
707726	\$0.00	\$1,383.85	\$1,383.85	(\$625.50)	(\$536.19)	(\$89.31)	(\$536.19)
707727	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707728	\$0.00	\$1,980.34	\$1,980.34	(\$895.11)	(\$767.31)	(\$127.80)	(\$767.31)
707729	\$0.00	\$1,229.78	\$1,229.78	(\$555.86)	(\$476.50)	(\$79.36)	(\$476.50)
707730	\$0.00	\$1,373.44	\$1,373.44	(\$620.79)	(\$532.16)	(\$88.64)	(\$532.16)
707731	\$0.00	\$1,470.88	\$1,470.88	(\$664.84)	(\$569.91)	(\$94.92)	(\$569.91)
707732	\$0.00	\$1,658.63	\$1,658.63	(\$749.70)	(\$642.66)	(\$107.04)	(\$642.66)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
707733	\$0.00	\$1,268.37	\$1,268.37	(\$573.30)	(\$491.45)	(\$81.85)	(\$491.45)
707734	\$0.00	\$1,951.09	\$1,951.09	(\$881.89)	(\$755.98)	(\$125.91)	\$0.00
707735	\$0.00	\$1,698.43	\$1,698.43	(\$767.69)	(\$658.08)	(\$109.61)	(\$658.08)
707736	\$0.00	\$1,490.44	\$1,490.44	(\$673.68)	(\$577.49)	(\$96.19)	(\$577.49)
707737	\$0.00	\$2,005.32	\$2,005.32	(\$906.41)	(\$776.99)	(\$129.41)	(\$776.99)
707738	\$0.00	\$1,328.06	\$1,328.06	(\$600.28)	(\$514.58)	(\$85.71)	(\$514.58)
707739	\$0.00	\$1,288.79	\$1,288.79	(\$582.53)	(\$499.36)	(\$83.17)	(\$499.36)
707740	\$0.00	\$1,983.66	\$1,983.66	(\$896.61)	(\$768.60)	(\$128.02)	(\$768.60)
707741	\$0.00	\$1,283.59	\$1,283.59	(\$580.18)	(\$497.35)	(\$82.84)	(\$497.35)
707742	\$0.00	\$1,253.10	\$1,253.10	(\$566.40)	(\$485.53)	(\$80.87)	(\$485.53)
707743	\$0.00	\$1,715.76	\$1,715.76	(\$775.53)	(\$664.80)	(\$110.73)	(\$664.80)
707744	\$0.00	\$1,354.01	\$1,354.01	(\$612.01)	(\$524.63)	(\$87.38)	(\$524.63)
707745	\$0.00	\$1,730.72	\$1,730.72	(\$782.29)	(\$670.59)	(\$111.69)	(\$670.59)
707746	\$0.00	\$1,574.30	\$1,574.30	(\$711.58)	(\$609.99)	(\$101.60)	(\$609.99)
707747	\$0.00	\$1,462.11	\$1,462.11	(\$660.88)	(\$566.52)	(\$94.36)	(\$566.52)
707748	\$0.00	\$1,529.98	\$1,529.98	(\$691.55)	(\$592.81)	(\$98.74)	(\$592.81)
707749	\$0.00	\$1,282.44	\$1,282.44	(\$579.66)	(\$496.90)	(\$82.76)	(\$496.90)
707750	\$0.00	\$1,393.04	\$1,393.04	(\$629.65)	(\$539.75)	(\$89.90)	(\$539.75)
707751	\$0.00	\$1,448.79	\$1,448.79	(\$654.85)	(\$561.36)	(\$93.50)	(\$561.36)
707752	\$0.00	\$1,422.61	\$1,422.61	(\$643.02)	(\$551.21)	(\$91.81)	(\$551.21)
707753	\$0.00	\$1,503.36	\$1,503.36	(\$679.52)	(\$582.50)	(\$97.02)	(\$582.50)
707754	\$0.00	\$1,593.75	\$1,593.75	(\$720.37)	(\$617.52)	(\$102.85)	(\$617.52)
707755	\$0.00	\$1,055.60	\$1,055.60	(\$477.13)	(\$409.01)	(\$68.12)	(\$409.01)
707756	\$0.00	\$1,565.34	\$1,565.34	(\$707.53)	(\$606.51)	(\$101.02)	(\$606.51)
707757	\$0.00	\$1,317.02	\$1,317.02	(\$595.29)	(\$510.30)	(\$84.99)	(\$510.30)
707758	\$0.00	\$1,429.12	\$1,429.12	(\$645.96)	(\$553.73)	(\$92.23)	(\$553.73)
707759	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707760	\$0.00	\$1,989.97	\$1,989.97	(\$899.47)	(\$771.04)	(\$128.42)	(\$771.04)
707761	\$0.00	\$1,771.19	\$1,771.19	(\$800.58)	(\$686.27)	(\$114.30)	(\$686.27)
707762	\$0.00	\$1,329.57	\$1,329.57	(\$600.97)	(\$515.16)	(\$85.80)	(\$515.16)
707763	\$0.00	\$1,968.52	\$1,968.52	(\$889.77)	(\$762.73)	(\$127.04)	(\$762.73)
707764	\$0.00	\$1,403.96	\$1,403.96	(\$634.59)	(\$543.99)	(\$90.61)	(\$543.99)
707765	\$0.00	\$1,576.51	\$1,576.51	(\$712.58)	(\$610.84)	(\$101.74)	(\$610.84)
707766	\$0.00	\$1,270.16	\$1,270.16	(\$574.11)	(\$492.14)	(\$81.97)	(\$492.14)
707767	\$0.00	\$1,112.08	\$1,112.08	(\$502.66)	(\$430.89)	(\$71.77)	(\$430.89)
707768	\$0.00	\$1,577.00	\$1,577.00	(\$712.80)	(\$611.03)	(\$101.77)	(\$611.03)
707769	\$0.00	\$1,448.90	\$1,448.90	(\$654.90)	(\$561.40)	(\$93.51)	(\$561.40)
707770	\$0.00	\$1,474.20	\$1,474.20	(\$666.34)	(\$571.20)	(\$95.14)	(\$571.20)
707771	\$0.00	\$1,899.68	\$1,899.68	(\$858.65)	(\$736.06)	(\$122.60)	(\$736.06)
707772	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
707773	\$0.00	\$1,275.92	\$1,275.92	(\$576.72)	(\$494.37)	(\$82.34)	(\$494.37)
707774	\$0.00	\$1,477.38	\$1,477.38	(\$667.78)	(\$572.43)	(\$95.34)	(\$572.43)
707775	\$0.00	\$1,578.88	\$1,578.88	(\$713.66)	(\$611.76)	(\$101.89)	(\$611.76)
707776	\$0.00	\$1,396.12	\$1,396.12	(\$631.05)	(\$540.95)	(\$90.10)	(\$540.95)
707777	\$0.00	\$1,839.95	\$1,839.95	(\$831.66)	(\$712.92)	(\$118.74)	(\$712.92)
707778	\$0.00	\$1,665.76	\$1,665.76	(\$752.92)	(\$645.42)	(\$107.50)	(\$645.42)
707779	\$0.00	\$1,878.96	\$1,878.96	(\$849.29)	(\$728.03)	(\$121.26)	(\$728.03)
707780	\$0.00	\$1,465.09	\$1,465.09	(\$662.22)	(\$567.67)	(\$94.55)	(\$567.67)
707781	\$0.00	\$1,670.40	\$1,670.40	(\$755.02)	(\$647.22)	(\$107.80)	(\$647.22)
707782	\$0.00	\$1,432.60	\$1,432.60	(\$647.53)	(\$555.08)	(\$92.45)	(\$555.08)
707783	\$0.00	\$1,612.84	\$1,612.84	(\$729.00)	(\$624.92)	(\$104.09)	(\$624.92)
707784	\$0.00	\$1,583.79	\$1,583.79	(\$715.87)	(\$613.66)	(\$102.21)	(\$613.66)
707785	\$0.00	\$1,420.26	\$1,420.26	(\$641.96)	(\$550.30)	(\$91.66)	(\$550.30)
707786	\$0.00	\$1,967.42	\$1,967.42	(\$889.28)	(\$762.31)	(\$126.97)	(\$762.31)
707787	\$0.00	\$1,390.93	\$1,390.93	(\$628.70)	(\$538.94)	(\$89.76)	(\$538.94)
707788	\$0.00	\$1,843.76	\$1,843.76	(\$833.38)	(\$714.39)	(\$118.99)	(\$714.39)
707789	\$0.00	\$1,265.64	\$1,265.64	(\$572.07)	(\$490.39)	(\$81.68)	(\$490.39)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
707790	\$0.00	\$1,438.26	\$1,438.26	(\$650.10)	(\$557.28)	(\$92.82)	(\$557.28)
707791	\$0.00	\$1,439.50	\$1,439.50	(\$650.66)	(\$557.76)	(\$92.90)	(\$557.76)
707792	\$0.00	\$1,628.64	\$1,628.64	(\$736.15)	(\$631.04)	(\$105.10)	(\$631.04)
707793	\$0.00	\$1,736.91	\$1,736.91	(\$785.08)	(\$672.99)	(\$112.09)	(\$672.99)
707794	\$0.00	\$1,548.58	\$1,548.58	(\$699.96)	(\$600.02)	(\$99.94)	(\$600.02)
707795	\$0.00	\$1,288.53	\$1,288.53	(\$582.41)	(\$499.26)	(\$83.16)	(\$499.26)
707796	\$0.00	\$1,659.68	\$1,659.68	(\$750.18)	(\$643.07)	(\$107.11)	(\$643.07)
707797	\$0.00	\$1,280.86	\$1,280.86	(\$578.95)	(\$496.29)	(\$82.66)	(\$496.29)
707798	\$0.00	\$1,586.88	\$1,586.88	(\$717.27)	(\$614.86)	(\$102.41)	(\$614.86)
707799	\$0.00	\$1,309.03	\$1,309.03	(\$591.68)	(\$507.20)	(\$84.48)	(\$507.20)
713745	\$0.00	\$1,738.16	\$1,738.16	(\$785.65)	(\$673.48)	(\$112.17)	(\$673.48)
713746	\$0.00	\$1,636.45	\$1,636.45	(\$739.67)	(\$634.07)	(\$105.61)	(\$634.07)
713747	\$0.00	\$1,520.87	\$1,520.87	(\$687.43)	(\$589.28)	(\$98.15)	(\$589.28)
713748	\$0.00	\$1,592.60	\$1,592.60	(\$719.86)	(\$617.08)	(\$102.78)	(\$617.08)
713749	\$0.00	\$1,197.82	\$1,197.82	(\$541.41)	(\$464.11)	(\$77.30)	(\$464.11)
713750	\$0.00	\$1,631.35	\$1,631.35	(\$737.37)	(\$632.09)	(\$105.28)	(\$632.09)
713751	\$0.00	\$1,507.47	\$1,507.47	(\$681.38)	(\$584.09)	(\$97.28)	(\$584.09)
713752	\$0.00	\$1,514.58	\$1,514.58	(\$684.59)	(\$586.84)	(\$97.74)	(\$586.84)
713753	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713754	\$0.00	\$1,476.45	\$1,476.45	(\$667.35)	(\$572.07)	(\$95.28)	(\$572.07)
713755	\$0.00	\$1,742.84	\$1,742.84	(\$787.76)	(\$675.29)	(\$112.47)	(\$675.29)
713756	\$0.00	\$2,207.45	\$2,207.45	(\$997.77)	(\$855.31)	(\$142.46)	(\$855.31)
713757	\$0.00	\$1,969.81	\$1,969.81	(\$890.36)	(\$763.23)	(\$127.12)	(\$763.23)
713758	\$0.00	\$1,692.86	\$1,692.86	(\$765.17)	(\$655.92)	(\$109.25)	(\$655.92)
713759	\$0.00	\$1,944.51	\$1,944.51	(\$878.92)	(\$753.43)	(\$125.49)	(\$753.43)
713760	\$0.00	\$2,261.40	\$2,261.40	(\$1,022.15)	(\$876.21)	(\$145.94)	(\$876.21)
713761	\$0.00	\$1,840.05	\$1,840.05	(\$831.70)	(\$712.95)	(\$118.75)	(\$712.95)
713762	\$0.00	\$1,946.38	\$1,946.38	(\$879.76)	(\$754.15)	(\$125.61)	(\$754.15)
713763	\$0.00	\$1,692.58	\$1,692.58	(\$765.04)	(\$655.81)	(\$109.23)	(\$655.81)
713764	\$0.00	\$1,801.40	\$1,801.40	(\$814.23)	(\$697.98)	(\$116.25)	(\$697.98)
713765	\$0.00	\$2,404.59	\$2,404.59	(\$1,086.88)	(\$931.69)	(\$155.18)	(\$931.69)
713766	\$0.00	\$1,606.54	\$1,606.54	(\$726.16)	(\$622.48)	(\$103.68)	(\$622.48)
713767	\$0.00	\$2,199.36	\$2,199.36	(\$994.11)	(\$852.17)	(\$141.94)	(\$852.17)
713768	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
772485	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713770	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713771	\$0.00	\$1,902.40	\$1,902.40	(\$859.88)	(\$737.11)	(\$122.77)	(\$737.11)
713772	\$0.00	\$2,436.52	\$2,436.52	(\$1,101.31)	(\$944.07)	(\$157.24)	(\$944.07)
713773	\$0.00	\$2,139.93	\$2,139.93	(\$967.25)	(\$829.15)	(\$138.10)	(\$829.15)
713774	\$0.00	\$1,826.61	\$1,826.61	(\$825.63)	(\$707.75)	(\$117.88)	(\$707.75)
713775	\$0.00	\$1,598.74	\$1,598.74	(\$722.63)	(\$619.45)	(\$103.17)	(\$619.45)
713776	\$0.00	\$1,822.62	\$1,822.62	(\$823.82)	(\$706.20)	(\$117.62)	(\$706.20)
713777	\$0.00	\$2,103.66	\$2,103.66	(\$950.85)	(\$815.09)	(\$135.76)	(\$815.09)
713778	\$0.00	\$1,765.12	\$1,765.12	(\$797.83)	(\$683.92)	(\$113.91)	(\$683.92)
713779	\$0.00	\$2,062.98	\$2,062.98	(\$932.47)	(\$799.33)	(\$133.13)	(\$799.33)
713780	\$0.00	\$1,866.61	\$1,866.61	(\$843.71)	(\$723.25)	(\$120.46)	(\$723.25)
713781	\$0.00	\$1,764.46	\$1,764.46	(\$797.53)	(\$683.67)	(\$113.87)	(\$683.67)
713782	\$0.00	\$1,974.71	\$1,974.71	(\$892.57)	(\$765.13)	(\$127.44)	(\$765.13)
713783	\$0.00	\$1,345.88	\$1,345.88	(\$608.34)	(\$521.48)	(\$86.86)	(\$521.48)
713784	\$0.00	\$2,469.73	\$2,469.73	(\$1,116.32)	(\$956.93)	(\$159.38)	(\$956.93)
713785	\$0.00	\$1,975.21	\$1,975.21	(\$892.80)	(\$765.33)	(\$127.47)	(\$765.33)
713786	\$0.00	\$2,190.08	\$2,190.08	(\$989.92)	(\$848.58)	(\$141.34)	(\$848.58)
713787	\$0.00	\$2,161.90	\$2,161.90	(\$977.18)	(\$837.66)	(\$139.52)	(\$837.66)
713788	\$0.00	\$1,852.50	\$1,852.50	(\$837.33)	(\$717.78)	(\$119.55)	(\$717.78)
713789	\$0.00	\$1,972.00	\$1,972.00	(\$891.34)	(\$764.08)	(\$127.26)	(\$764.08)
713790	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713791	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
713792	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713793	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713794	\$0.00	\$1,923.80	\$1,923.80	(\$869.56)	(\$745.41)	(\$124.15)	(\$745.41)
713795	\$0.00	\$1,672.83	\$1,672.83	(\$756.12)	(\$648.16)	(\$107.96)	(\$648.16)
713796	\$0.00	\$1,438.40	\$1,438.40	(\$650.16)	(\$557.33)	(\$92.83)	(\$557.33)
713797	\$0.00	\$1,664.32	\$1,664.32	(\$752.27)	(\$644.87)	(\$107.41)	(\$644.87)
713798	\$0.00	\$1,945.95	\$1,945.95	(\$879.57)	(\$753.99)	(\$125.58)	(\$753.99)
713799	\$0.00	\$1,495.64	\$1,495.64	(\$676.03)	(\$579.51)	(\$96.52)	(\$579.51)
713800	\$0.00	\$1,996.35	\$1,996.35	(\$902.35)	(\$773.51)	(\$128.84)	(\$773.51)
713801	\$0.00	\$1,540.81	\$1,540.81	(\$696.45)	(\$597.01)	(\$99.44)	(\$597.01)
713802	\$0.00	\$1,304.10	\$1,304.10	(\$589.45)	(\$505.29)	(\$84.16)	(\$505.29)
713803	\$0.00	\$1,934.07	\$1,934.07	(\$874.20)	(\$749.38)	(\$124.82)	(\$749.38)
713804	\$0.00	\$1,519.47	\$1,519.47	(\$686.80)	(\$588.74)	(\$98.06)	(\$588.74)
713805	\$0.00	\$2,021.28	\$2,021.28	(\$913.62)	(\$783.17)	(\$130.44)	(\$783.17)
713806	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713807	\$0.00	\$1,776.35	\$1,776.35	(\$802.91)	(\$688.27)	(\$114.64)	(\$688.27)
976402	\$0.00	\$770.75	\$770.75	(\$348.38)	(\$298.64)	(\$49.74)	(\$298.64)
713808	\$0.00	\$1,455.24	\$1,455.24	(\$657.77)	(\$563.85)	(\$93.91)	(\$563.85)
713809	\$0.00	\$1,546.03	\$1,546.03	(\$698.80)	(\$599.03)	(\$99.77)	(\$599.03)
713810	\$0.00	\$1,958.68	\$1,958.68	(\$885.32)	(\$758.92)	(\$126.40)	(\$758.92)
713811	\$0.00	\$1,292.08	\$1,292.08	(\$584.02)	(\$500.64)	(\$83.38)	(\$500.64)
713812	\$0.00	\$1,702.25	\$1,702.25	(\$769.42)	(\$659.56)	(\$109.85)	(\$659.56)
713813	\$0.00	\$1,714.07	\$1,714.07	(\$774.76)	(\$664.14)	(\$110.62)	(\$664.14)
713814	\$0.00	\$1,682.14	\$1,682.14	(\$760.33)	(\$651.77)	(\$108.56)	(\$651.77)
713815	\$0.00	\$1,684.32	\$1,684.32	(\$761.31)	(\$652.61)	(\$108.70)	(\$652.61)
713816	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713817	\$0.00	\$1,689.53	\$1,689.53	(\$763.67)	(\$654.63)	(\$109.03)	(\$654.63)
713818	\$0.00	\$1,600.80	\$1,600.80	(\$723.56)	(\$620.25)	(\$103.31)	(\$620.25)
713819	\$0.00	\$2,009.12	\$2,009.12	(\$908.12)	(\$778.46)	(\$129.66)	(\$778.46)
713820	\$0.00	\$1,312.50	\$1,312.50	(\$593.25)	(\$508.55)	(\$84.70)	(\$508.55)
713821	\$0.00	\$1,911.68	\$1,911.68	(\$864.08)	(\$740.71)	(\$123.37)	(\$740.71)
713822	\$0.00	\$1,512.30	\$1,512.30	(\$683.56)	(\$585.96)	(\$97.60)	(\$585.96)
713823	\$0.00	\$2,424.55	\$2,424.55	(\$1,095.90)	(\$939.43)	(\$156.47)	(\$939.43)
713824	\$0.00	\$2,376.89	\$2,376.89	(\$1,074.36)	(\$920.96)	(\$153.39)	(\$920.96)
713825	\$0.00	\$1,151.32	\$1,151.32	(\$520.40)	(\$446.10)	(\$74.30)	(\$446.10)
713826	\$0.00	\$2,256.88	\$2,256.88	(\$1,020.11)	(\$874.46)	(\$145.65)	(\$874.46)
713827	\$0.00	\$1,585.61	\$1,585.61	(\$716.70)	(\$614.37)	(\$102.33)	(\$614.37)
713828	\$0.00	\$1,800.51	\$1,800.51	(\$813.83)	(\$697.64)	(\$116.20)	(\$697.64)
713829	\$0.00	\$2,333.92	\$2,333.92	(\$1,054.93)	(\$904.31)	(\$150.62)	(\$904.31)
713830	\$0.00	\$2,180.80	\$2,180.80	(\$985.72)	(\$844.98)	(\$140.74)	(\$844.98)
713831	\$0.00	\$1,985.87	\$1,985.87	(\$897.61)	(\$769.45)	(\$128.16)	(\$769.45)
713832	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713833	\$0.00	\$2,396.90	\$2,396.90	(\$1,083.40)	(\$928.71)	(\$154.68)	(\$928.71)
713834	\$0.00	\$1,769.11	\$1,769.11	(\$799.64)	(\$685.47)	(\$114.17)	(\$685.47)
713835	\$0.00	\$2,101.67	\$2,101.67	(\$949.96)	(\$814.32)	(\$135.63)	(\$814.32)
713836	\$0.00	\$2,234.65	\$2,234.65	(\$1,010.06)	(\$865.85)	(\$144.21)	(\$865.85)
713837	\$0.00	\$1,277.58	\$1,277.58	(\$435.63)	(\$373.43)	(\$62.20)	(\$373.43)
713838	\$0.00	\$1,523.55	\$1,523.55	(\$688.64)	(\$590.32)	(\$98.32)	(\$590.32)
713839	\$0.00	\$1,937.00	\$1,937.00	(\$875.52)	(\$750.52)	(\$125.00)	(\$750.52)
713840	\$0.00	\$1,794.83	\$1,794.83	(\$811.26)	(\$695.43)	(\$115.83)	(\$695.43)
713841	\$0.00	\$1,902.54	\$1,902.54	(\$859.95)	(\$737.17)	(\$122.78)	(\$737.17)
713842	\$0.00	\$2,417.45	\$2,417.45	(\$1,092.69)	(\$936.68)	(\$156.01)	(\$936.68)
713843	\$0.00	\$2,255.04	\$2,255.04	(\$1,019.28)	(\$873.75)	(\$145.53)	(\$873.75)
713844	\$0.00	\$1,783.69	\$1,783.69	(\$806.23)	(\$691.12)	(\$115.11)	(\$691.12)
713845	\$0.00	\$1,952.22	\$1,952.22	(\$882.40)	(\$756.41)	(\$125.99)	(\$756.41)
713846	\$0.00	\$2,226.25	\$2,226.25	(\$1,006.27)	(\$862.59)	(\$143.67)	(\$862.59)
713847	\$0.00	\$1,948.80	\$1,948.80	(\$880.86)	(\$755.09)	(\$125.77)	(\$755.09)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
713848	\$0.00	\$2,346.08	\$2,346.08	(\$1,060.43)	(\$909.02)	(\$151.41)	(\$909.02)
713849	\$0.00	\$1,670.40	\$1,670.40	(\$755.02)	(\$647.22)	(\$107.80)	(\$647.22)
713850	\$0.00	\$2,534.03	\$2,534.03	(\$1,145.38)	(\$981.85)	(\$163.53)	(\$981.85)
713851	\$0.00	\$1,704.00	\$1,704.00	(\$770.21)	(\$660.24)	(\$109.97)	(\$660.24)
713852	\$0.00	\$2,417.44	\$2,417.44	(\$1,092.68)	(\$936.67)	(\$156.01)	(\$936.67)
713854	\$0.00	\$1,778.75	\$1,778.75	(\$804.00)	(\$689.20)	(\$114.79)	(\$689.20)
713855	\$0.00	\$1,579.88	\$1,579.88	(\$714.11)	(\$612.15)	(\$101.96)	(\$612.15)
713856	\$0.00	\$1,939.52	\$1,939.52	(\$876.66)	(\$751.50)	(\$125.17)	(\$751.50)
713857	\$0.00	\$1,890.75	\$1,890.75	(\$854.62)	(\$732.60)	(\$122.02)	(\$732.60)
713858	\$0.00	\$1,744.64	\$1,744.64	(\$788.58)	(\$675.99)	(\$112.59)	(\$675.99)
713859	\$0.00	\$1,909.61	\$1,909.61	(\$863.15)	(\$739.91)	(\$123.24)	(\$739.91)
713860	\$0.00	\$1,819.06	\$1,819.06	(\$822.22)	(\$704.82)	(\$117.39)	(\$704.82)
713861	\$0.00	\$1,989.53	\$1,989.53	(\$899.27)	(\$770.87)	(\$128.39)	(\$770.87)
713862	\$0.00	\$1,997.02	\$1,997.02	(\$902.65)	(\$773.78)	(\$128.88)	(\$773.78)
713863	\$0.00	\$1,229.84	\$1,229.84	(\$555.89)	(\$476.52)	(\$79.37)	(\$476.52)
713864	\$0.00	\$1,930.94	\$1,930.94	(\$872.78)	(\$748.17)	(\$124.61)	(\$748.17)
713865	\$0.00	\$1,592.76	\$1,592.76	(\$719.93)	(\$617.14)	(\$102.79)	(\$617.14)
713866	\$0.00	\$1,656.48	\$1,656.48	(\$748.73)	(\$641.83)	(\$106.90)	(\$641.83)
713867	\$0.00	\$1,605.44	\$1,605.44	(\$725.66)	(\$622.05)	(\$103.61)	(\$622.05)
713868	\$0.00	\$1,808.20	\$1,808.20	(\$817.31)	(\$700.61)	(\$116.69)	(\$700.61)
713869	\$0.00	\$1,716.80	\$1,716.80	(\$775.99)	(\$665.20)	(\$110.79)	(\$665.20)
713870	\$0.00	\$1,899.43	\$1,899.43	(\$858.54)	(\$735.96)	(\$122.58)	(\$735.96)
713871	\$0.00	\$2,449.92	\$2,449.92	(\$1,107.36)	(\$949.26)	(\$158.11)	(\$949.26)
713872	\$0.00	\$1,606.92	\$1,606.92	(\$726.33)	(\$622.62)	(\$103.70)	(\$622.62)
713873	\$0.00	\$2,259.68	\$2,259.68	(\$1,021.38)	(\$875.55)	(\$145.83)	(\$875.55)
713874	\$0.00	\$1,887.70	\$1,887.70	(\$853.24)	(\$731.42)	(\$121.82)	(\$731.42)
713875	\$0.00	\$1,980.92	\$1,980.92	(\$895.37)	(\$767.54)	(\$127.84)	(\$767.54)
713876	\$0.00	\$1,827.87	\$1,827.87	(\$826.20)	(\$708.24)	(\$117.96)	(\$708.24)
713877	\$0.00	\$1,622.68	\$1,622.68	(\$733.45)	(\$628.73)	(\$104.72)	(\$628.73)
713878	\$0.00	\$1,845.17	\$1,845.17	(\$834.02)	(\$714.94)	(\$119.08)	(\$714.94)
713879	\$0.00	\$1,939.14	\$1,939.14	(\$876.49)	(\$751.35)	(\$125.14)	(\$535.70)
713880	\$0.00	\$2,032.32	\$2,032.32	(\$918.61)	(\$787.45)	(\$131.16)	(\$787.45)
713881	\$0.00	\$1,846.30	\$1,846.30	(\$834.53)	(\$715.38)	(\$119.15)	(\$715.38)
713882	\$0.00	\$1,854.26	\$1,854.26	(\$838.13)	(\$718.46)	(\$119.67)	(\$718.46)
713883	\$0.00	\$1,748.18	\$1,748.18	(\$790.18)	(\$677.36)	(\$112.82)	(\$677.36)
713884	\$0.00	\$1,273.25	\$1,273.25	(\$575.51)	(\$493.34)	(\$82.17)	(\$493.34)
713885	\$0.00	\$1,968.69	\$1,968.69	(\$889.85)	(\$762.80)	(\$127.05)	(\$762.80)
713886	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713887	\$0.00	\$1,753.02	\$1,753.02	(\$792.37)	(\$679.23)	(\$113.13)	(\$679.23)
713888	\$0.00	\$1,650.44	\$1,650.44	(\$746.00)	(\$639.49)	(\$106.51)	(\$639.49)
713889	\$0.00	\$1,561.26	\$1,561.26	(\$705.69)	(\$604.93)	(\$100.76)	\$0.00
713890	\$0.00	\$1,541.24	\$1,541.24	(\$696.64)	(\$597.18)	(\$99.46)	(\$597.18)
713891	\$0.00	\$1,497.09	\$1,497.09	(\$676.69)	(\$580.07)	(\$96.62)	(\$580.07)
713892	\$0.00	\$1,860.64	\$1,860.64	(\$841.01)	(\$720.93)	(\$120.08)	(\$720.93)
713893	\$0.00	\$1,828.16	\$1,828.16	(\$826.33)	(\$708.35)	(\$117.98)	(\$708.35)
713894	\$0.00	\$1,543.86	\$1,543.86	(\$697.83)	(\$598.19)	(\$99.63)	(\$598.19)
713895	\$0.00	\$1,749.25	\$1,749.25	(\$790.66)	(\$677.77)	(\$112.89)	(\$677.77)
713896	\$0.00	\$1,637.92	\$1,637.92	(\$740.34)	(\$634.64)	(\$105.70)	(\$634.64)
713897	\$0.00	\$1,658.86	\$1,658.86	(\$749.80)	(\$642.75)	(\$107.06)	(\$642.75)
713898	\$0.00	\$1,909.57	\$1,909.57	(\$863.13)	(\$739.89)	(\$123.23)	(\$739.89)
713899	\$0.00	\$1,795.68	\$1,795.68	(\$811.65)	(\$695.76)	(\$115.88)	(\$695.76)
713900	\$0.00	\$1,675.04	\$1,675.04	(\$757.12)	(\$649.02)	(\$108.10)	(\$649.02)
713901	\$0.00	\$1,983.69	\$1,983.69	(\$896.63)	(\$768.61)	(\$128.02)	(\$768.61)
713902	\$0.00	\$2,082.47	\$2,082.47	(\$941.28)	(\$806.88)	(\$134.39)	(\$806.88)
713903	\$0.00	\$1,961.48	\$1,961.48	(\$886.59)	(\$760.01)	(\$126.58)	(\$760.01)
713904	\$0.00	\$2,399.63	\$2,399.63	(\$1,084.63)	(\$929.77)	(\$154.86)	(\$929.77)
713905	\$0.00	\$1,889.60	\$1,889.60	(\$854.10)	(\$732.15)	(\$121.95)	(\$732.15)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
713906	\$0.00	\$1,979.22	\$1,979.22	(\$894.61)	(\$766.88)	(\$127.73)	(\$766.88)
713907	\$0.00	\$1,687.16	\$1,687.16	(\$762.60)	(\$653.72)	(\$108.88)	(\$653.72)
713908	\$0.00	\$2,427.73	\$2,427.73	(\$1,097.34)	(\$940.66)	(\$156.67)	(\$940.66)
713909	\$0.00	\$2,404.17	\$2,404.17	(\$1,086.68)	(\$931.53)	(\$155.15)	(\$931.53)
713910	\$0.00	\$1,978.27	\$1,978.27	(\$894.18)	(\$766.51)	(\$127.67)	(\$766.51)
713911	\$0.00	\$2,429.37	\$2,429.37	(\$1,098.08)	(\$941.30)	(\$156.78)	(\$941.30)
713912	\$0.00	\$2,530.62	\$2,530.62	(\$1,143.84)	(\$980.52)	(\$163.31)	(\$980.52)
713913	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713914	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713915	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713916	\$0.00	\$1,804.85	\$1,804.85	(\$815.79)	(\$699.32)	(\$116.48)	(\$699.32)
713917	\$0.00	\$1,354.88	\$1,354.88	(\$612.41)	(\$524.97)	(\$87.44)	(\$524.97)
713918	\$0.00	\$1,619.36	\$1,619.36	(\$731.95)	(\$627.44)	(\$104.51)	(\$627.44)
713919	\$0.00	\$1,837.44	\$1,837.44	(\$830.52)	(\$711.94)	(\$118.58)	(\$711.94)
713920	\$0.00	\$1,673.25	\$1,673.25	(\$756.31)	(\$648.32)	(\$107.98)	(\$648.32)
713921	\$0.00	\$1,693.60	\$1,693.60	(\$765.51)	(\$656.21)	(\$109.30)	(\$656.21)
713922	\$0.00	\$1,664.76	\$1,664.76	(\$752.47)	(\$645.03)	(\$107.44)	(\$645.03)
713923	\$0.00	\$612.99	\$612.99	(\$277.07)	(\$237.51)	(\$39.56)	(\$237.51)
713924	\$0.00	\$1,550.60	\$1,550.60	(\$700.87)	(\$600.80)	(\$100.07)	(\$600.80)
713925	\$0.00	\$1,887.14	\$1,887.14	(\$852.99)	(\$731.20)	(\$121.79)	(\$731.20)
713926	\$0.00	\$1,702.88	\$1,702.88	(\$769.70)	(\$659.81)	(\$109.90)	(\$659.81)
713927	\$0.00	\$1,459.51	\$1,459.51	(\$659.70)	(\$565.51)	(\$94.19)	(\$565.51)
713928	\$0.00	\$1,980.75	\$1,980.75	(\$895.30)	(\$767.47)	(\$127.83)	(\$767.47)
713929	\$0.00	\$1,307.36	\$1,307.36	(\$590.93)	(\$506.56)	(\$84.37)	(\$506.56)
713930	\$0.00	\$1,549.76	\$1,549.76	(\$700.49)	(\$600.48)	(\$100.01)	(\$600.48)
713931	\$0.00	\$1,829.55	\$1,829.55	(\$826.96)	(\$708.89)	(\$118.07)	(\$708.89)
713932	\$0.00	\$1,854.26	\$1,854.26	(\$838.13)	(\$718.46)	(\$119.67)	(\$718.46)
713933	\$0.00	\$1,321.93	\$1,321.93	(\$597.51)	(\$512.20)	(\$85.31)	(\$512.20)
713934	\$0.00	\$1,563.37	\$1,563.37	(\$706.64)	(\$605.75)	(\$100.89)	(\$605.75)
713935	\$0.00	\$1,204.62	\$1,204.62	(\$544.49)	(\$466.75)	(\$77.74)	(\$466.75)
713936	\$0.00	\$1,969.62	\$1,969.62	(\$890.27)	(\$763.16)	(\$127.11)	(\$763.16)
713937	\$0.00	\$1,734.78	\$1,734.78	(\$784.12)	(\$672.17)	(\$111.95)	(\$672.17)
713938	\$0.00	\$1,582.24	\$1,582.24	(\$715.17)	(\$613.06)	(\$102.11)	(\$613.06)
713939	\$0.00	\$1,796.28	\$1,796.28	(\$811.92)	(\$695.99)	(\$115.92)	(\$695.99)
713940	\$0.00	\$1,935.66	\$1,935.66	(\$874.92)	(\$750.00)	(\$124.92)	(\$750.00)
713941	\$0.00	\$1,607.66	\$1,607.66	(\$726.66)	(\$622.91)	(\$103.75)	(\$622.91)
713942	\$0.00	\$1,804.96	\$1,804.96	(\$815.84)	(\$699.36)	(\$116.48)	(\$699.36)
713943	\$0.00	\$1,711.65	\$1,711.65	(\$773.66)	(\$663.20)	(\$110.46)	(\$663.20)
713944	\$0.00	\$1,380.41	\$1,380.41	(\$623.94)	(\$534.86)	(\$89.08)	(\$534.86)
713945	\$0.00	\$1,957.52	\$1,957.52	(\$884.80)	(\$758.47)	(\$126.33)	(\$758.47)
713946	\$0.00	\$1,809.60	\$1,809.60	(\$817.94)	(\$701.16)	(\$116.78)	(\$701.16)
713947	\$0.00	\$1,642.56	\$1,642.56	(\$742.44)	(\$636.43)	(\$106.00)	(\$636.43)
713948	\$0.00	\$1,772.12	\$1,772.12	(\$801.00)	(\$686.63)	(\$114.36)	(\$686.63)
713949	\$0.00	\$255.21	\$255.21	(\$115.35)	(\$98.88)	(\$16.47)	(\$98.88)
713950	\$0.00	\$265.36	\$265.36	(\$119.94)	(\$102.82)	(\$17.12)	(\$102.82)
713951	\$0.00	\$2,095.14	\$2,095.14	(\$947.00)	(\$811.79)	(\$135.21)	(\$811.79)
713952	\$0.00	\$1,493.15	\$1,493.15	(\$674.90)	(\$578.54)	(\$96.36)	(\$578.54)
713953	\$0.00	\$1,540.22	\$1,540.22	(\$696.18)	(\$596.78)	(\$99.40)	(\$596.78)
713954	\$0.00	\$1,665.59	\$1,665.59	(\$752.85)	(\$645.36)	(\$107.49)	(\$645.36)
713955	\$0.00	\$2,328.84	\$2,328.84	(\$1,052.64)	(\$902.34)	(\$150.29)	(\$902.34)
713956	\$0.00	\$1,466.24	\$1,466.24	(\$662.74)	(\$568.12)	(\$94.62)	(\$568.12)
713957	\$0.00	\$1,893.69	\$1,893.69	(\$855.95)	(\$733.74)	(\$122.21)	(\$733.74)
713958	\$0.00	\$1,772.48	\$1,772.48	(\$801.16)	(\$686.77)	(\$114.39)	(\$686.77)
713959	\$0.00	\$1,813.79	\$1,813.79	(\$819.83)	(\$702.78)	(\$117.05)	(\$702.78)
713960	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713961	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713964	\$0.00	\$1,823.00	\$1,823.00	(\$824.00)	(\$706.35)	(\$117.65)	(\$706.35)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
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Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
713965	\$0.00	\$1,860.64	\$1,860.64	(\$841.01)	(\$720.93)	(\$120.08)	(\$720.93)
713966	\$0.00	\$1,511.93	\$1,511.93	(\$683.39)	(\$585.82)	(\$97.57)	(\$585.82)
713967	\$0.00	\$1,600.80	\$1,600.80	(\$723.56)	(\$620.25)	(\$103.31)	(\$620.25)
713968	\$0.00	\$1,474.32	\$1,474.32	(\$666.39)	(\$571.25)	(\$95.15)	(\$571.25)
713969	\$0.00	\$1,554.40	\$1,554.40	(\$702.59)	(\$602.28)	(\$100.31)	(\$602.28)
713970	\$0.00	\$1,474.36	\$1,474.36	(\$666.41)	(\$571.26)	(\$95.15)	(\$571.26)
713971	\$0.00	\$1,074.48	\$1,074.48	(\$485.66)	(\$416.32)	(\$69.34)	(\$416.32)
713972	\$0.00	\$1,661.12	\$1,661.12	(\$750.83)	(\$643.63)	(\$107.20)	(\$643.63)
713973	\$0.00	\$2,115.49	\$2,115.49	(\$956.20)	(\$819.68)	(\$136.52)	(\$819.68)
713974	\$0.00	\$1,176.22	\$1,176.22	(\$531.65)	(\$455.74)	(\$75.91)	(\$455.74)
713975	\$0.00	\$1,931.85	\$1,931.85	(\$873.20)	(\$748.52)	(\$124.67)	(\$748.52)
713976	\$0.00	\$1,728.07	\$1,728.07	(\$781.09)	(\$669.57)	(\$111.52)	(\$669.57)
713977	\$0.00	\$2,035.28	\$2,035.28	(\$919.95)	(\$788.60)	(\$131.35)	(\$788.60)
713978	\$0.00	\$1,679.68	\$1,679.68	(\$759.22)	(\$650.82)	(\$108.40)	(\$650.82)
713979	\$0.00	\$1,628.64	\$1,628.64	(\$736.15)	(\$631.04)	(\$105.10)	(\$631.04)
713980	\$0.00	\$1,435.97	\$1,435.97	(\$649.06)	(\$556.39)	(\$92.67)	(\$556.39)
713981	\$0.00	\$1,883.84	\$1,883.84	(\$851.50)	(\$729.92)	(\$121.57)	(\$729.92)
713982	\$0.00	\$1,510.80	\$1,510.80	(\$682.88)	(\$585.38)	(\$97.50)	(\$585.38)
713983	\$0.00	\$1,677.96	\$1,677.96	(\$758.44)	(\$650.15)	(\$108.29)	(\$650.15)
713984	\$0.00	\$1,968.11	\$1,968.11	(\$889.58)	(\$762.57)	(\$127.01)	(\$762.57)
713985	\$0.00	\$1,744.64	\$1,744.64	(\$788.58)	(\$675.99)	(\$112.59)	(\$675.99)
713986	\$0.00	\$1,669.84	\$1,669.84	(\$754.77)	(\$647.00)	(\$107.76)	(\$647.00)
713987	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713988	\$0.00	\$1,577.60	\$1,577.60	(\$713.08)	(\$611.26)	(\$101.81)	(\$611.26)
713989	\$0.00	\$1,532.02	\$1,532.02	(\$692.47)	(\$593.60)	(\$98.87)	(\$593.60)
713990	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
713991	\$0.00	\$1,828.16	\$1,828.16	(\$826.33)	(\$708.35)	(\$117.98)	(\$708.35)
713992	\$0.00	\$2,097.47	\$2,097.47	(\$948.05)	(\$812.69)	(\$135.36)	(\$812.69)
713993	\$0.00	\$1,897.49	\$1,897.49	(\$857.67)	(\$735.21)	(\$122.46)	(\$735.21)
713994	\$0.00	\$2,053.76	\$2,053.76	(\$928.30)	(\$795.76)	(\$132.54)	(\$795.76)
713995	\$0.00	\$2,422.27	\$2,422.27	(\$1,094.87)	(\$938.54)	(\$156.32)	(\$938.54)
713996	\$0.00	\$1,672.90	\$1,672.90	(\$756.15)	(\$648.19)	(\$107.96)	(\$648.19)
713997	\$0.00	\$1,881.91	\$1,881.91	(\$850.62)	(\$729.17)	(\$121.45)	(\$729.17)
713998	\$0.00	\$1,702.69	\$1,702.69	(\$769.61)	(\$659.73)	(\$109.88)	(\$659.73)
713999	\$0.00	\$1,750.05	\$1,750.05	(\$791.02)	(\$678.08)	(\$112.94)	(\$678.08)
714000	\$0.00	\$1,500.11	\$1,500.11	(\$678.05)	(\$581.24)	(\$96.81)	(\$581.24)
714001	\$0.00	\$1,615.84	\$1,615.84	(\$730.36)	(\$626.08)	(\$104.28)	(\$626.08)
714002	\$0.00	\$2,217.84	\$2,217.84	(\$1,002.46)	(\$859.33)	(\$143.13)	(\$859.33)
714003	\$0.00	\$1,405.92	\$1,405.92	(\$635.48)	(\$544.74)	(\$90.73)	(\$544.74)
714004	\$0.00	\$1,517.91	\$1,517.91	(\$686.09)	(\$588.14)	(\$97.96)	(\$588.14)
714005	\$0.00	\$1,900.53	\$1,900.53	(\$859.04)	(\$736.39)	(\$122.65)	(\$736.39)
714006	\$0.00	\$1,884.00	\$1,884.00	(\$851.57)	(\$729.98)	(\$121.58)	(\$729.98)
714007	\$0.00	\$1,983.71	\$1,983.71	(\$896.64)	(\$768.62)	(\$128.02)	(\$768.62)
714008	\$0.00	\$1,727.57	\$1,727.57	(\$780.86)	(\$669.37)	(\$111.49)	(\$669.37)
714009	\$0.00	\$1,610.08	\$1,610.08	(\$727.76)	(\$623.85)	(\$103.91)	(\$623.85)
714010	\$0.00	\$1,741.11	\$1,741.11	(\$786.98)	(\$674.62)	(\$112.36)	(\$674.62)
714011	\$0.00	\$1,915.10	\$1,915.10	(\$865.62)	(\$742.03)	(\$123.59)	(\$742.03)
714012	\$0.00	\$1,444.17	\$1,444.17	(\$652.77)	(\$559.57)	(\$93.20)	(\$559.57)
714013	\$0.00	\$1,893.72	\$1,893.72	(\$855.96)	(\$733.75)	(\$122.21)	(\$733.75)
714014	\$0.00	\$1,804.96	\$1,804.96	(\$815.84)	(\$699.36)	(\$116.48)	(\$699.36)
714015	\$0.00	\$1,800.32	\$1,800.32	(\$813.74)	(\$697.56)	(\$116.18)	(\$697.56)
714016	\$0.00	\$1,586.88	\$1,586.88	(\$717.27)	(\$614.86)	(\$102.41)	(\$614.86)
714017	\$0.00	\$1,855.16	\$1,855.16	(\$838.53)	(\$718.81)	(\$119.72)	(\$718.81)
714018	\$0.00	\$1,484.13	\$1,484.13	(\$670.83)	(\$575.05)	(\$95.78)	(\$575.05)
714019	\$0.00	\$1,633.28	\$1,633.28	(\$738.24)	(\$632.84)	(\$105.40)	(\$632.84)
714020	\$0.00	\$1,647.20	\$1,647.20	(\$744.53)	(\$638.23)	(\$106.30)	(\$638.23)
714021	\$0.00	\$1,244.20	\$1,244.20	(\$562.38)	(\$482.08)	(\$80.29)	(\$482.08)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2025-26

Parcel ¹	Base Year Taxes	2024 City Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 Net TIRZ Credit
714022	\$0.00	\$1,427.29	\$1,427.29	(\$645.13)	(\$553.02)	(\$92.11)	(\$553.02)
714023	\$0.00	\$1,848.13	\$1,848.13	(\$835.35)	(\$716.08)	(\$119.27)	(\$716.08)
714024	\$0.00	\$1,849.34	\$1,849.34	(\$835.90)	(\$716.55)	(\$119.35)	(\$716.55)
714025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714027	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714028	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714029	\$0.00	\$1,833.37	\$1,833.37	(\$828.68)	(\$710.37)	(\$118.32)	(\$710.37)
714030	\$0.00	\$1,789.30	\$1,789.30	(\$808.76)	(\$693.29)	(\$115.47)	(\$693.29)
714031	\$0.00	\$1,936.53	\$1,936.53	(\$875.31)	(\$750.34)	(\$124.97)	(\$750.34)
714032	\$0.00	\$2,014.83	\$2,014.83	(\$910.70)	(\$780.68)	(\$130.03)	(\$780.68)
714033	\$0.00	\$1,985.92	\$1,985.92	(\$897.64)	(\$769.47)	(\$128.16)	(\$769.47)
714034	\$0.00	\$2,298.04	\$2,298.04	(\$1,038.71)	(\$890.41)	(\$148.30)	(\$890.41)
714035	\$0.00	\$1,736.66	\$1,736.66	(\$784.97)	(\$672.89)	(\$112.08)	(\$672.89)
714036	\$0.00	\$2,422.17	\$2,422.17	(\$1,094.82)	(\$938.51)	(\$156.32)	(\$938.51)
714037	\$0.00	\$1,983.70	\$1,983.70	(\$896.63)	(\$768.61)	(\$128.02)	(\$768.61)
714038	\$0.00	\$2,222.88	\$2,222.88	(\$1,004.74)	(\$861.29)	(\$143.45)	(\$861.29)
714039	\$0.00	\$1,739.91	\$1,739.91	(\$786.44)	(\$674.15)	(\$112.29)	(\$674.15)
714040	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714041	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714042	\$0.00	\$1,996.95	\$1,996.95	(\$902.62)	(\$773.75)	(\$128.87)	(\$773.75)
714043	\$0.00	\$1,611.37	\$1,611.37	(\$728.34)	(\$624.35)	(\$103.99)	(\$624.35)
714044	\$0.00	\$1,523.55	\$1,523.55	(\$688.64)	(\$590.32)	(\$98.32)	(\$590.32)
714045	\$0.00	\$1,917.67	\$1,917.67	(\$866.79)	(\$743.03)	(\$123.76)	(\$743.03)
714046	\$0.00	\$740.07	\$740.07	(\$334.51)	(\$286.75)	(\$47.76)	(\$286.75)
714047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714048	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714049	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
714050	\$0.00	\$1,740.89	\$1,740.89	(\$786.88)	(\$674.53)	(\$112.35)	(\$674.53)
714051	\$0.00	\$1,715.50	\$1,715.50	(\$775.41)	(\$664.70)	(\$110.71)	(\$664.70)
714052	\$0.00	\$1,994.49	\$1,994.49	(\$901.51)	(\$772.80)	(\$128.72)	(\$772.80)
714053	\$0.00	\$1,893.12	\$1,893.12	(\$855.69)	(\$733.52)	(\$122.17)	\$0.00
772484	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
772485	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
772486	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$766,360.19	\$766,360.19	(\$346,252.96)	(\$296,815.92)	(\$49,437.04)	(\$293,924.74)

APPENDIX F-1
PHASE #2 PROJECTS ASSESSMENT ROLL – 2025-26

**Jackson Ridge Public Improvement District
Phase #2 2025-26 Assessment Roll Summary**

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2024-25 TIRZ Credit	2025-26 Annual Installments
752745	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(770.95)	\$1,079.97
752746	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(565.44)	\$1,285.48
752747	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(498.47)	\$1,352.45
752748	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(618.41)	\$1,232.51
752749	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(555.28)	\$1,295.64
752750	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(517.22)	\$1,333.70
752751	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(496.66)	\$1,354.26
752752	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(592.20)	\$1,258.72
752753	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(546.14)	\$1,304.79
752754	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(555.28)	\$1,295.64
752755	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(617.52)	\$1,233.40
752756	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(569.81)	\$1,281.11
752757	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(562.44)	\$1,288.48
752758	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(626.12)	\$1,224.80
752759	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(507.47)	\$1,343.45
752760	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(522.43)	\$1,328.49
752761	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(507.26)	\$1,343.66
752762	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(562.28)	\$1,288.64
752763	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(569.86)	\$1,281.06
752764	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(481.63)	\$1,369.29
752765	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(582.43)	\$1,268.50
752766	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(533.17)	\$1,317.75
752767	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
752768	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
752769	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(541.26)	\$1,309.66
752770	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(602.32)	\$1,248.60
752771	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(557.40)	\$1,293.52
752772	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(770.65)	\$1,080.27
752773	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(499.47)	\$1,351.45
752774	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(632.84)	\$1,218.08
752775	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(541.64)	\$1,309.28
752776	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(491.52)	\$1,359.40
752777	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(618.46)	\$1,232.46
752778	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(564.52)	\$1,286.40
752779	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(658.16)	\$1,192.77
752780	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(544.74)	\$1,306.18
752781	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(545.47)	\$1,305.45
752782	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(604.36)	\$1,246.56
752783	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(496.47)	\$1,354.45
752784	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(585.52)	\$1,265.40
752785	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(604.36)	\$1,246.56
752786	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(523.17)	\$1,327.75
752787	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(537.50)	\$1,313.42
752788	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(528.56)	\$1,322.36
752789	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(586.39)	\$1,264.54
752790	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(600.54)	\$1,250.39
752791	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(529.37)	\$1,321.55
752792	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(641.17)	\$1,209.75
752793	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(556.07)	\$1,294.85
752794	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(522.24)	\$1,328.68
752795	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(501.43)	\$1,349.49
752796	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(653.42)	\$1,197.50
752797	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(591.07)	\$1,259.85
752798	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(556.33)	\$1,294.59
752799	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(649.79)	\$1,201.13
752800	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(607.47)	\$1,243.45
752801	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(510.06)	\$1,340.86
752802	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	0.00	\$1,850.92
752803	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	0.00	\$0.00
752804	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(475.38)	\$1,375.54
752805	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(644.69)	\$1,206.23
752806	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(585.63)	\$1,265.29
752808	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(544.78)	\$1,306.14
752809	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(536.62)	\$1,314.31
752810	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(602.81)	\$1,248.11
752811	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(496.20)	\$1,354.72
752812	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(634.99)	\$1,215.93
752813	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(583.34)	\$1,267.58
752814	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(558.80)	\$1,292.12
752815	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(566.97)	\$1,283.95
752816	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(634.64)	\$1,216.28
752817	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(591.20)	\$1,259.72
752818	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(549.11)	\$1,301.81
752819	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(607.20)	\$1,243.72
752820	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(502.19)	\$1,348.74
752821	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(563.32)	\$1,287.60
752822	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(644.69)	\$1,206.23
752823	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(514.13)	\$1,336.79
752824	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(475.38)	\$1,375.54
752825	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(607.67)	\$1,243.25
752826	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(620.56)	\$1,230.36
752827	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(479.88)	\$1,371.04
752828	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(534.48)	\$1,316.44
752829	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(605.05)	\$1,245.88
752830	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(538.18)	\$1,312.74
752831	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(589.21)	\$1,261.71
752832	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(762.03)	\$1,088.89
752833	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(476.14)	\$1,374.78
752834	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(544.46)	\$1,306.46
752835	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(509.62)	\$1,341.30

**Jackson Ridge Public Improvement District
Phase #2 2025-26 Assessment Roll Summary**

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2024-25 TIRZ Credit	2025-26 Annual Installments
752836	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(505.78)	\$1,345.14
752837	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(557.90)	\$1,293.02
752838	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(550.96)	\$1,299.97
752839	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(606.46)	\$1,244.46
752840	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(506.58)	\$1,344.34
752841	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(574.48)	\$1,276.44
752842	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(620.51)	\$1,230.41
752843	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(512.08)	\$1,338.84
752844	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(620.33)	\$1,230.59
752845	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(508.16)	\$1,342.76
752846	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(612.23)	\$1,238.70
752847	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(609.85)	\$1,241.07
752848	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
752849	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(507.88)	\$1,343.04
752850	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(515.26)	\$1,335.66
752851	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(683.20)	\$1,167.72
752852	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(644.79)	\$1,206.13
752853	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(592.20)	\$1,258.72
752854	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(545.18)	\$1,305.74
752855	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(539.55)	\$1,311.37
752856	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(644.60)	\$1,206.32
752857	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(692.16)	\$1,158.76
752858	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(647.97)	\$1,202.95
752859	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(615.46)	\$1,235.46
752860	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	0.00	\$1,850.92
752861	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(419.63)	\$1,431.29
752862	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(569.03)	\$1,281.89
752863	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(598.68)	\$1,252.24
752864	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(501.70)	\$1,349.22
752865	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(562.72)	\$1,288.20
752866	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(618.15)	\$1,232.77
752867	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(567.69)	\$1,283.23
752868	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(593.29)	\$1,257.63
752869	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(704.21)	\$1,146.71
752870	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(548.44)	\$1,302.48
752871	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(737.80)	\$1,113.12
752872	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(591.58)	\$1,259.34
752873	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(614.98)	\$1,235.94
752874	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(542.95)	\$1,307.97
752875	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(635.34)	\$1,215.58
752876	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(728.12)	\$1,122.80
752877	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
752878	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(575.78)	\$1,275.14
752879	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(621.43)	\$1,229.49
752880	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(565.99)	\$1,284.93
752881	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(529.96)	\$1,320.96
752882	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(566.32)	\$1,284.60
752883	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(660.23)	\$1,190.69
752884	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(603.22)	\$1,247.70
752885	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(508.19)	\$1,342.73
752886	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(776.56)	\$1,074.36
752887	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(602.22)	\$1,248.70
752888	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(555.22)	\$1,295.70
752889	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(612.78)	\$1,238.15
752890	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(643.63)	\$1,207.30
752891	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(599.47)	\$1,251.45
752892	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(765.12)	\$1,085.80
752893	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(503.95)	\$1,346.97
752894	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(620.64)	\$1,230.28
752895	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(566.57)	\$1,284.35
752896	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(549.97)	\$1,300.95
752897	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(608.66)	\$1,242.26
752898	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(657.81)	\$1,193.11
752899	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(503.39)	\$1,347.53
752900	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(614.72)	\$1,236.20
752901	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(665.35)	\$1,185.57
752902	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(739.45)	\$1,111.47
752903	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(534.30)	\$1,316.62
752904	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(473.47)	\$1,377.45
752905	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(303.02)	\$622.44
1026066	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(294.03)	\$631.43
752906	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(550.63)	\$1,300.29
752907	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(586.53)	\$1,264.39
752908	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(491.45)	\$1,359.47
752909	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(781.89)	\$1,069.03
752910	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
752911	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(667.30)	\$1,183.62
752912	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(550.63)	\$1,300.29
752913	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(639.98)	\$1,210.94
752914	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(699.36)	\$1,151.56
752915	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(672.39)	\$1,178.53
752916	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(622.05)	\$1,228.87
752917	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(765.88)	\$1,085.04
752918	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(580.54)	\$1,270.38
752919	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(680.65)	\$1,170.27
752920	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(260.34)	\$665.12
1006313	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(251.35)	\$674.11
752921	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(553.73)	\$1,297.19
752922	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	0.00	\$1,850.92
752923	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(584.30)	\$1,266.62

**Jackson Ridge Public Improvement District
Phase #2 2025-26 Assessment Roll Summary**

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2024-25 TIRZ Credit	2025-26 Annual Installments
752924	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(635.80)	\$1,215.12
752925	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(589.69)	\$1,261.23
752926	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(507.95)	\$1,342.97
752927	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(604.29)	\$1,246.63
752928	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(546.76)	\$1,304.16
752929	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(618.83)	\$1,232.09
752930	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(504.04)	\$1,346.88
752931	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(665.04)	\$1,185.88
752932	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(549.41)	\$1,301.52
752933	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(638.20)	\$1,212.72
752934	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(494.31)	\$1,356.61
752935	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(513.21)	\$1,337.71
752936	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(636.74)	\$1,214.18
752937	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(612.36)	\$1,238.56
752938	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(513.52)	\$1,337.40
752939	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(781.61)	\$1,069.32
752940	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(541.15)	\$1,309.77
752941	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(618.87)	\$1,232.05
752942	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(564.45)	\$1,286.47
752943	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(683.83)	\$1,167.09
752944	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(632.84)	\$1,218.08
752945	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(520.55)	\$1,330.37
752946	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(619.83)	\$1,231.09
752947	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(619.18)	\$1,231.74
752948	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
768164	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(718.79)	\$1,132.13
768165	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(749.40)	\$1,101.53
768166	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(681.13)	\$1,169.79
768167	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(576.35)	\$1,274.57
768168	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(772.66)	\$1,078.26
768169	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(674.24)	\$1,176.68
768170	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(780.26)	\$1,070.66
768171	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(746.10)	\$1,104.82
768172	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(691.81)	\$1,159.11
768173	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(702.10)	\$1,148.82
768174	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(766.86)	\$1,084.06
768175	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(850.42)	\$1,000.51
768176	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(623.85)	\$1,227.07
768177	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(780.26)	\$1,070.66
768178	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(748.87)	\$1,102.05
768179	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(699.29)	\$1,151.63
768180	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(755.85)	\$1,095.07
768181	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(664.84)	\$1,186.08
768182	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(566.32)	\$1,284.60
768183	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(928.95)	\$921.97
768184	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(810.44)	\$1,040.48
768185	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(777.59)	\$1,073.33
768186	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(722.11)	\$1,128.81
768187	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(701.16)	\$1,149.76
768188	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(814.03)	\$1,036.89
768189	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(707.09)	\$1,143.83
768190	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(700.80)	\$1,150.12
768191	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(764.44)	\$1,086.48
768192	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(776.04)	\$1,074.88
768193	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(679.22)	\$1,171.70
768194	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(658.41)	\$1,192.51
768195	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(162.46)	\$763.00
1036410	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(378.14)	\$547.32
768196	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(772.10)	\$1,078.82
768197	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
768198	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(606.24)	\$1,244.68
768199	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(586.05)	\$1,264.87
768200	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(760.82)	\$1,090.10
768201	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(593.79)	\$1,257.13
768202	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(614.86)	\$1,236.06
768203	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(784.32)	\$1,066.60
768204	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(815.17)	\$1,035.75
768205	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(757.09)	\$1,093.83
768206	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(766.38)	\$1,084.54
768207	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(843.51)	\$1,007.41
768208	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(786.60)	\$1,064.32
768209	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(787.13)	\$1,063.79
768210	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(557.05)	\$1,293.87
768211	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(598.86)	\$1,252.06
768212	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(650.74)	\$1,200.18
768213	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(640.18)	\$1,210.74
768214	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(672.39)	\$1,178.53
768215	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(594.01)	\$1,256.91
768216	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(756.86)	\$1,094.06
768217	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(746.10)	\$1,104.82
768218	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(675.99)	\$1,174.93
768219	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(674.19)	\$1,176.73
768220	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(594.18)	\$1,256.74
768221	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(557.33)	\$1,293.59
768222	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(656.12)	\$1,194.80
768223	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(799.29)	\$1,051.63
768224	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(805.43)	\$1,045.49
768225	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(714.09)	\$1,136.83
768226	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(690.37)	\$1,160.55
768227	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(767.68)	\$1,083.24

**Jackson Ridge Public Improvement District
Phase #2 2025-26 Assessment Roll Summary**

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2024-25 TIRZ Credit	2025-26 Annual Installments
768228	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(644.46)	\$1,206.46
768229	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(689.43)	\$1,161.49
768230	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(801.51)	\$1,049.41
768231	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(583.79)	\$1,267.13
768232	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(754.18)	\$1,096.74
768233	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(693.03)	\$1,157.89
768234	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(577.51)	\$1,273.41
768235	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(801.83)	\$1,049.09
768236	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(787.23)	\$1,063.69
768237	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(891.51)	\$959.41
768238	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(782.06)	\$1,068.86
768239	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(775.65)	\$1,075.27
768240	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(921.03)	\$929.89
768241	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(819.43)	\$1,031.49
768242	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(822.73)	\$1,028.19
768243	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(755.16)	\$1,095.76
768244	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(801.56)	\$1,049.36
768245	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(873.54)	\$977.39
768246	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(802.87)	\$1,048.05
768247	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(702.21)	\$1,148.71
768248	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	0.00	\$0.00
768249	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(853.29)	\$997.63
768250	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(593.29)	\$1,257.63
768251	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(727.72)	\$1,123.20
768252	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(829.95)	\$1,020.97
768253	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(782.24)	\$1,068.68
768254	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(737.11)	\$1,113.81
768255	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(699.00)	\$1,151.92
768256	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	0.00	\$0.00
768257	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(663.09)	\$1,187.83
768258	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(866.95)	\$983.97
768259	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(824.56)	\$1,026.36
768260	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(627.32)	\$1,223.60
768261	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(693.59)	\$1,157.33
768262	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(694.75)	\$1,156.17
768263	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(654.06)	\$1,196.86
768264	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(611.56)	\$1,239.36
768265	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(622.05)	\$1,228.87
768266	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(755.41)	\$1,095.51
768267	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(774.87)	\$1,076.05
768268	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(798.24)	\$1,052.68
768269	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(876.85)	\$974.07
768270	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(610.48)	\$1,240.44
768271	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(574.02)	\$1,276.90
768272	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(449.26)	\$1,401.66
768273	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(714.81)	\$1,136.11
768274	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(764.93)	\$1,085.99
768275	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(814.99)	\$1,035.93
768276	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(782.12)	\$1,068.80
768277	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(770.93)	\$1,079.99
768278	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(673.26)	\$1,177.66
768279	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(663.40)	\$1,187.52
768280	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(710.93)	\$1,139.99
768281	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(629.24)	\$1,221.68
768282	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(746.10)	\$1,104.82
768283	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(696.27)	\$1,154.65
768284	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(771.37)	\$1,079.55
768285	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(756.38)	\$1,094.54
768286	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(571.71)	\$1,279.21
768287	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(600.15)	\$1,250.77
768288	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(634.73)	\$1,216.19
768289	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(801.40)	\$1,049.52
768290	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(645.82)	\$1,205.10
768291	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(557.25)	\$1,293.67
768292	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(585.60)	\$1,265.32
768293	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(751.09)	\$1,099.83
768294	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(506.58)	\$1,344.35
768295	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(895.74)	\$955.18
768296	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(690.37)	\$1,160.55
768297	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(550.14)	\$1,300.78
768298	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(649.16)	\$1,201.76
768299	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(632.84)	\$1,218.08
768300	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(692.13)	\$1,158.79
768301	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(614.86)	\$1,236.06
768302	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(730.31)	\$1,120.62
768303	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(826.58)	\$1,024.34
768304	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(629.34)	\$1,221.58
768305	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(629.34)	\$1,221.58
768306	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	0.00	\$1,850.92
768307	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(658.36)	\$1,192.56
768308	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(661.65)	\$1,189.27
768309	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(686.77)	\$1,164.15
768310	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(693.96)	\$1,156.96
768311	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(801.40)	\$1,049.52
768312	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(574.25)	\$1,276.67
768313	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(792.33)	\$1,058.59
768314	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	0.00	\$1,850.92
768315	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(628.82)	\$1,222.10
768316	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(713.69)	\$1,137.23
768317	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(712.13)	\$1,138.79

**Jackson Ridge Public Improvement District
Phase #2 2025-26 Assessment Roll Summary**

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2024-25 TIRZ Credit	2025-26 Annual Installments
768318	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(558.38)	\$1,292.54
768319	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(734.12)	\$1,116.80
768320	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(728.14)	\$1,122.79
768321	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(846.78)	\$1,004.14
768322	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(674.60)	\$1,176.32
768323	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(620.41)	\$1,230.51
768324	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(365.75)	\$559.71
1014130	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(356.76)	\$568.70
768325	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(692.16)	\$1,158.77
768326	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(791.05)	\$1,059.87
768327	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(560.03)	\$1,290.89
768328	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(732.60)	\$1,118.32
768329	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(622.02)	\$1,228.90
768330	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(625.85)	\$1,225.07
768331	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(785.16)	\$1,065.76
768332	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(745.27)	\$1,105.65
768333	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(730.47)	\$1,120.45
768334	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(648.00)	\$1,202.92
768335	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(607.67)	\$1,243.25
768336	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(677.27)	\$1,173.65
768337	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(539.36)	\$1,311.56
768338	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(830.05)	\$1,020.87
768339	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(561.73)	\$1,289.19
768340	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(650.15)	\$1,200.77
768341	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(565.16)	\$1,285.76
768342	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(577.78)	\$1,273.14
768343	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(818.31)	\$1,032.61
768344	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(683.20)	\$1,167.72
768345	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(863.16)	\$987.76
768346	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(776.35)	\$1,074.57
768347	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(835.18)	\$1,015.74
768348	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(761.01)	\$1,089.91
768349	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(544.74)	\$1,306.18
768350	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(677.59)	\$1,173.33
768351	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(809.86)	\$1,041.06
768352	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(790.36)	\$1,060.56
768353	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(618.46)	\$1,232.46
768354	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(655.75)	\$1,195.17
768355	1	50	2	0.83	0.83	\$22,423.34	\$739.75	\$951.56	\$47.50	\$112.12	(850.64)	\$1,000.28
768358	0	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
771003	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(960.75)	\$1,269.27
771004	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(906.11)	\$1,323.92
771005	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	0.00	\$2,230.02
771006	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(641.83)	\$1,588.20
771007	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(866.56)	\$1,363.47
771008	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(884.54)	\$1,345.49
771009	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(882.74)	\$1,347.29
771010	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(790.34)	\$1,439.69
771011	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(954.03)	\$1,276.00
771012	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(843.19)	\$1,386.84
771013	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(827.00)	\$1,403.02
771014	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(927.76)	\$1,302.26
771015	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(776.67)	\$1,453.36
771016	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(939.59)	\$1,290.43
771017	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(890.16)	\$1,339.86
771018	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(666.20)	\$1,563.82
771019	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(760.48)	\$1,469.54
771020	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	0.00	\$2,230.02
771021	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(600.48)	\$1,629.55
771022	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(697.77)	\$1,532.26
771023	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(964.08)	\$1,265.94
771024	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(686.77)	\$1,543.25
771025	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(949.20)	\$1,280.83
771026	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(754.19)	\$1,475.83
771027	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(704.41)	\$1,525.61
771028	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(967.35)	\$1,262.67
771029	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(787.36)	\$1,442.67
771030	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(850.73)	\$1,379.30
771031	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(973.83)	\$1,256.20
771032	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(724.94)	\$1,505.08
771033	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(837.79)	\$1,392.23
771034	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(791.27)	\$1,438.75
771035	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(891.10)	\$1,338.92
771036	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(973.83)	\$1,256.20
771037	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(721.68)	\$1,508.35
771038	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(944.77)	\$1,285.25
771039	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(640.03)	\$1,590.00
771040	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(918.69)	\$1,311.33
771041	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(694.46)	\$1,535.57
771042	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(811.79)	\$1,418.23
771043	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(596.19)	\$1,633.84
771044	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(664.17)	\$1,565.86
771045	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(519.57)	\$1,710.45
771046	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(668.63)	\$1,561.39
771047	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(601.04)	\$1,628.99
771048	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(710.90)	\$1,519.13
771049	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(607.21)	\$1,622.81
771050	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(501.75)	\$1,728.28
771051	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(632.90)	\$1,597.12
771052	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(543.03)	\$1,686.99

**Jackson Ridge Public Improvement District
Phase #2 2025-26 Assessment Roll Summary**

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrativ e Expenses	Excess Interest for Reserves	Available 2024- 25 TIRZ Credit	2025-26 Annual Installments
771053	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(663.20)	\$1,566.82
771054	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(611.12)	\$1,618.91
771055	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(523.17)	\$1,706.85
771056	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(676.48)	\$1,553.55
771057	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(804.68)	\$1,425.34
771058	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(521.41)	\$1,708.62
771059	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(583.92)	\$1,646.10
771060	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(750.69)	\$1,479.34
771061	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(548.13)	\$1,681.90
771062	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(556.61)	\$1,673.42
771063	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(677.78)	\$1,552.25
771064	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(590.57)	\$1,639.45
771065	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(649.02)	\$1,581.01
771066	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(550.36)	\$1,679.66
771067	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(563.14)	\$1,666.88
771068	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(781.95)	\$1,448.07
771069	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(107.50)	\$2,122.53
771070	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(495.70)	\$1,734.33
771071	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(654.50)	\$1,575.52
771073	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(925.42)	\$1,304.61
771074	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(969.22)	\$1,260.81
771075	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(647.98)	\$1,582.05
771076	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(948.21)	\$1,281.81
771077	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(793.05)	\$1,436.98
771078	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(981.75)	\$1,248.28
771080	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(845.79)	\$1,384.24
771081	1	60	1	1.00	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	0.00	\$0.00
771082	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(879.14)	\$1,350.88
771083	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(757.08)	\$1,472.95
771084	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(665.64)	\$1,564.38
771085	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(676.80)	\$1,553.23
771086	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(918.93)	\$1,311.10
771087	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(740.71)	\$1,489.32
771088	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(652.79)	\$1,577.24
771089	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(708.49)	\$1,521.54
771090	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(922.29)	\$1,307.73
771091	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(799.93)	\$1,430.10
771092	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(880.94)	\$1,349.09
771093	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(931.28)	\$1,298.75
771094	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(163.79)	\$2,066.24
771095	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(636.43)	\$1,593.59
771096	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(608.03)	\$1,622.00
771097	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(665.20)	\$1,564.83
771098	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(668.77)	\$1,561.26
771099	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(611.27)	\$1,618.75
771100	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(668.80)	\$1,561.23
771101	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(571.91)	\$1,658.11
771102	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(631.45)	\$1,598.57
771103	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(628.39)	\$1,601.63
771104	1	60	1	1.00	1.00	\$27,016.07	\$891.27	\$1,146.45	\$57.23	\$135.08	(581.77)	\$1,648.25
3695912	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(303.46)	\$622.00
8461591	1	50	2	0.83	0.42	\$11,211.67	\$369.87	\$475.78	\$23.75	\$56.06	(294.47)	\$630.99
Total	489			422.87	419.38	\$11,330,000.00	\$373,778.72	\$480,799.07	\$24,000.00	\$56,650.00	(\$316,731.43)	\$618,496.36

1 - Reflects split of Annual Installments to be billed based upon ownership per DCAD online records and does not represent a new Lot Type.

APPENDIX F-2
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
					Available for Annual Installation Offset		
752745	\$0.00	\$1,989.72	\$1,989.72	(\$899.35)	(\$770.95)	(\$128.41)	(\$770.95)
752746	\$0.00	\$1,459.33	\$1,459.33	(\$659.62)	(\$565.44)	(\$94.18)	(\$565.44)
752747	\$0.00	\$1,286.50	\$1,286.50	(\$581.50)	(\$498.47)	(\$83.02)	(\$498.47)
752748	\$0.00	\$1,596.04	\$1,596.04	(\$721.41)	(\$618.41)	(\$103.00)	(\$618.41)
752749	\$0.00	\$1,433.11	\$1,433.11	(\$647.77)	(\$555.28)	(\$92.49)	(\$555.28)
752750	\$0.00	\$1,334.88	\$1,334.88	(\$603.37)	(\$517.22)	(\$86.15)	(\$517.22)
752751	\$0.00	\$1,281.82	\$1,281.82	(\$579.38)	(\$496.66)	(\$82.72)	(\$496.66)
752752	\$0.00	\$1,528.41	\$1,528.41	(\$690.84)	(\$592.20)	(\$98.64)	(\$592.20)
752753	\$0.00	\$1,409.51	\$1,409.51	(\$637.10)	(\$546.14)	(\$90.96)	(\$546.14)
752754	\$0.00	\$1,433.11	\$1,433.11	(\$647.77)	(\$555.28)	(\$92.49)	(\$555.28)
752755	\$0.00	\$1,593.75	\$1,593.75	(\$720.38)	(\$617.52)	(\$102.85)	(\$617.52)
752756	\$0.00	\$1,470.62	\$1,470.62	(\$664.72)	(\$569.81)	(\$94.91)	(\$569.81)
752757	\$0.00	\$1,451.59	\$1,451.59	(\$656.12)	(\$562.44)	(\$93.68)	(\$562.44)
752758	\$0.00	\$1,615.95	\$1,615.95	(\$730.41)	(\$626.12)	(\$104.29)	(\$626.12)
752759	\$0.00	\$1,309.71	\$1,309.71	(\$591.99)	(\$507.47)	(\$84.52)	(\$507.47)
752760	\$0.00	\$1,348.32	\$1,348.32	(\$609.44)	(\$522.43)	(\$87.01)	(\$522.43)
752761	\$0.00	\$1,309.17	\$1,309.17	(\$591.74)	(\$507.26)	(\$84.49)	(\$507.26)
752762	\$0.00	\$1,451.19	\$1,451.19	(\$655.94)	(\$562.28)	(\$93.65)	(\$562.28)
752763	\$0.00	\$1,470.75	\$1,470.75	(\$664.78)	(\$569.86)	(\$94.92)	(\$569.86)
752764	\$0.00	\$1,017.25	\$1,243.03	(\$561.85)	(\$481.63)	(\$80.22)	(\$481.63)
752765	\$0.00	\$1,503.17	\$1,503.17	(\$679.43)	(\$582.43)	(\$97.01)	(\$582.43)
752766	\$0.00	\$1,376.04	\$1,376.04	(\$621.97)	(\$533.17)	(\$88.80)	(\$533.17)
752767	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752768	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752769	\$0.00	\$1,144.70	\$1,396.94	(\$631.42)	(\$541.26)	(\$90.15)	(\$541.26)
752770	\$0.00	\$1,275.18	\$1,554.51	(\$702.64)	(\$602.32)	(\$100.32)	(\$602.32)
752771	\$0.00	\$1,438.59	\$1,438.59	(\$650.24)	(\$557.40)	(\$92.84)	(\$557.40)
752772	\$0.00	\$1,988.95	\$1,988.95	(\$899.01)	(\$770.65)	(\$128.36)	(\$770.65)
752773	\$0.00	\$1,055.38	\$1,289.08	(\$582.66)	(\$499.47)	(\$83.19)	(\$499.47)
752774	\$0.00	\$1,633.28	\$1,633.28	(\$738.24)	(\$632.84)	(\$105.40)	(\$632.84)
752775	\$0.00	\$1,397.92	\$1,397.92	(\$631.86)	(\$541.64)	(\$90.22)	(\$541.64)
752776	\$0.00	\$1,028.71	\$1,268.56	(\$573.39)	(\$491.52)	(\$81.87)	(\$491.52)
752777	\$0.00	\$1,596.16	\$1,596.16	(\$721.46)	(\$618.46)	(\$103.01)	(\$618.46)
752778	\$0.00	\$1,456.96	\$1,456.96	(\$658.55)	(\$564.52)	(\$94.03)	(\$564.52)
752779	\$0.00	\$1,698.62	\$1,698.62	(\$767.78)	(\$658.16)	(\$109.62)	(\$658.16)
752780	\$0.00	\$1,405.92	\$1,405.92	(\$635.48)	(\$544.74)	(\$90.73)	(\$544.74)
752781	\$0.00	\$1,407.79	\$1,407.79	(\$636.32)	(\$545.47)	(\$90.85)	(\$545.47)
752782	\$0.00	\$1,559.79	\$1,559.79	(\$705.03)	(\$604.36)	(\$100.66)	(\$604.36)
752783	\$0.00	\$1,281.32	\$1,281.32	(\$579.16)	(\$496.47)	(\$82.69)	(\$496.47)
752784	\$0.00	\$1,511.16	\$1,511.16	(\$683.04)	(\$585.52)	(\$97.52)	(\$585.52)
752785	\$0.00	\$1,559.79	\$1,559.79	(\$705.03)	(\$604.36)	(\$100.66)	(\$604.36)
752786	\$0.00	\$1,350.24	\$1,350.24	(\$610.31)	(\$523.17)	(\$87.14)	(\$523.17)
752787	\$0.00	\$1,387.23	\$1,387.23	(\$627.03)	(\$537.50)	(\$89.53)	(\$537.50)
752788	\$0.00	\$1,364.16	\$1,364.16	(\$616.60)	(\$528.56)	(\$88.04)	(\$528.56)
752789	\$0.00	\$1,241.14	\$1,513.39	(\$684.05)	(\$586.39)	(\$97.67)	(\$586.39)
752790	\$0.00	\$1,549.91	\$1,549.91	(\$700.56)	(\$600.54)	(\$100.02)	(\$600.54)
752791	\$0.00	\$1,366.23	\$1,366.23	(\$617.54)	(\$529.37)	(\$88.17)	(\$529.37)
752792	\$0.00	\$1,654.78	\$1,654.78	(\$747.96)	(\$641.17)	(\$106.79)	(\$641.17)
752793	\$0.00	\$1,435.15	\$1,435.15	(\$648.69)	(\$556.07)	(\$92.62)	(\$556.07)
752794	\$0.00	\$1,347.84	\$1,347.84	(\$609.22)	(\$522.24)	(\$86.98)	(\$522.24)
752795	\$0.00	\$1,294.13	\$1,294.13	(\$584.95)	(\$501.43)	(\$83.52)	(\$501.43)
752796	\$0.00	\$1,686.40	\$1,686.40	(\$762.25)	(\$653.42)	(\$108.83)	(\$653.42)
752797	\$0.00	\$1,525.47	\$1,525.47	(\$689.51)	(\$591.07)	(\$98.45)	(\$591.07)
752798	\$0.00	\$1,435.82	\$1,435.82	(\$648.99)	(\$556.33)	(\$92.66)	(\$556.33)
752799	\$0.00	\$1,677.02	\$1,677.02	(\$758.01)	(\$649.79)	(\$108.23)	(\$649.79)
752800	\$0.00	\$1,567.80	\$1,567.80	(\$708.65)	(\$607.47)	(\$101.18)	(\$607.47)
752801	\$0.00	\$1,316.40	\$1,316.40	(\$595.01)	(\$510.06)	(\$84.95)	(\$510.06)
752802	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752803	\$0.00	\$1,411.53	\$1,411.53	(\$638.01)	(\$546.92)	(\$91.09)	\$0.00
752804	\$0.00	\$1,003.90	\$1,226.91	(\$554.56)	(\$475.38)	(\$79.18)	(\$475.38)
752805	\$0.00	\$1,663.86	\$1,663.86	(\$752.06)	(\$644.69)	(\$107.38)	(\$644.69)
752806	\$0.00	\$1,511.44	\$1,511.44	(\$683.17)	(\$585.63)	(\$97.54)	(\$585.63)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
					Available for Annual Installation Offset		
752808	\$0.00	\$1,406.02	\$1,406.02	(\$635.52)	(\$544.78)	(\$90.74)	(\$544.78)
752809	\$0.00	\$1,384.94	\$1,384.94	(\$625.99)	(\$536.62)	(\$89.38)	(\$536.62)
752810	\$0.00	\$1,555.79	\$1,555.79	(\$703.22)	(\$602.81)	(\$100.40)	(\$602.81)
752811	\$0.00	\$1,280.64	\$1,280.64	(\$578.85)	(\$496.20)	(\$82.65)	(\$496.20)
752812	\$0.00	\$1,638.83	\$1,638.83	(\$740.75)	(\$634.99)	(\$105.76)	(\$634.99)
752813	\$0.00	\$1,505.52	\$1,505.52	(\$680.50)	(\$583.34)	(\$97.16)	(\$583.34)
752814	\$0.00	\$1,442.20	\$1,442.20	(\$651.87)	(\$558.80)	(\$93.07)	(\$558.80)
752815	\$0.00	\$1,463.28	\$1,463.28	(\$661.40)	(\$566.97)	(\$94.43)	(\$566.97)
752816	\$0.00	\$1,637.92	\$1,637.92	(\$740.34)	(\$634.64)	(\$105.70)	(\$634.64)
752817	\$0.00	\$1,525.82	\$1,525.82	(\$689.67)	(\$591.20)	(\$98.47)	(\$591.20)
752818	\$0.00	\$1,417.20	\$1,417.20	(\$640.57)	(\$549.11)	(\$91.46)	(\$549.11)
752819	\$0.00	\$1,567.10	\$1,567.10	(\$708.33)	(\$607.20)	(\$101.13)	(\$607.20)
752820	\$0.00	\$1,296.08	\$1,296.08	(\$585.83)	(\$502.19)	(\$83.64)	(\$502.19)
752821	\$0.00	\$1,453.87	\$1,453.87	(\$657.15)	(\$563.32)	(\$93.83)	(\$563.32)
752822	\$0.00	\$1,663.88	\$1,663.88	(\$752.07)	(\$644.69)	(\$107.38)	(\$644.69)
752823	\$0.00	\$1,326.92	\$1,326.92	(\$599.77)	(\$514.13)	(\$85.63)	(\$514.13)
752824	\$0.00	\$1,003.90	\$1,226.91	(\$554.56)	(\$475.38)	(\$79.18)	(\$475.38)
752825	\$0.00	\$1,568.32	\$1,568.32	(\$708.88)	(\$607.67)	(\$101.21)	(\$607.67)
752826	\$0.00	\$1,601.58	\$1,601.58	(\$723.91)	(\$620.56)	(\$103.36)	(\$620.56)
752827	\$0.00	\$1,238.51	\$1,238.51	(\$559.81)	(\$479.88)	(\$79.93)	(\$479.88)
752828	\$0.00	\$1,379.43	\$1,379.43	(\$623.50)	(\$534.48)	(\$89.02)	(\$534.48)
752829	\$0.00	\$1,561.55	\$1,561.55	(\$705.82)	(\$605.05)	(\$100.78)	(\$605.05)
752830	\$0.00	\$1,388.99	\$1,388.99	(\$627.82)	(\$538.18)	(\$89.64)	(\$538.18)
752831	\$0.00	\$1,520.69	\$1,520.69	(\$687.35)	(\$589.21)	(\$98.14)	(\$589.21)
752832	\$0.00	\$1,966.72	\$1,966.72	(\$888.96)	(\$762.03)	(\$126.92)	(\$762.03)
752833	\$0.00	\$1,228.86	\$1,228.86	(\$555.44)	(\$476.14)	(\$79.30)	(\$476.14)
752834	\$0.00	\$1,405.19	\$1,405.19	(\$635.15)	(\$544.46)	(\$90.68)	(\$544.46)
752835	\$0.00	\$1,315.27	\$1,315.27	(\$594.50)	(\$509.62)	(\$84.88)	(\$509.62)
752836	\$0.00	\$1,305.35	\$1,305.35	(\$590.02)	(\$505.78)	(\$84.24)	(\$505.78)
752837	\$0.00	\$1,439.88	\$1,439.88	(\$650.83)	(\$557.90)	(\$92.92)	(\$557.90)
752838	\$0.00	\$1,421.95	\$1,421.95	(\$642.72)	(\$550.96)	(\$91.77)	(\$550.96)
752839	\$0.00	\$1,565.19	\$1,565.19	(\$707.47)	(\$606.46)	(\$101.01)	(\$606.46)
752840	\$0.00	\$1,307.42	\$1,307.42	(\$590.95)	(\$506.58)	(\$84.37)	(\$506.58)
752841	\$0.00	\$1,482.67	\$1,482.67	(\$670.17)	(\$574.48)	(\$95.68)	(\$574.48)
752842	\$0.00	\$1,601.47	\$1,601.47	(\$723.86)	(\$620.51)	(\$103.35)	(\$620.51)
752843	\$0.00	\$1,321.61	\$1,321.61	(\$597.37)	(\$512.08)	(\$85.29)	(\$512.08)
752844	\$0.00	\$1,601.00	\$1,601.00	(\$723.65)	(\$620.33)	(\$103.32)	(\$620.33)
752845	\$0.00	\$1,311.50	\$1,311.50	(\$592.80)	(\$508.16)	(\$84.64)	(\$508.16)
752846	\$0.00	\$1,580.08	\$1,580.08	(\$714.20)	(\$612.23)	(\$101.97)	(\$612.23)
752847	\$0.00	\$1,573.94	\$1,573.94	(\$711.42)	(\$609.85)	(\$101.57)	(\$609.85)
752848	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752849	\$0.00	\$1,310.79	\$1,310.79	(\$592.48)	(\$507.88)	(\$84.59)	(\$507.88)
752850	\$0.00	\$1,329.83	\$1,329.83	(\$601.08)	(\$515.26)	(\$85.82)	(\$515.26)
752851	\$0.00	\$1,763.25	\$1,763.25	(\$796.99)	(\$683.20)	(\$113.79)	(\$683.20)
752852	\$0.00	\$1,664.12	\$1,664.12	(\$752.18)	(\$644.79)	(\$107.39)	(\$644.79)
752853	\$0.00	\$1,528.41	\$1,528.41	(\$690.84)	(\$592.20)	(\$98.64)	(\$592.20)
752854	\$0.00	\$1,407.05	\$1,407.05	(\$635.99)	(\$545.18)	(\$90.80)	(\$545.18)
752855	\$0.00	\$1,141.04	\$1,392.52	(\$629.42)	(\$539.55)	(\$89.87)	(\$539.55)
752856	\$0.00	\$1,663.64	\$1,663.64	(\$751.97)	(\$644.60)	(\$107.36)	(\$644.60)
752857	\$0.00	\$1,786.39	\$1,786.39	(\$807.45)	(\$692.16)	(\$115.29)	(\$692.16)
752858	\$0.00	\$1,672.33	\$1,672.33	(\$755.89)	(\$647.97)	(\$107.92)	(\$647.97)
752859	\$0.00	\$1,588.44	\$1,588.44	(\$717.97)	(\$615.46)	(\$102.51)	(\$615.46)
752860	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752861	\$0.00	\$836.79	\$1,361.96	(\$615.61)	(\$419.63)	(\$69.89)	(\$419.63)
752862	\$0.00	\$1,468.61	\$1,468.61	(\$663.81)	(\$569.03)	(\$94.78)	(\$569.03)
752863	\$0.00	\$1,545.11	\$1,545.11	(\$698.39)	(\$598.68)	(\$99.71)	(\$598.68)
752864	\$0.00	\$1,294.84	\$1,294.84	(\$585.27)	(\$501.70)	(\$83.56)	(\$501.70)
752865	\$0.00	\$1,452.32	\$1,452.32	(\$656.45)	(\$562.72)	(\$93.73)	(\$562.72)
752866	\$0.00	\$1,595.36	\$1,595.36	(\$721.10)	(\$618.15)	(\$102.96)	(\$618.15)
752867	\$0.00	\$1,465.14	\$1,465.14	(\$662.24)	(\$567.69)	(\$94.55)	(\$567.69)
752868	\$0.00	\$1,531.20	\$1,531.20	(\$692.10)	(\$593.29)	(\$98.82)	(\$593.29)
752869	\$0.00	\$1,817.49	\$1,817.49	(\$821.51)	(\$704.21)	(\$117.29)	(\$704.21)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
					Available for Annual Installation Offset		
752870	\$0.00	\$1,160.03	\$1,415.46	(\$639.79)	(\$548.44)	(\$91.35)	(\$548.44)
752871	\$0.00	\$1,904.18	\$1,904.18	(\$860.69)	(\$737.80)	(\$122.89)	(\$737.80)
752872	\$0.00	\$1,526.81	\$1,526.81	(\$690.12)	(\$591.58)	(\$98.53)	(\$591.58)
752873	\$0.00	\$1,587.19	\$1,587.19	(\$717.41)	(\$614.98)	(\$102.43)	(\$614.98)
752874	\$0.00	\$1,401.28	\$1,401.28	(\$633.38)	(\$542.95)	(\$90.43)	(\$542.95)
752875	\$0.00	\$1,639.74	\$1,639.74	(\$741.16)	(\$635.34)	(\$105.82)	(\$635.34)
752876	\$0.00	\$1,879.20	\$1,879.20	(\$849.40)	(\$728.12)	(\$121.27)	(\$728.12)
752877	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752878	\$0.00	\$1,486.03	\$1,486.03	(\$671.69)	(\$575.78)	(\$95.90)	(\$575.78)
752879	\$0.00	\$1,603.83	\$1,603.83	(\$724.93)	(\$621.43)	(\$103.50)	(\$621.43)
752880	\$0.00	\$1,460.76	\$1,460.76	(\$660.26)	(\$565.99)	(\$94.27)	(\$565.99)
752881	\$0.00	\$1,120.54	\$1,367.76	(\$618.23)	(\$529.96)	(\$88.27)	(\$529.96)
752882	\$0.00	\$1,461.61	\$1,461.61	(\$660.65)	(\$566.32)	(\$94.33)	(\$566.32)
752883	\$0.00	\$1,703.98	\$1,703.98	(\$770.20)	(\$660.23)	(\$109.97)	(\$660.23)
752884	\$0.00	\$1,556.85	\$1,556.85	(\$703.70)	(\$603.22)	(\$100.47)	(\$603.22)
752885	\$0.00	\$1,311.58	\$1,311.58	(\$592.83)	(\$508.19)	(\$84.64)	(\$508.19)
752886	\$0.00	\$2,004.20	\$2,004.20	(\$905.90)	(\$776.56)	(\$129.34)	(\$776.56)
752887	\$0.00	\$1,554.27	\$1,554.27	(\$702.53)	(\$602.22)	(\$100.31)	(\$602.22)
752888	\$0.00	\$1,432.96	\$1,432.96	(\$647.70)	(\$555.22)	(\$92.48)	(\$555.22)
752889	\$0.00	\$1,297.54	\$1,581.50	(\$714.84)	(\$612.78)	(\$102.06)	(\$612.78)
752890	\$0.00	\$1,661.12	\$1,661.12	(\$750.83)	(\$643.63)	(\$107.20)	(\$643.63)
752891	\$0.00	\$1,547.17	\$1,547.17	(\$699.32)	(\$599.47)	(\$99.85)	(\$599.47)
752892	\$0.00	\$1,974.69	\$1,974.69	(\$892.56)	(\$765.12)	(\$127.44)	(\$765.12)
752893	\$0.00	\$1,300.63	\$1,300.63	(\$587.88)	(\$503.95)	(\$83.94)	(\$503.95)
752894	\$0.00	\$1,601.80	\$1,601.80	(\$724.01)	(\$620.64)	(\$103.37)	(\$620.64)
752895	\$0.00	\$1,462.26	\$1,462.26	(\$660.94)	(\$566.57)	(\$94.37)	(\$566.57)
752896	\$0.00	\$1,419.40	\$1,419.40	(\$641.57)	(\$549.97)	(\$91.60)	(\$549.97)
752897	\$0.00	\$1,570.88	\$1,570.88	(\$710.04)	(\$608.66)	(\$101.38)	(\$608.66)
752898	\$0.00	\$1,697.72	\$1,697.72	(\$767.37)	(\$657.81)	(\$109.56)	(\$657.81)
752899	\$0.00	\$1,299.20	\$1,299.20	(\$587.24)	(\$503.39)	(\$83.84)	(\$503.39)
752900	\$0.00	\$1,586.53	\$1,586.53	(\$717.11)	(\$614.72)	(\$102.39)	(\$614.72)
752901	\$0.00	\$1,717.18	\$1,717.18	(\$776.17)	(\$665.35)	(\$110.82)	(\$665.35)
752902	\$0.00	\$1,908.44	\$1,908.44	(\$862.61)	(\$739.45)	(\$123.16)	(\$739.45)
752903	\$0.00	\$1,378.96	\$1,378.96	(\$623.29)	(\$534.30)	(\$88.99)	(\$534.30)
752904	\$0.00	\$999.81	\$1,221.97	(\$552.33)	(\$473.47)	(\$78.86)	(\$473.47)
752905	\$0.00	\$782.05	\$782.05	(\$353.49)	(\$303.02)	(\$50.47)	(\$303.02)
1026066	\$0.00	\$686.70	\$758.85	(\$343.00)	(\$294.03)	(\$48.97)	(\$294.03)
752906	\$0.00	\$1,421.12	\$1,421.12	(\$642.35)	(\$550.63)	(\$91.71)	(\$550.63)
752907	\$0.00	\$1,241.44	\$1,513.76	(\$684.22)	(\$586.53)	(\$97.69)	(\$586.53)
752908	\$0.00	\$1,268.37	\$1,268.37	(\$573.30)	(\$491.45)	(\$81.85)	(\$491.45)
752909	\$0.00	\$2,017.97	\$2,017.97	(\$912.12)	(\$781.89)	(\$130.23)	(\$781.89)
752910	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752911	\$0.00	\$1,722.23	\$1,722.23	(\$778.45)	(\$667.30)	(\$111.14)	(\$667.30)
752912	\$0.00	\$1,421.12	\$1,421.12	(\$642.35)	(\$550.63)	(\$91.71)	(\$550.63)
752913	\$0.00	\$1,651.72	\$1,651.72	(\$746.58)	(\$639.98)	(\$106.59)	(\$639.98)
752914	\$0.00	\$1,804.96	\$1,804.96	(\$815.84)	(\$699.36)	(\$116.48)	(\$699.36)
752915	\$0.00	\$1,735.36	\$1,735.36	(\$784.38)	(\$672.39)	(\$111.99)	(\$672.39)
752916	\$0.00	\$1,605.44	\$1,605.44	(\$725.66)	(\$622.05)	(\$103.61)	(\$622.05)
752917	\$0.00	\$1,976.64	\$1,976.64	(\$893.44)	(\$765.88)	(\$127.56)	(\$765.88)
752918	\$0.00	\$1,498.30	\$1,498.30	(\$677.23)	(\$580.54)	(\$96.69)	(\$580.54)
752919	\$0.00	\$1,756.67	\$1,756.67	(\$794.01)	(\$680.65)	(\$113.37)	(\$680.65)
752920	\$0.00	\$671.91	\$671.91	(\$303.70)	(\$260.34)	(\$43.36)	(\$260.34)
1006313	\$0.00	\$531.14	\$648.71	(\$293.22)	(\$251.35)	(\$41.86)	(\$251.35)
752921	\$0.00	\$1,429.12	\$1,429.12	(\$645.96)	(\$553.73)	(\$92.23)	(\$553.73)
752922	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
752923	\$0.00	\$1,508.00	\$1,508.00	(\$681.62)	(\$584.30)	(\$97.32)	(\$584.30)
752924	\$0.00	\$1,640.92	\$1,640.92	(\$741.70)	(\$635.80)	(\$105.90)	(\$635.80)
752925	\$0.00	\$1,521.92	\$1,521.92	(\$687.91)	(\$589.69)	(\$98.22)	(\$589.69)
752926	\$0.00	\$1,310.95	\$1,310.95	(\$592.55)	(\$507.95)	(\$84.60)	(\$507.95)
752927	\$0.00	\$1,559.60	\$1,559.60	(\$704.94)	(\$604.29)	(\$100.65)	(\$604.29)
752928	\$0.00	\$1,411.12	\$1,411.12	(\$637.83)	(\$546.76)	(\$91.07)	(\$546.76)
752929	\$0.00	\$1,597.13	\$1,597.13	(\$721.90)	(\$618.83)	(\$103.07)	(\$618.83)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
					Available for Annual Installment Offset		
752930	\$0.00	\$1,300.86	\$1,300.86	(\$587.99)	(\$504.04)	(\$83.95)	(\$504.04)
752931	\$0.00	\$1,716.40	\$1,716.40	(\$775.81)	(\$665.04)	(\$110.77)	(\$665.04)
752932	\$0.00	\$1,417.95	\$1,417.95	(\$640.91)	(\$549.41)	(\$91.51)	(\$549.41)
752933	\$0.00	\$1,647.13	\$1,647.13	(\$744.50)	(\$638.20)	(\$106.30)	(\$638.20)
752934	\$0.00	\$1,275.75	\$1,275.75	(\$576.64)	(\$494.31)	(\$82.33)	(\$494.31)
752935	\$0.00	\$1,324.53	\$1,324.53	(\$598.69)	(\$513.21)	(\$85.48)	(\$513.21)
752936	\$0.00	\$1,643.34	\$1,643.34	(\$742.79)	(\$636.74)	(\$106.05)	(\$636.74)
752937	\$0.00	\$1,580.44	\$1,580.44	(\$714.36)	(\$612.36)	(\$101.99)	(\$612.36)
752938	\$0.00	\$1,325.33	\$1,325.33	(\$599.05)	(\$513.52)	(\$85.53)	(\$513.52)
752939	\$0.00	\$2,017.23	\$2,017.23	(\$911.79)	(\$781.61)	(\$130.18)	(\$781.61)
752940	\$0.00	\$1,396.64	\$1,396.64	(\$631.28)	(\$541.15)	(\$90.13)	(\$541.15)
752941	\$0.00	\$1,597.23	\$1,597.23	(\$721.95)	(\$618.87)	(\$103.08)	(\$618.87)
752942	\$0.00	\$1,456.77	\$1,456.77	(\$658.46)	(\$564.45)	(\$94.01)	(\$564.45)
752943	\$0.00	\$1,764.89	\$1,764.89	(\$797.73)	(\$683.83)	(\$113.90)	(\$683.83)
752944	\$0.00	\$1,633.28	\$1,633.28	(\$738.24)	(\$632.84)	(\$105.40)	(\$632.84)
752945	\$0.00	\$1,343.49	\$1,343.49	(\$607.26)	(\$520.55)	(\$86.70)	(\$520.55)
752946	\$0.00	\$1,599.70	\$1,599.70	(\$723.06)	(\$619.83)	(\$103.24)	(\$619.83)
752947	\$0.00	\$1,598.04	\$1,598.04	(\$722.31)	(\$619.18)	(\$103.13)	(\$619.18)
752948	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
768164	\$0.00	\$1,694.43	\$1,855.10	(\$838.51)	(\$718.79)	(\$119.72)	(\$718.79)
768165	\$0.00	\$1,934.10	\$1,934.10	(\$874.21)	(\$749.40)	(\$124.82)	(\$749.40)
768166	\$0.00	\$1,757.92	\$1,757.92	(\$794.58)	(\$681.13)	(\$113.45)	(\$681.13)
768167	\$0.00	\$1,487.49	\$1,487.49	(\$672.35)	(\$576.35)	(\$96.00)	(\$576.35)
768168	\$0.00	\$1,994.14	\$1,994.14	(\$901.35)	(\$772.66)	(\$128.69)	(\$772.66)
768169	\$0.00	\$1,740.13	\$1,740.13	(\$786.54)	(\$674.24)	(\$112.30)	(\$674.24)
768170	\$0.00	\$2,013.76	\$2,013.76	(\$910.22)	(\$780.26)	(\$129.96)	(\$780.26)
768171	\$0.00	\$1,925.60	\$1,925.60	(\$870.37)	(\$746.10)	(\$124.27)	(\$746.10)
768172	\$0.00	\$1,785.47	\$1,785.47	(\$807.03)	(\$691.81)	(\$115.23)	(\$691.81)
768173	\$0.00	\$1,812.03	\$1,812.03	(\$819.04)	(\$702.10)	(\$116.94)	(\$702.10)
768174	\$0.00	\$1,979.17	\$1,979.17	(\$894.58)	(\$766.86)	(\$127.73)	(\$766.86)
768175	\$0.00	\$2,194.82	\$2,194.82	(\$992.06)	(\$850.42)	(\$141.64)	(\$850.42)
768176	\$0.00	\$1,610.08	\$1,610.08	(\$727.76)	(\$623.85)	(\$103.91)	(\$623.85)
768177	\$0.00	\$2,013.76	\$2,013.76	(\$910.22)	(\$780.26)	(\$129.96)	(\$780.26)
768178	\$0.00	\$1,932.75	\$1,932.75	(\$873.60)	(\$748.87)	(\$124.73)	(\$748.87)
768179	\$0.00	\$1,636.93	\$1,804.79	(\$815.77)	(\$699.29)	(\$116.47)	(\$699.29)
768180	\$0.00	\$1,950.76	\$1,950.76	(\$881.74)	(\$755.85)	(\$125.89)	(\$755.85)
768181	\$0.00	\$1,660.17	\$1,715.87	(\$775.57)	(\$664.84)	(\$110.73)	(\$664.84)
768182	\$0.00	\$1,461.60	\$1,461.60	(\$660.64)	(\$566.32)	(\$94.32)	(\$566.32)
768183	\$0.00	\$2,397.51	\$2,397.51	(\$1,083.67)	(\$928.95)	(\$154.72)	(\$928.95)
768184	\$0.00	\$2,091.64	\$2,091.64	(\$945.42)	(\$810.44)	(\$134.98)	(\$810.44)
768185	\$0.00	\$2,006.86	\$2,006.86	(\$907.10)	(\$777.59)	(\$129.51)	(\$777.59)
768186	\$0.00	\$1,863.69	\$1,863.69	(\$842.39)	(\$722.11)	(\$120.27)	(\$722.11)
768187	\$0.00	\$1,809.60	\$1,809.60	(\$817.94)	(\$701.16)	(\$116.78)	(\$701.16)
768188	\$0.00	\$2,100.91	\$2,100.91	(\$949.61)	(\$814.03)	(\$135.58)	(\$814.03)
768189	\$0.00	\$1,824.91	\$1,824.91	(\$824.86)	(\$707.09)	(\$117.77)	(\$707.09)
768190	\$0.00	\$1,808.67	\$1,808.67	(\$817.52)	(\$700.80)	(\$116.72)	(\$700.80)
768191	\$0.00	\$1,972.92	\$1,972.92	(\$891.76)	(\$764.44)	(\$127.32)	(\$764.44)
768192	\$0.00	\$2,002.86	\$2,002.86	(\$905.29)	(\$776.04)	(\$129.26)	(\$776.04)
768193	\$0.00	\$1,752.99	\$1,752.99	(\$792.35)	(\$679.22)	(\$113.13)	(\$679.22)
768194	\$0.00	\$1,699.28	\$1,699.28	(\$768.07)	(\$658.41)	(\$109.66)	(\$658.41)
768195	\$0.00	\$344.44	\$419.29	(\$189.52)	(\$162.46)	(\$27.06)	(\$162.46)
1036410	\$0.00	\$975.93	\$975.93	(\$441.12)	(\$378.14)	(\$62.98)	(\$378.14)
768196	\$0.00	\$1,992.71	\$1,992.71	(\$900.70)	(\$772.10)	(\$128.60)	(\$772.10)
768197	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
768198	\$0.00	\$1,564.63	\$1,564.63	(\$707.21)	(\$606.24)	(\$100.97)	(\$606.24)
768199	\$0.00	\$1,512.52	\$1,512.52	(\$683.66)	(\$586.05)	(\$97.61)	(\$586.05)
768200	\$0.00	\$1,963.58	\$1,963.58	(\$887.54)	(\$760.82)	(\$126.72)	(\$760.82)
768201	\$0.00	\$1,532.50	\$1,532.50	(\$692.69)	(\$593.79)	(\$98.90)	(\$593.79)
768202	\$0.00	\$1,586.88	\$1,586.88	(\$717.27)	(\$614.86)	(\$102.41)	(\$614.86)
768203	\$0.00	\$2,024.23	\$2,024.23	(\$914.95)	(\$784.32)	(\$130.63)	(\$784.32)
768204	\$0.00	\$2,103.86	\$2,103.86	(\$950.94)	(\$815.17)	(\$135.77)	(\$815.17)
768205	\$0.00	\$1,953.95	\$1,953.95	(\$883.19)	(\$757.09)	(\$126.10)	(\$757.09)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
					Available for Annual Installation Offset		
768206	\$0.00	\$1,977.93	\$1,977.93	(\$894.02)	(\$766.38)	(\$127.65)	(\$766.38)
768207	\$0.00	\$2,176.99	\$2,176.99	(\$984.00)	(\$843.51)	(\$140.49)	(\$843.51)
768208	\$0.00	\$2,030.13	\$2,030.13	(\$917.62)	(\$786.60)	(\$131.02)	(\$786.60)
768209	\$0.00	\$2,031.49	\$2,031.49	(\$918.23)	(\$787.13)	(\$131.10)	(\$787.13)
768210	\$0.00	\$1,243.95	\$1,437.69	(\$649.84)	(\$557.05)	(\$92.78)	(\$557.05)
768211	\$0.00	\$1,545.58	\$1,545.58	(\$698.60)	(\$598.86)	(\$99.74)	(\$598.86)
768212	\$0.00	\$1,679.49	\$1,679.49	(\$759.13)	(\$650.74)	(\$108.39)	(\$650.74)
768213	\$0.00	\$1,581.81	\$1,652.23	(\$746.81)	(\$640.18)	(\$106.63)	(\$640.18)
768214	\$0.00	\$1,735.36	\$1,735.36	(\$784.38)	(\$672.39)	(\$111.99)	(\$672.39)
768215	\$0.00	\$1,444.83	\$1,533.07	(\$692.95)	(\$594.01)	(\$98.94)	(\$594.01)
768216	\$0.00	\$1,953.37	\$1,953.37	(\$882.92)	(\$756.86)	(\$126.06)	(\$756.86)
768217	\$0.00	\$1,925.60	\$1,925.60	(\$870.37)	(\$746.10)	(\$124.27)	(\$746.10)
768218	\$0.00	\$1,744.64	\$1,744.64	(\$788.58)	(\$675.99)	(\$112.59)	(\$675.99)
768219	\$0.00	\$1,740.00	\$1,740.00	(\$786.48)	(\$674.19)	(\$112.29)	(\$674.19)
768220	\$0.00	\$1,533.52	\$1,533.52	(\$693.15)	(\$594.18)	(\$98.97)	(\$594.18)
768221	\$0.00	\$1,438.40	\$1,438.40	(\$650.16)	(\$557.33)	(\$92.83)	(\$557.33)
768222	\$0.00	\$1,693.38	\$1,693.38	(\$765.41)	(\$656.12)	(\$109.28)	(\$656.12)
768223	\$0.00	\$2,062.88	\$2,062.88	(\$932.42)	(\$799.29)	(\$133.13)	(\$799.29)
768224	\$0.00	\$2,078.72	\$2,078.72	(\$939.58)	(\$805.43)	(\$134.15)	(\$805.43)
768225	\$0.00	\$1,842.99	\$1,842.99	(\$833.03)	(\$714.09)	(\$118.94)	(\$714.09)
768226	\$0.00	\$1,781.76	\$1,781.76	(\$805.36)	(\$690.37)	(\$114.99)	(\$690.37)
768227	\$0.00	\$1,981.28	\$1,981.28	(\$895.54)	(\$767.68)	(\$127.86)	(\$767.68)
768228	\$0.00	\$1,663.27	\$1,663.27	(\$751.80)	(\$644.46)	(\$107.34)	(\$644.46)
768229	\$0.00	\$1,779.33	\$1,779.33	(\$804.26)	(\$689.43)	(\$114.83)	(\$689.43)
768230	\$0.00	\$2,068.60	\$2,068.60	(\$935.01)	(\$801.51)	(\$133.50)	(\$801.51)
768231	\$0.00	\$1,383.00	\$1,506.69	(\$681.02)	(\$583.79)	(\$97.23)	(\$583.79)
768232	\$0.00	\$1,946.44	\$1,946.44	(\$879.79)	(\$754.18)	(\$125.61)	(\$754.18)
768233	\$0.00	\$1,788.62	\$1,788.62	(\$808.46)	(\$693.03)	(\$115.43)	(\$693.03)
768234	\$0.00	\$1,490.49	\$1,490.49	(\$673.70)	(\$577.51)	(\$96.19)	(\$577.51)
768235	\$0.00	\$2,069.44	\$2,069.44	(\$935.39)	(\$801.83)	(\$133.55)	(\$801.83)
768236	\$0.00	\$2,031.74	\$2,031.74	(\$918.35)	(\$787.23)	(\$131.12)	(\$787.23)
768237	\$0.00	\$2,300.87	\$2,300.87	(\$1,039.99)	(\$891.51)	(\$148.49)	(\$891.51)
768238	\$0.00	\$2,018.40	\$2,018.40	(\$912.32)	(\$782.06)	(\$130.26)	(\$782.06)
768239	\$0.00	\$2,001.87	\$2,001.87	(\$904.85)	(\$775.65)	(\$129.19)	(\$775.65)
768240	\$0.00	\$2,377.06	\$2,377.06	(\$1,074.43)	(\$921.03)	(\$153.40)	(\$921.03)
768241	\$0.00	\$2,114.86	\$2,114.86	(\$955.92)	(\$819.43)	(\$136.48)	(\$819.43)
768242	\$0.00	\$2,123.36	\$2,123.36	(\$959.76)	(\$822.73)	(\$137.03)	(\$822.73)
768243	\$0.00	\$1,948.97	\$1,948.97	(\$880.93)	(\$755.16)	(\$125.78)	(\$755.16)
768244	\$0.00	\$2,068.73	\$2,068.73	(\$935.07)	(\$801.56)	(\$133.51)	(\$801.56)
768245	\$0.00	\$2,254.49	\$2,254.49	(\$1,019.03)	(\$873.54)	(\$145.49)	(\$873.54)
768246	\$0.00	\$2,072.10	\$2,072.10	(\$936.59)	(\$802.87)	(\$133.72)	(\$802.87)
768247	\$0.00	\$1,812.31	\$1,812.31	(\$819.16)	(\$702.21)	(\$116.96)	(\$702.21)
768248	\$0.00	\$1,604.09	\$1,604.09	(\$725.05)	(\$621.53)	(\$103.52)	\$0.00
768249	\$0.00	\$2,202.25	\$2,202.25	(\$995.42)	(\$853.29)	(\$142.12)	(\$853.29)
768250	\$0.00	\$1,531.20	\$1,531.20	(\$692.10)	(\$593.29)	(\$98.82)	(\$593.29)
768251	\$0.00	\$1,878.15	\$1,878.15	(\$848.92)	(\$727.72)	(\$121.21)	(\$727.72)
768252	\$0.00	\$2,142.01	\$2,142.01	(\$968.19)	(\$829.95)	(\$138.24)	(\$829.95)
768253	\$0.00	\$2,018.88	\$2,018.88	(\$912.53)	(\$782.24)	(\$130.29)	(\$782.24)
768254	\$0.00	\$1,902.40	\$1,902.40	(\$859.88)	(\$737.11)	(\$122.77)	(\$737.11)
768255	\$0.00	\$1,804.03	\$1,804.03	(\$815.42)	(\$699.00)	(\$116.42)	(\$699.00)
768256	\$0.00	\$1,285.20	\$1,531.46	(\$692.22)	(\$593.39)	(\$98.83)	\$0.00
768257	\$0.00	\$1,711.35	\$1,711.35	(\$773.53)	(\$663.09)	(\$110.44)	(\$663.09)
768258	\$0.00	\$2,237.49	\$2,237.49	(\$1,011.35)	(\$866.95)	(\$144.40)	(\$866.95)
768259	\$0.00	\$2,128.08	\$2,128.08	(\$961.89)	(\$824.56)	(\$137.34)	(\$824.56)
768260	\$0.00	\$1,619.03	\$1,619.03	(\$731.80)	(\$627.32)	(\$104.48)	(\$627.32)
768261	\$0.00	\$1,790.08	\$1,790.08	(\$809.12)	(\$693.59)	(\$115.52)	(\$693.59)
768262	\$0.00	\$1,793.07	\$1,793.07	(\$810.47)	(\$694.75)	(\$115.72)	(\$694.75)
768263	\$0.00	\$1,688.05	\$1,688.05	(\$763.00)	(\$654.06)	(\$108.94)	(\$654.06)
768264	\$0.00	\$1,578.37	\$1,578.37	(\$713.42)	(\$611.56)	(\$101.86)	(\$611.56)
768265	\$0.00	\$1,605.44	\$1,605.44	(\$725.66)	(\$622.05)	(\$103.61)	(\$622.05)
768266	\$0.00	\$1,949.63	\$1,949.63	(\$881.23)	(\$755.41)	(\$125.82)	(\$755.41)
768267	\$0.00	\$1,999.84	\$1,999.84	(\$903.93)	(\$774.87)	(\$129.06)	(\$774.87)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
					Available for Annual Installation Offset		
768268	\$0.00	\$2,060.16	\$2,060.16	(\$931.19)	(\$798.24)	(\$132.95)	(\$798.24)
768269	\$0.00	\$2,263.05	\$2,263.05	(\$1,022.90)	(\$876.85)	(\$146.05)	(\$876.85)
768270	\$0.00	\$1,575.58	\$1,575.58	(\$712.16)	(\$610.48)	(\$101.68)	(\$610.48)
768271	\$0.00	\$1,481.47	\$1,481.47	(\$669.62)	(\$574.02)	(\$95.61)	(\$574.02)
768272	\$0.00	\$1,017.42	\$1,528.88	(\$691.05)	(\$449.26)	(\$74.83)	(\$449.26)
768273	\$0.00	\$1,780.96	\$1,844.84	(\$833.87)	(\$714.81)	(\$119.06)	(\$714.81)
768274	\$0.00	\$1,974.20	\$1,974.20	(\$892.34)	(\$764.93)	(\$127.41)	(\$764.93)
768275	\$0.00	\$2,103.40	\$2,103.40	(\$950.74)	(\$814.99)	(\$135.74)	(\$814.99)
768276	\$0.00	\$2,018.57	\$2,018.57	(\$912.39)	(\$782.12)	(\$130.27)	(\$782.12)
768277	\$0.00	\$1,989.69	\$1,989.69	(\$899.34)	(\$770.93)	(\$128.41)	(\$770.93)
768278	\$0.00	\$1,737.60	\$1,737.60	(\$785.40)	(\$673.26)	(\$112.14)	(\$673.26)
768279	\$0.00	\$1,712.16	\$1,712.16	(\$773.90)	(\$663.40)	(\$110.49)	(\$663.40)
768280	\$0.00	\$1,834.82	\$1,834.82	(\$829.34)	(\$710.93)	(\$118.41)	(\$710.93)
768281	\$0.00	\$1,624.00	\$1,624.00	(\$734.05)	(\$629.24)	(\$104.81)	(\$629.24)
768282	\$0.00	\$1,925.60	\$1,925.60	(\$870.37)	(\$746.10)	(\$124.27)	(\$746.10)
768283	\$0.00	\$1,475.98	\$1,796.99	(\$812.24)	(\$696.27)	(\$115.97)	(\$696.27)
768284	\$0.00	\$1,990.82	\$1,990.82	(\$899.85)	(\$771.37)	(\$128.48)	(\$771.37)
768285	\$0.00	\$1,952.13	\$1,952.13	(\$882.36)	(\$756.38)	(\$125.98)	(\$756.38)
768286	\$0.00	\$1,475.52	\$1,475.52	(\$666.94)	(\$571.71)	(\$95.22)	(\$571.71)
768287	\$0.00	\$1,548.92	\$1,548.92	(\$700.11)	(\$600.15)	(\$99.96)	(\$600.15)
768288	\$0.00	\$1,638.17	\$1,638.17	(\$740.45)	(\$634.73)	(\$105.72)	(\$634.73)
768289	\$0.00	\$2,068.32	\$2,068.32	(\$934.88)	(\$801.40)	(\$133.48)	(\$801.40)
768290	\$0.00	\$1,666.78	\$1,666.78	(\$753.38)	(\$645.82)	(\$107.57)	(\$645.82)
768291	\$0.00	\$1,438.20	\$1,438.20	(\$650.07)	(\$557.25)	(\$92.81)	(\$557.25)
768292	\$0.00	\$1,511.36	\$1,511.36	(\$683.13)	(\$585.60)	(\$97.54)	(\$585.60)
768293	\$0.00	\$1,938.48	\$1,938.48	(\$876.19)	(\$751.09)	(\$125.10)	(\$751.09)
768294	\$0.00	\$1,307.41	\$1,307.41	(\$590.95)	(\$506.58)	(\$84.37)	(\$506.58)
768295	\$0.00	\$2,311.80	\$2,311.80	(\$1,044.93)	(\$895.74)	(\$149.19)	(\$895.74)
768296	\$0.00	\$1,781.76	\$1,781.76	(\$805.36)	(\$690.37)	(\$114.99)	(\$690.37)
768297	\$0.00	\$1,419.84	\$1,419.84	(\$641.77)	(\$550.14)	(\$91.63)	(\$550.14)
768298	\$0.00	\$1,460.39	\$1,675.41	(\$757.29)	(\$649.16)	(\$108.12)	(\$649.16)
768299	\$0.00	\$1,633.28	\$1,633.28	(\$738.24)	(\$632.84)	(\$105.40)	(\$632.84)
768300	\$0.00	\$1,786.30	\$1,786.30	(\$807.41)	(\$692.13)	(\$115.28)	(\$692.13)
768301	\$0.00	\$1,586.88	\$1,586.88	(\$717.27)	(\$614.86)	(\$102.41)	(\$614.86)
768302	\$0.00	\$1,884.83	\$1,884.83	(\$851.94)	(\$730.31)	(\$121.64)	(\$730.31)
768303	\$0.00	\$2,133.31	\$2,133.31	(\$964.26)	(\$826.58)	(\$137.67)	(\$826.58)
768304	\$0.00	\$1,624.25	\$1,624.25	(\$734.16)	(\$629.34)	(\$104.82)	(\$629.34)
768305	\$0.00	\$1,624.25	\$1,624.25	(\$734.16)	(\$629.34)	(\$104.82)	(\$629.34)
768306	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
768307	\$0.00	\$1,699.15	\$1,699.15	(\$768.02)	(\$658.36)	(\$109.66)	(\$658.36)
768308	\$0.00	\$1,707.64	\$1,707.64	(\$771.85)	(\$661.65)	(\$110.20)	(\$661.65)
768309	\$0.00	\$1,772.48	\$1,772.48	(\$801.16)	(\$686.77)	(\$114.39)	(\$686.77)
768310	\$0.00	\$1,791.04	\$1,791.04	(\$809.55)	(\$693.96)	(\$115.59)	(\$693.96)
768311	\$0.00	\$2,068.31	\$2,068.31	(\$934.88)	(\$801.40)	(\$133.48)	(\$801.40)
768312	\$0.00	\$1,482.07	\$1,482.07	(\$669.90)	(\$574.25)	(\$95.65)	(\$574.25)
768313	\$0.00	\$2,044.91	\$2,044.91	(\$924.30)	(\$792.33)	(\$131.97)	(\$792.33)
768314	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
768315	\$0.00	\$1,622.90	\$1,622.90	(\$733.55)	(\$628.82)	(\$104.73)	(\$628.82)
768316	\$0.00	\$1,841.94	\$1,841.94	(\$832.56)	(\$713.69)	(\$118.87)	(\$713.69)
768317	\$0.00	\$1,837.93	\$1,837.93	(\$830.74)	(\$712.13)	(\$118.61)	(\$712.13)
768318	\$0.00	\$1,441.12	\$1,441.12	(\$651.39)	(\$558.38)	(\$93.00)	(\$558.38)
768319	\$0.00	\$1,894.68	\$1,894.68	(\$856.40)	(\$734.12)	(\$122.27)	(\$734.12)
768320	\$0.00	\$1,879.23	\$1,879.23	(\$849.41)	(\$728.14)	(\$121.28)	(\$728.14)
768321	\$0.00	\$2,185.44	\$2,185.44	(\$987.82)	(\$846.78)	(\$141.04)	(\$846.78)
768322	\$0.00	\$1,741.07	\$1,741.07	(\$786.96)	(\$674.60)	(\$112.36)	(\$674.60)
768323	\$0.00	\$1,601.20	\$1,601.20	(\$723.74)	(\$620.41)	(\$103.33)	(\$620.41)
768324	\$0.00	\$943.96	\$943.96	(\$426.67)	(\$365.75)	(\$60.92)	(\$365.75)
1014130	\$0.00	\$869.66	\$920.76	(\$416.18)	(\$356.76)	(\$59.42)	(\$356.76)
768325	\$0.00	\$1,786.37	\$1,786.37	(\$807.44)	(\$692.16)	(\$115.28)	(\$692.16)
768326	\$0.00	\$2,041.60	\$2,041.60	(\$922.80)	(\$791.05)	(\$131.76)	(\$791.05)
768327	\$0.00	\$1,445.37	\$1,445.37	(\$653.31)	(\$560.03)	(\$93.28)	(\$560.03)
768328	\$0.00	\$1,890.76	\$1,890.76	(\$854.62)	(\$732.60)	(\$122.02)	(\$732.60)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2025-26 TIRZ Credit
					Available for Annual Installation Offset		
768329	\$0.00	\$1,605.37	\$1,605.37	(\$725.63)	(\$622.02)	(\$103.60)	(\$622.02)
768330	\$0.00	\$1,615.25	\$1,615.25	(\$730.09)	(\$625.85)	(\$104.24)	(\$625.85)
768331	\$0.00	\$2,026.41	\$2,026.41	(\$915.94)	(\$785.16)	(\$130.77)	(\$785.16)
768332	\$0.00	\$1,923.45	\$1,923.45	(\$869.40)	(\$745.27)	(\$124.13)	(\$745.27)
768333	\$0.00	\$1,885.26	\$1,885.26	(\$852.14)	(\$730.47)	(\$121.67)	(\$730.47)
768334	\$0.00	\$1,672.41	\$1,672.41	(\$755.93)	(\$648.00)	(\$107.93)	(\$648.00)
768335	\$0.00	\$1,568.32	\$1,568.32	(\$708.88)	(\$607.67)	(\$101.21)	(\$607.67)
768336	\$0.00	\$1,747.95	\$1,747.95	(\$790.07)	(\$677.27)	(\$112.80)	(\$677.27)
768337	\$0.00	\$1,392.02	\$1,392.02	(\$629.19)	(\$539.36)	(\$89.83)	(\$539.36)
768338	\$0.00	\$2,142.26	\$2,142.26	(\$968.30)	(\$830.05)	(\$138.25)	(\$830.05)
768339	\$0.00	\$1,449.75	\$1,449.75	(\$655.29)	(\$561.73)	(\$93.56)	(\$561.73)
768340	\$0.00	\$1,677.96	\$1,677.96	(\$758.44)	(\$650.15)	(\$108.29)	(\$650.15)
768341	\$0.00	\$1,458.61	\$1,458.61	(\$659.29)	(\$565.16)	(\$94.13)	(\$565.16)
768342	\$0.00	\$1,491.17	\$1,491.17	(\$674.01)	(\$577.78)	(\$96.23)	(\$577.78)
768343	\$0.00	\$2,111.96	\$2,111.96	(\$954.61)	(\$818.31)	(\$136.30)	(\$818.31)
768344	\$0.00	\$1,703.40	\$1,763.25	(\$796.99)	(\$683.20)	(\$113.79)	(\$683.20)
768345	\$0.00	\$2,227.71	\$2,227.71	(\$1,006.92)	(\$863.16)	(\$143.77)	(\$863.16)
768346	\$0.00	\$2,003.67	\$2,003.67	(\$905.66)	(\$776.35)	(\$129.31)	(\$776.35)
768347	\$0.00	\$2,155.50	\$2,155.50	(\$974.29)	(\$835.18)	(\$139.11)	(\$835.18)
768348	\$0.00	\$1,964.08	\$1,964.08	(\$887.76)	(\$761.01)	(\$126.75)	(\$761.01)
768349	\$0.00	\$1,405.92	\$1,405.92	(\$635.48)	(\$544.74)	(\$90.73)	(\$544.74)
768350	\$0.00	\$1,748.77	\$1,748.77	(\$790.44)	(\$677.59)	(\$112.86)	(\$677.59)
768351	\$0.00	\$2,090.16	\$2,090.16	(\$944.75)	(\$809.86)	(\$134.89)	(\$809.86)
768352	\$0.00	\$2,039.83	\$2,039.83	(\$922.00)	(\$790.36)	(\$131.64)	(\$790.36)
768353	\$0.00	\$1,596.16	\$1,596.16	(\$721.46)	(\$618.46)	(\$103.01)	(\$618.46)
768354	\$0.00	\$1,692.42	\$1,692.42	(\$764.97)	(\$655.75)	(\$109.22)	(\$655.75)
768355	\$0.00	\$2,195.41	\$2,195.41	(\$992.33)	(\$850.64)	(\$141.68)	(\$850.64)
768358	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
771003	\$0.00	\$2,479.59	\$2,479.59	(\$1,120.77)	(\$960.75)	(\$160.02)	(\$960.75)
771004	\$0.00	\$2,338.56	\$2,338.56	(\$1,057.03)	(\$906.11)	(\$150.92)	(\$906.11)
771005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
771006	\$0.00	\$1,656.48	\$1,656.48	(\$748.73)	(\$641.83)	(\$106.90)	(\$641.83)
771007	\$0.00	\$2,236.48	\$2,236.48	(\$1,010.89)	(\$866.56)	(\$144.33)	(\$866.56)
771008	\$0.00	\$2,282.88	\$2,282.88	(\$1,031.86)	(\$884.54)	(\$147.33)	(\$884.54)
771009	\$0.00	\$2,278.24	\$2,278.24	(\$1,029.76)	(\$882.74)	(\$147.03)	(\$882.74)
771010	\$0.00	\$2,039.77	\$2,039.77	(\$921.98)	(\$790.34)	(\$131.64)	(\$790.34)
771011	\$0.00	\$2,329.13	\$2,462.23	(\$1,112.93)	(\$954.03)	(\$158.90)	(\$954.03)
771012	\$0.00	\$2,176.16	\$2,176.16	(\$983.62)	(\$843.19)	(\$140.44)	(\$843.19)
771013	\$0.00	\$2,134.40	\$2,134.40	(\$964.75)	(\$827.00)	(\$137.74)	(\$827.00)
771014	\$0.00	\$2,394.44	\$2,394.44	(\$1,082.29)	(\$927.76)	(\$154.53)	(\$927.76)
771015	\$0.00	\$2,004.48	\$2,004.48	(\$906.02)	(\$776.67)	(\$129.36)	(\$776.67)
771016	\$0.00	\$2,424.98	\$2,424.98	(\$1,096.09)	(\$939.59)	(\$156.50)	(\$939.59)
771017	\$0.00	\$2,297.40	\$2,297.40	(\$1,038.42)	(\$890.16)	(\$148.26)	(\$890.16)
771018	\$0.00	\$1,719.39	\$1,719.39	(\$777.16)	(\$666.20)	(\$110.96)	(\$666.20)
771019	\$0.00	\$1,962.72	\$1,962.72	(\$887.15)	(\$760.48)	(\$126.66)	(\$760.48)
771020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
771021	\$0.00	\$1,549.76	\$1,549.76	(\$700.49)	(\$600.48)	(\$100.01)	(\$600.48)
771022	\$0.00	\$1,739.16	\$1,800.85	(\$813.98)	(\$697.77)	(\$116.22)	(\$697.77)
771023	\$0.00	\$2,488.18	\$2,488.18	(\$1,124.66)	(\$964.08)	(\$160.58)	(\$964.08)
771024	\$0.00	\$1,772.48	\$1,772.48	(\$801.16)	(\$686.77)	(\$114.39)	(\$686.77)
771025	\$0.00	\$2,449.76	\$2,449.76	(\$1,107.29)	(\$949.20)	(\$158.10)	(\$949.20)
771026	\$0.00	\$1,946.48	\$1,946.48	(\$879.81)	(\$754.19)	(\$125.62)	(\$754.19)
771027	\$0.00	\$1,818.00	\$1,818.00	(\$821.74)	(\$704.41)	(\$117.33)	(\$704.41)
771028	\$0.00	\$2,496.62	\$2,496.62	(\$1,128.47)	(\$967.35)	(\$161.12)	(\$967.35)
771029	\$0.00	\$2,032.08	\$2,032.08	(\$918.50)	(\$787.36)	(\$131.14)	(\$787.36)
771030	\$0.00	\$2,195.62	\$2,195.62	(\$992.42)	(\$850.73)	(\$141.70)	(\$850.73)
771031	\$0.00	\$2,513.33	\$2,513.33	(\$1,136.03)	(\$973.83)	(\$162.20)	(\$973.83)
771032	\$0.00	\$1,870.99	\$1,870.99	(\$845.69)	(\$724.94)	(\$120.74)	(\$724.94)
771033	\$0.00	\$2,162.24	\$2,162.24	(\$977.33)	(\$837.79)	(\$139.54)	(\$837.79)
771034	\$0.00	\$2,042.18	\$2,042.18	(\$923.07)	(\$791.27)	(\$131.79)	(\$791.27)
771035	\$0.00	\$2,299.83	\$2,299.83	(\$1,039.52)	(\$891.10)	(\$148.42)	(\$891.10)
771036	\$0.00	\$2,513.33	\$2,513.33	(\$1,136.03)	(\$973.83)	(\$162.20)	(\$973.83)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments	Applicable 2025-26 TIRZ Credit
					Available for Annual Installation Offset	Available for Additional TIRZ Projects	
771037	\$0.00	\$1,862.56	\$1,862.56	(\$841.88)	(\$721.68)	(\$120.20)	(\$721.68)
771038	\$0.00	\$2,352.60	\$2,438.34	(\$1,102.13)	(\$944.77)	(\$157.36)	(\$944.77)
771039	\$0.00	\$1,651.84	\$1,651.84	(\$746.63)	(\$640.03)	(\$106.60)	(\$640.03)
771040	\$0.00	\$2,371.04	\$2,371.04	(\$1,071.71)	(\$918.69)	(\$153.02)	(\$918.69)
771041	\$0.00	\$1,792.31	\$1,792.31	(\$810.12)	(\$694.46)	(\$115.67)	(\$694.46)
771042	\$0.00	\$2,095.14	\$2,095.14	(\$947.00)	(\$811.79)	(\$135.21)	(\$811.79)
771043	\$0.00	\$1,538.69	\$1,538.69	(\$695.49)	(\$596.19)	(\$99.30)	(\$596.19)
771044	\$0.00	\$1,714.14	\$1,714.14	(\$774.79)	(\$664.17)	(\$110.62)	(\$664.17)
771045	\$0.00	\$1,340.96	\$1,340.96	(\$606.11)	(\$519.57)	(\$86.54)	(\$519.57)
771046	\$0.00	\$1,725.66	\$1,725.66	(\$780.00)	(\$668.63)	(\$111.37)	(\$668.63)
771047	\$0.00	\$1,551.20	\$1,551.20	(\$701.14)	(\$601.04)	(\$100.11)	(\$601.04)
771048	\$0.00	\$1,834.74	\$1,834.74	(\$829.30)	(\$710.90)	(\$118.41)	(\$710.90)
771049	\$0.00	\$1,567.14	\$1,567.14	(\$708.35)	(\$607.21)	(\$101.14)	(\$607.21)
771050	\$0.00	\$1,294.95	\$1,294.95	(\$585.32)	(\$501.75)	(\$83.57)	(\$501.75)
771051	\$0.00	\$1,633.44	\$1,633.44	(\$738.31)	(\$632.90)	(\$105.41)	(\$632.90)
771052	\$0.00	\$1,401.50	\$1,401.50	(\$633.48)	(\$543.03)	(\$90.45)	(\$543.03)
771053	\$0.00	\$1,711.65	\$1,711.65	(\$773.67)	(\$663.20)	(\$110.46)	(\$663.20)
771054	\$0.00	\$1,577.22	\$1,577.22	(\$712.90)	(\$611.12)	(\$101.79)	(\$611.12)
771055	\$0.00	\$1,350.24	\$1,350.24	(\$610.31)	(\$523.17)	(\$87.14)	(\$523.17)
771056	\$0.00	\$1,745.91	\$1,745.91	(\$789.15)	(\$676.48)	(\$112.67)	(\$676.48)
771057	\$0.00	\$2,076.79	\$2,076.79	(\$938.71)	(\$804.68)	(\$134.03)	(\$804.68)
771058	\$0.00	\$1,092.58	\$1,345.69	(\$608.25)	(\$521.41)	(\$86.84)	(\$521.41)
771059	\$0.00	\$1,507.03	\$1,507.03	(\$681.18)	(\$583.92)	(\$97.26)	(\$583.92)
771060	\$0.00	\$1,787.24	\$1,937.44	(\$875.72)	(\$750.69)	(\$125.03)	(\$750.69)
771061	\$0.00	\$1,414.65	\$1,414.65	(\$639.42)	(\$548.13)	(\$91.29)	(\$548.13)
771062	\$0.00	\$1,436.54	\$1,436.54	(\$649.32)	(\$556.61)	(\$92.71)	(\$556.61)
771063	\$0.00	\$1,749.26	\$1,749.26	(\$790.67)	(\$677.78)	(\$112.89)	(\$677.78)
771064	\$0.00	\$1,524.20	\$1,524.20	(\$688.94)	(\$590.57)	(\$98.36)	(\$590.57)
771065	\$0.00	\$1,675.04	\$1,675.04	(\$757.12)	(\$649.02)	(\$108.10)	(\$649.02)
771066	\$0.00	\$1,164.15	\$1,420.42	(\$642.03)	(\$550.36)	(\$91.67)	(\$550.36)
771067	\$0.00	\$1,453.40	\$1,453.40	(\$656.94)	(\$563.14)	(\$93.80)	(\$563.14)
771068	\$0.00	\$2,018.12	\$2,018.12	(\$912.19)	(\$781.95)	(\$130.24)	(\$781.95)
771069	\$0.00	\$277.44	\$2,053.39	(\$928.13)	(\$107.50)	(\$17.90)	(\$107.50)
771070	\$0.00	\$1,279.34	\$1,279.34	(\$578.26)	(\$495.70)	(\$82.56)	(\$495.70)
771071	\$0.00	\$1,689.19	\$1,689.19	(\$763.51)	(\$654.50)	(\$109.01)	(\$654.50)
771073	\$0.00	\$2,388.39	\$2,388.39	(\$1,079.55)	(\$925.42)	(\$154.14)	(\$925.42)
771074	\$0.00	\$2,501.43	\$2,501.43	(\$1,130.65)	(\$969.22)	(\$161.43)	(\$969.22)
771075	\$0.00	\$1,672.35	\$1,672.35	(\$755.90)	(\$647.98)	(\$107.93)	(\$647.98)
771076	\$0.00	\$2,447.22	\$2,447.22	(\$1,106.14)	(\$948.21)	(\$157.93)	(\$948.21)
771077	\$0.00	\$2,046.76	\$2,046.76	(\$925.14)	(\$793.05)	(\$132.09)	(\$793.05)
771078	\$0.00	\$2,533.77	\$2,533.77	(\$1,145.26)	(\$981.75)	(\$163.52)	(\$981.75)
771080	\$0.00	\$2,008.57	\$2,182.87	(\$986.66)	(\$845.79)	(\$140.87)	(\$845.79)
771081	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
771082	\$0.00	\$2,268.96	\$2,268.96	(\$1,025.57)	(\$879.14)	(\$146.43)	(\$879.14)
771083	\$0.00	\$1,953.92	\$1,953.92	(\$883.17)	(\$757.08)	(\$126.10)	(\$757.08)
771084	\$0.00	\$1,717.94	\$1,717.94	(\$776.51)	(\$665.64)	(\$110.87)	(\$665.64)
771085	\$0.00	\$1,746.73	\$1,746.73	(\$789.52)	(\$676.80)	(\$112.73)	(\$676.80)
771086	\$0.00	\$2,371.64	\$2,371.64	(\$1,071.98)	(\$918.93)	(\$153.05)	(\$918.93)
771087	\$0.00	\$1,911.68	\$1,911.68	(\$864.08)	(\$740.71)	(\$123.37)	(\$740.71)
771088	\$0.00	\$1,492.73	\$1,684.76	(\$761.51)	(\$652.79)	(\$108.73)	(\$652.79)
771089	\$0.00	\$1,828.52	\$1,828.52	(\$826.49)	(\$708.49)	(\$118.00)	(\$708.49)
771090	\$0.00	\$2,380.32	\$2,380.32	(\$1,075.90)	(\$922.29)	(\$153.61)	(\$922.29)
771091	\$0.00	\$2,064.52	\$2,064.52	(\$933.16)	(\$799.93)	(\$133.23)	(\$799.93)
771092	\$0.00	\$2,273.60	\$2,273.60	(\$1,027.67)	(\$880.94)	(\$146.73)	(\$880.94)
771093	\$0.00	\$2,403.52	\$2,403.52	(\$1,086.39)	(\$931.28)	(\$155.11)	(\$931.28)
771094	\$0.00	\$422.71	\$422.71	(\$191.06)	(\$163.79)	(\$27.28)	(\$163.79)
771095	\$0.00	\$1,642.56	\$1,642.56	(\$742.44)	(\$636.43)	(\$106.00)	(\$636.43)
771096	\$0.00	\$1,569.25	\$1,569.25	(\$709.30)	(\$608.03)	(\$101.27)	(\$608.03)
771097	\$0.00	\$1,716.80	\$1,716.80	(\$775.99)	(\$665.20)	(\$110.79)	(\$665.20)
771098	\$0.00	\$1,726.01	\$1,726.01	(\$780.16)	(\$668.77)	(\$111.39)	(\$668.77)
771099	\$0.00	\$1,577.62	\$1,577.62	(\$713.08)	(\$611.27)	(\$101.81)	(\$611.27)
771100	\$0.00	\$1,726.08	\$1,726.08	(\$780.19)	(\$668.80)	(\$111.39)	(\$668.80)

**JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASES #2 PROJECTS TIRZ CREDIT CALCULATION
2025-26**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2025-26 TIRZ Increments	TIRZ Increments	TIRZ Increments	Applicable 2025-26 TIRZ Credit
					Available for Annual Installment Offset	Available for Additional TIRZ Projects	
771101	\$0.00	\$1,210.21	\$1,476.04	(\$667.17)	(\$571.91)	(\$95.26)	(\$571.91)
771102	\$0.00	\$1,629.70	\$1,629.70	(\$736.62)	(\$631.45)	(\$105.17)	(\$631.45)
771103	\$0.00	\$1,621.81	\$1,621.81	(\$733.06)	(\$628.39)	(\$104.66)	(\$628.39)
771104	\$0.00	\$1,501.49	\$1,501.49	(\$678.67)	(\$581.77)	(\$96.90)	(\$581.77)
3695912	\$0.00	\$783.19	\$783.19	(\$354.00)	(\$303.46)	(\$50.54)	(\$303.46)
8461591	\$0.00	\$623.29	\$759.99	(\$343.52)	(\$294.47)	(\$49.05)	(\$294.47)
Total	\$0.00	\$814,331.98	\$824,417.28	(\$372,636.61)	(\$318,493.27)	(\$53,047.57)	(\$316,731.43)

APPENDIX G
PHASE #3A ASSESSMENT ROLL – 2025-26

Jackson Ridge Public Improvement District Phase #3A 2025-26 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
961513	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961514	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961515	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961516	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961517	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961518	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961519	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961520	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961521	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961522	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961523	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961524	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961525	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961526	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961527	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961528	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961529	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961530	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961531	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961532	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961533	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961534	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961535	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961536	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961537	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961538	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961539	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961540	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961541	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961542	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961543	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961544	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961545	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961546	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961547	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961548	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961549	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961550	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961551	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961552	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961553	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961554	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961555	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961556	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961557	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961558	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961559	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961560	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961561	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961562	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961563	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961564	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961565	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961566	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961567	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961568	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
961569	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
961570	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961571	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961572	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961573	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961574	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961575	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961576	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961578	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961579	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961580	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961581	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961582	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961583	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961584	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961585	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961586	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961587	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27

**Jackson Ridge Public Improvement District
Phase #3A 2025-26 Assessment Roll Summary**

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
961588	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961589	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961590	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961591	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961592	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961593	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961594	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961595	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961596	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961597	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961598	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961599	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961600	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961601	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961602	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961603	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961604	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961605	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961606	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961607	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961608	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961609	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961610	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961611	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961612	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961613	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961614	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961615	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961616	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961617	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961618	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961619	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961620	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961621	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961622	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961623	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961624	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961625	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961626	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961627	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961628	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961629	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961630	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961631	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961632	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961633	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961634	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961635	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961636	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961637	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961638	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961639	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961640	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961641	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961642	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961643	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961644	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961645	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961646	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961647	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961648	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961649	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961650	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961651	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961652	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961653	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961654	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961655	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961656	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961657	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961658	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961659	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961660	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961661	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961662	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961663	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27

**Jackson Ridge Public Improvement District
Phase #3A 2025-26 Assessment Roll Summary**

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
961664	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961665	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961666	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961667	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961668	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961669	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961670	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961671	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961672	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961673	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961674	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961675	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961676	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961677	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961678	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961679	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961680	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961681	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961682	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961683	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961684	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961685	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961686	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961687	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961688	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961689	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961690	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961691	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961692	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961693	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961694	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961695	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961696	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961697	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961698	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961699	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961700	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961701	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961702	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961703	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961704	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961705	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961706	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961707	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961708	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961709	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961710	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961711	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961712	1	50	2	0.83	\$16,319.80	\$578.68	\$526.24	\$116.75	\$81.60	\$1,303.27
961713	0	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	197			163.51	\$3,215,000.00	\$114,000.00	\$103,670.00	\$23,000.00	\$16,075.00	\$256,745.00

APPENDIX H
PHASE #3B ASSESSMENT ROLL – 2025-26

**Jackson Ridge Public Improvement District
Phase #3B 2025-26 Assessment Roll Summary**

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
1012511	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1012512	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1012344	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012345	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012346	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012347	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012348	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012349	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012350	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012351	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012352	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012353	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012354	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012355	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012356	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012357	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012358	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012359	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012360	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012361	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012362	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012363	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012364	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012365	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012366	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012367	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012368	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012369	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012370	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012371	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012372	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012373	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012374	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012375	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012376	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012377	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012378	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012379	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012380	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012381	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012382	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012383	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012384	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012385	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012386	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012387	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012388	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012389	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012390	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012391	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012392	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012393	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012394	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012395	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012396	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012397	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012398	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012399	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012400	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012401	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012402	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012403	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012404	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012405	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012406	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012407	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012408	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012409	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012410	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012411	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012412	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012413	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012414	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012415	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012416	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012417	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012418	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012419	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012420	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48

**Jackson Ridge Public Improvement District
Phase #3B 2025-26 Assessment Roll Summary**

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
1012421	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012422	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012423	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012424	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012425	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012426	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012427	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012428	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012429	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012430	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012431	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012432	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012433	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012434	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012435	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012436	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012437	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012438	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012439	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012440	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012441	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012442	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012443	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012444	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012445	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012446	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012447	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012448	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012449	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012450	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012451	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012452	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012453	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012454	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012455	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012456	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012457	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012458	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012459	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012460	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012461	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012462	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012463	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012464	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012465	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012466	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012467	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012468	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012469	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012470	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012471	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012472	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012473	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012474	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012475	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012476	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012477	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012478	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012479	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012480	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012481	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012482	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012483	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012484	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012485	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012486	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012487	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012488	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012489	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012490	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012491	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012492	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012493	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012494	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012495	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012496	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012497	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012498	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012499	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48

**Jackson Ridge Public Improvement District
Phase #3B 2025-26 Assessment Roll Summary**

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
1012500	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012501	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012502	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012503	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012504	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012505	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012506	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012507	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012508	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1012509	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007634	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1007609	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007610	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007611	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007612	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007613	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007614	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007615	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007616	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007617	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007618	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007619	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007620	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007621	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007622	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007623	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007624	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007625	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007626	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007627	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007628	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007629	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007630	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007631	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007632	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1007633	1	50	2	0.83	\$22,066.60	\$625.64	\$1,252.51	\$92.01	\$110.33	\$2,080.48
1010340	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010341	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010342	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010343	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010344	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010345	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010346	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010347	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010348	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010349	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010350	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010351	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010352	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010353	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010354	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010355	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010356	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010357	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010358	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010359	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010360	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010361	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010362	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010363	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010364	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010365	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010366	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010367	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010368	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010369	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010370	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010371	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010372	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010373	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010374	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010375	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010376	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010377	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010378	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010379	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010380	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010381	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010382	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61

**Jackson Ridge Public Improvement District
Phase #3B 2025-26 Assessment Roll Summary**

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2025-26 Annual Installments
1010383	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010384	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010385	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010386	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010387	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010388	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010389	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010390	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010391	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010392	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010393	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010394	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010395	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010396	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010397	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010398	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010399	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010400	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010401	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010402	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010403	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010404	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010405	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
1010406	1	60	1	1.00	\$26,586.26	\$753.78	\$1,509.05	\$110.85	\$132.93	\$2,506.61
Total	258			225.53	\$5,996,000.00	\$170,000.00	\$340,335.00	\$25,000.00	\$29,980.00	\$565,315.00

APPENDIX I
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Jackson Ridge Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas



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

Agenda Item

Consider and act on Ordinance No. 920-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Winn Ridge South Public Improvement District; and providing an effective date.

Staff Contact

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

Summary

MuniCap, Inc., the City's PID/TIRZ administrator, will provide an overview of the 2025-2026 service plan update for the Winn Ridge South PID in presentation format and will be available to address questions from Council and staff. This is an annual presentation to the council for consideration.

Financial Summary

Winn Ridge South consists of 340 homes and is built out. Par value of bonds totals \$8,000,000.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve Ordinance No. 920-25 approving the 2025-2026 annual service and assessment plan update and assessment roll for the Winn Ridge South PID.

The background of the slide is a light gray topographic map with intricate contour lines. The lines are more densely packed in some areas, indicating steeper slopes, and more spread out in others, indicating flatter terrain. The overall pattern is organic and flowing, typical of a natural landscape map.

Winn Ridge South Public Improvement District City of Aubrey, Texas

JULY 24, 2025

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budget for the PID
 - Bond Debt Service
 - Administrative Expenses
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

■ Authorized Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Cost	Variance
Bond par amount	\$8,000,000	\$8,000,000	\$0
Other funding sources	\$997,854	\$1,115,516	\$117,662
Total Sources	\$8,997,854	\$9,115,516	\$117,662
Uses of Funds			
<i>Sub-phase #1 Authorized Improvements</i>			
Road improvements	\$1,516,776	\$1,726,912	\$210,136
Water distribution system improvements	\$390,240	\$310,572	(\$79,668)
Sanitary sewer improvements	\$294,733	\$266,966	(\$27,767)
Storm drainage improvements	\$539,000	\$523,061	(\$15,939)
Landscaping and screening improvements	\$142,950	\$60,408	(\$82,542)
Other soft and miscellaneous costs	\$400,511	\$396,290	(\$4,221)
Estimated PID establishment costs	\$141,086	\$141,086	(\$0)
<i>Subtotal</i>	<i>\$3,425,296</i>	<i>\$3,425,295</i>	<i>(\$1)</i>
<i>Sub-phase #2 Authorized Improvements</i>			
Road improvements	\$1,630,116	\$2,022,685	\$392,569
Water distribution system improvements	\$397,721	\$268,624	(\$129,097)
Sanitary sewer improvements	\$350,416	\$277,320	(\$73,096)
Storm drainage improvements	\$651,000	\$605,596	(\$45,404)
Landscaping and screening improvements	\$142,950	\$0	(\$142,950)
Other soft and miscellaneous costs	\$462,077	\$577,718	\$115,641
Estimated PID establishment costs	\$170,431	\$170,431	\$0
<i>Subtotal</i>	<i>\$3,804,711</i>	<i>\$3,922,374</i>	<i>\$117,663</i>
Bond issuance costs	\$1,767,847	\$1,767,847	\$0
Total Uses	\$8,997,854	\$9,115,516	\$117,662

1- According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Annual Budget

	2025-26 Budget	2024-25 Budget
Principal	\$165,000	\$155,000
Interest	\$441,718	\$450,247
Administrative Expenses	\$30,500	\$27,500
Excess Interest for Reserves	\$35,811	\$36,586
<i>Subtotal - Expenses</i>	<i>\$673,029</i>	<i>\$669,332</i>
Reserve Fund Credit	(\$35,000)	(\$10,000)
Capitalized Interest Funds	\$0	\$0
Administrative Credit	\$0	\$0
<i>Subtotal - Credits</i>	<i>(\$35,000)</i>	<i>(\$10,000)</i>
Total Annual Installments	\$638,029	\$659,332

Annual Installments

	2025-26 Annual Installment	2024-25 Annual Installment
50' Lots	\$1,882.09	\$1,944.93

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

Parcel Subdivisions and Consolidations

- No additional parcel subdivisions or consolidations since the Winn Ridge South 2022-23 Annual SAP Update.

Prepayments

Parcel ID	Prepayment Date	Amount	Full/Partial
972508	December 2021	\$19,860	Full

Next Steps

- Upon approval of 2025-26 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2025 property taxes.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 920-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY WINN RIDGE SOUTH PUBLIC IMPROVEMENT DISTRICT ("WINN RIDGE") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR WINN RIDGE ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on March 21, 2017, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 764-17 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, after notice and a public hearing conducted in the manner required by law on May 16, 2017, and continued to June 20, 2017, the City Council adopted Ordinance No. 614-17, adopting a Service and Assessment Plan (the "Service and Assessment Plan" and an "Assessment Roll" (collectively the "Assessment Ordinance")); and

WHEREAS, On August 22, 2017 the City of Aubrey (the "City") approved issuance of the City of Aubrey, Texas Assessment Revenue Bonds, Series 2017 (Winn Ridge South Public Improvement District Project) (the "Series 2017 Bonds") in the aggregate principal amount of \$8,000,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

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

WHEREAS, pursuant to State law, the Service and Assessment Plan and Assessment Roll have been reviewed and updated annually; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/25 to 8/31/26 attached as Exhibit "A" (Fiscal Year 2025-2026), hereto

conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached hereto as Exhibit “A”, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

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

SECTION 1.

INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.

ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.

CUMULATIVE REPEALER

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

SECTION 4.

SEVERABILITY

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

SECTION 5.

ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE / FILING

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for Winn Ridge South PID for 2025-2026 (**Exhibit "A"**) with the Denton County Clerk.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 24th day of July, 2025.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

Exhibit "A"

Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/25 to
8/31/26 attached as Exhibit "A" (Fiscal Year 2025-2026)
(Winn Ridge South PID)

**WINN RIDGE SOUTH
PUBLIC IMPROVEMENT DISTRICT**

CITY OF AUBREY, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 -8/31/26)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 24, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**WINN RIDGE SOUTH
PUBLIC IMPROVEMENT DISTRICT**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 -8/31/26)**

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I. INTRODUCTION

The Winn Ridge South Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council of Aubrey (the “City Council”) on March 21, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On August 22, 2017 the City of Aubrey (the “City”) approved issuance of the City of Aubrey, Texas Assessment Revenue Bonds, Series 2017 (Winn Ridge South Public Improvement District Project) (the “Series 2017 Bonds”) in the aggregate principal amount of \$8,000,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted the Assessment Roll identifying the assessments on each Parcel of Assessed Property within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for Annual Installments to be collected for 2025-26.

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

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

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

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements Sources and Uses

Pursuant to the Service and Assessment Plan adopted on March 21, 2017, the initial total estimated costs of the Authorized Improvements, including Series 2017 Bond issuance costs, were equal to \$8,997,855. According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021 the updated estimated costs of the Authorized Improvements were \$9,115,518.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2021, the sub-phase #1 of development water distribution system and sanitary sewer Improvements were completed and accepted by the City as of June 7, 2019. In addition, the sub-phase #1 of development road and storm drainage Improvements were completed and accepted by the City on June 28, 2019.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2021, the sub-phase #2 of development Road and Storm drainage Improvements were completed and accepted by the City as of December 15, 2020. In addition, the sub-phase #2 of development water distribution system and sanitary sewer Improvements were completed and accepted by the City on January 21, 2021.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2017 Bonds.

For additional Authorized Improvement development-related information, refer to the link below:

<https://emma.msrb.org/P11510048-P11169000-P11584616.pdf>

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Table II-A-1
Updated Sources and Uses – Authorized Improvement Area

Sources of Funds	Initial Estimated Budget	Actual Cost	Variance
Bond par amount	\$8,000,000	\$8,000,000	\$0
Other funding sources	\$997,854	\$1,115,516	\$117,662
Total Sources	\$8,997,854	\$9,115,516	\$117,662
Uses of Funds			
<i>Sub-phase #1 Authorized Improvements</i>			
Road improvements	\$1,516,776	\$1,726,912	\$210,136
Water distribution system improvements	\$390,240	\$310,572	(\$79,668)
Sanitary sewer improvements	\$294,733	\$266,966	(\$27,767)
Storm drainage improvements	\$539,000	\$523,061	(\$15,939)
Landscaping and screening improvements	\$142,950	\$60,408	(\$82,542)
Other soft and miscellaneous costs	\$400,511	\$396,290	(\$4,221)
Estimated PID establishment costs	\$141,086	\$141,086	(\$0)
<i>Subtotal</i>	<i>\$3,425,296</i>	<i>\$3,425,295</i>	<i>(\$1)</i>
<i>Sub-phase #2 Authorized Improvements</i>			
Road improvements	\$1,630,116	\$2,022,685	\$392,569
Water distribution system improvements	\$397,721	\$268,624	(\$129,097)
Sanitary sewer improvements	\$350,416	\$277,320	(\$73,096)
Storm drainage improvements	\$651,000	\$605,596	(\$45,404)
Landscaping and screening improvements	\$142,950	\$0	(\$142,950)
Other soft and miscellaneous costs	\$462,077	\$577,718	\$115,641
Estimated PID establishment costs	\$170,431	\$170,431	\$0
<i>Subtotal</i>	<i>\$3,804,711</i>	<i>\$3,922,374</i>	<i>\$117,663</i>
Bond issuance costs	\$1,767,847	\$1,767,847	\$0
Total Uses	\$8,997,854	\$9,115,516	\$117,662

1- According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Authorized Improvements Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, there has been an increase in costs of \$117,662. The increase in costs of the Authorized Improvements were funded by the Developer.

B. FIVE YEAR SERVICE PLAN

According to the PID act, a service plan must cover a period of five years.

For additional development related details, please refer to the link provided in Section II.A. of this report.

The actual costs for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments to be collected during the next five years are shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness (2019-2031)

Assessment Year Ending 09/01¹	PID Projected Annual Installments
2019-25	\$4,515,127
2026	\$638,029
2027	\$686,954
2028	\$687,710
2029	\$686,625
2030	\$689,890
2031	\$687,169
Total	\$8,591,504

1 - Annual Installment amounts due for assessment years ending 2026 and prior represent actual Annual Installment amounts billed or to be billed. Assessment Years 2027 through 2031 represent projected future Annual Installments and do not include any available credits nor applicable TIRZ credits, if any.

C. STATUS OF DEVELOPMENT

According to the City, greater than 95 percent of the total building permits expected to be issued within the PID have been issued as of June 30, 2022. Pursuant to Section 4.(a)(iv) of the Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

D. ANNUAL BUDGET

Annual Installments – 2025-26

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2017 Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2017 Bonds commencing with the issuance of the Bonds. The effective interest rate on the Series 2017 Bonds is 6.17 percent per annum for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Series 2017 Bonds (6.17 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears

to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Series 2017 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2025-26

The budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Annual Installments to be Collected for 2025-26

Description	Series 2017 Bonds
Interest payment on March 1, 2026	\$220,859
Interest payment on September 1, 2026	\$220,859
Principal payment on September 1, 2026	\$165,000
<i>Subtotal debt service on bonds</i>	<i>\$606,718</i>
Administrative Expenses	\$30,500
Excess interest for prepayment and delinquency reserves	\$35,811
<i>Subtotal Expenses</i>	<i>\$673,029</i>
Available Reserve Fund Income	(\$35,000)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>(\$35,000)</i>
Annual Installments	\$638,029

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of \$220,859 and on September 1, 2026 in the amount of \$220,859, which equal interest on the outstanding Series 2017 Assessments balance of \$7,162,191 for six months each and an effective interest rate of 6.17 percent. Annual Installments to be collected include a principal amount of \$165,000 due on September 1, 2026. As a result, total principal and interest due for the Assessments in 2025-26 is estimated to be equal to \$606,718.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency fees. As shown in Table II-D-below, the total administrative expenses to be collected for 2025-26 are estimated to be \$30,500.

Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$2,500
PID Administrator	\$17,000
Trustee	\$2,500
Dissemination Agent	\$3,500
Audit	\$5000
Contingency	\$0
Total	\$30,500

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves are \$35,811, which equals 0.5 percent interest on the outstanding Assessments balance of \$7,162,191.

Available Reserve Fund Income

As of May 31, 2025, there has been approximately \$118,435 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$35,000 is available to be applied as a credit to reduce the 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the balance in the Administrative Expense Fund was \$49,781. This balance is anticipated to be used for the payment of current year administrative expenses and contingency through January 31, 2026. As a result, there is no credit to reduce the budgeted administrative expense portion of the 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, 340 units are expected to be built within the PID. According to Trustee records, one residential unit has prepaid their Assessment in full. As a result, the total Outstanding Units is 339 ($340 - 1 = 339$). The Annual Installment due to be collected from each Parcel within the PID is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount ¹	Annual Installment per Unit ²
Principal	\$165,000.00	\$486.73
Interest	\$406,718.30	\$1,199.76
Administrative Expenses	\$30,500.00	\$89.97
Excess Interest for Reserves	\$35,810.96	\$105.64
Total	\$638,029.25	\$1,882.09

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 339 Units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the administrative expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. BOND REDEMPTION RELATED UPDATES

The Series 2017 Bonds were issued in 2017. Pursuant to Section 4.3 (a) of each respective Indenture, the City reserves the right and option to redeem the Series 2017 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2017 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

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

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

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

The summary of updated Assessment Rolls is shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

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

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

According to DCAD online records, a final plat for one hundred and sixty-six (166) residential Parcels was recorded on June 26, 2019 for sub-phase #1 as shown in the 2021-22 Annual Service Plan Update. According to DCAD online records, Parcel 753118 was subdivided in 2020 into one hundred and sixty-six Parcels and is no longer active. The subdivided Parcels were officially recognized within the county's official roll in 2020. As a result, individual Parcels within sub-phase #1 of development were individually billed Annual Installments beginning in tax year 2020 as shown in the 2021-22 Annual Service Plan Update.

According to DCAD online records, a final plat for one hundred and seventy-four (174) residential Parcels was recorded on January 1, 2021 for sub-phase #1 as shown in the 2021-22 Annual Service

Plan Update. According to DCAD online records, Parcel 38577 was subdivided in 2021 into one hundred and seventy-four Parcels and is no longer active. The subdivided Parcels were officially recognized within the county's official roll in 2021. As a result, individual Parcels within sub-phase #2 of development were individually billed Annual Installments beginning in tax year 2021 as shown in the 2021-22 Annual Service Plan Update.

B. PREPAYMENT OF ASSESSMENTS

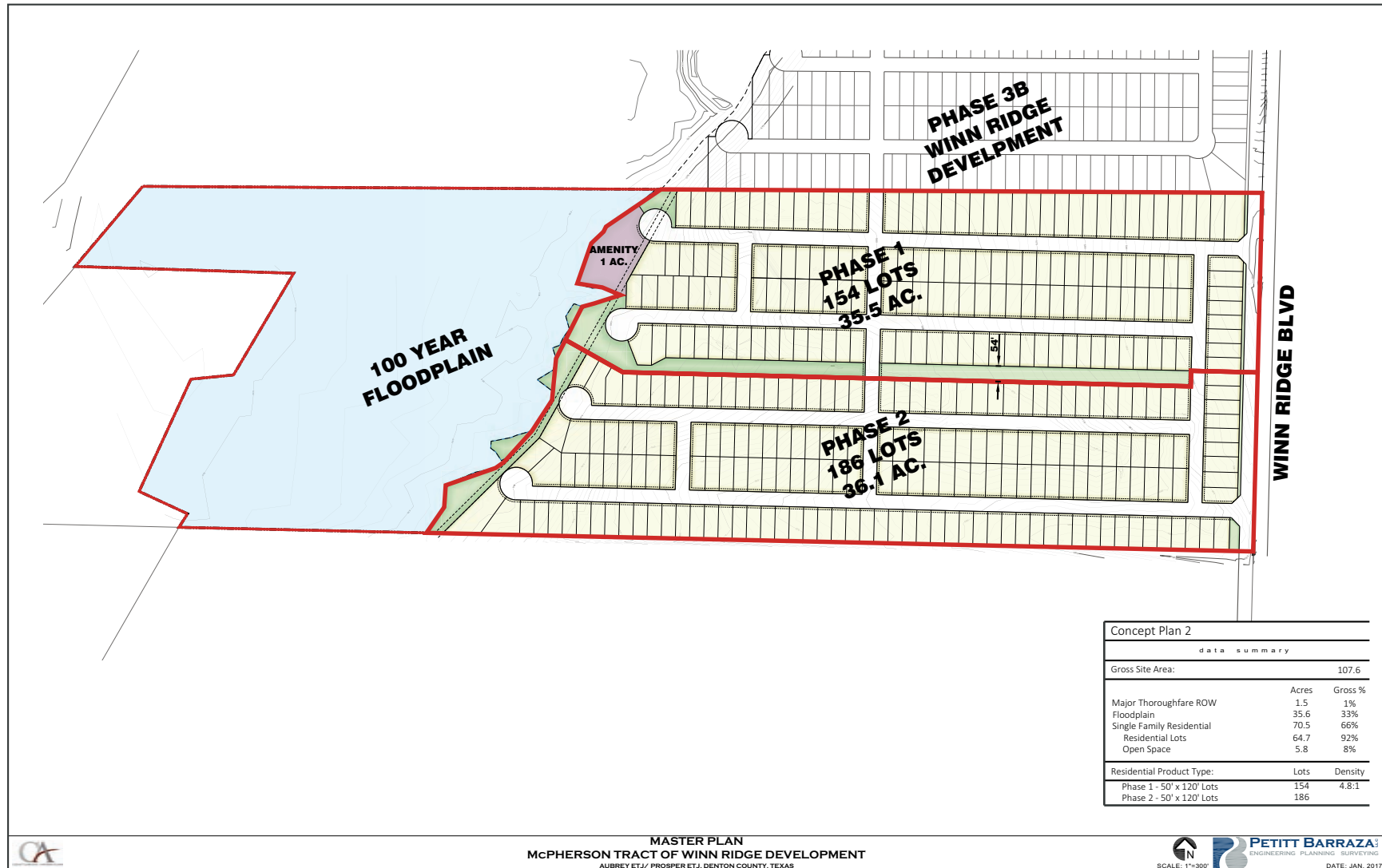
As of May 31, 2025, one Parcel has prepaid their Assessment in full. See Appendix B for more information related to this parcel.

The complete Assessment Rolls are available for review at the City Hall, located at 107 S. Main Street, Aubrey, Texas 76227.

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APPENDIX A
PID MAP

**MAP SHOWING BOUNDARIES OF
PHASE #1 AND PHASE #2 OF THE DISTRICT**



Note: This map shows anticipated size and location of each phase. Exact boundaries, lot counts and lot layout will be determined by final platting.

APPENDIX B
PREPAID PARCELS

Appendix B
List of Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
972508	December 2021	\$19,860	Full

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C
Winn Ridge South Public Improvement District
Assessed Value of the PID

Phase	Parcels	2025 Assessed Value^{4,5}
Phase #1 ¹	171	\$58,178,889
Phase #2 ²	175	\$61,028,589
Flood Plain ³	1	\$1
Total	347	\$119,207,479

1 - Phase 1 parcels include one hundred and sixty-six residential lots and five non-residential lots.

2 - Phase 2 parcels include one hundred and seventy-four residential lots and one non-residential lot.

3 - Includes one parcel dedicated as the 100-year flood plain.

4 -2025 Parcel assessed values are preliminary and in accordance with Denton Central Appraisal District online records as of May 14, 2025.

APPENDIX D
ASSESSMENT ROLL SUMMARY - 2025-26

Winn Ridge South Public Improvement District 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
753119	0.00	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757736	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757737	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757738	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757739	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757740	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757741	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757742	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757743	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757744	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757745	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757746	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757747	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757748	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757749	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757750	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757751	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757752	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757753	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757754	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757755	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757756	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757757	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757758	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757759	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757760	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757761	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757762	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757763	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757764	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757765	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757766	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757767	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757768	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757769	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757770	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757771	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757772	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757773	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757774	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757775	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757776	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757777	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757778	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757779	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757780	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757781	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757782	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757783	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757784	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757785	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757786	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757787	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757788	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757789	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757790	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757791	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757792	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757793	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757794	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757795	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757796	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757797					0.50	\$10,563.70	\$243.36	\$599.88	\$52.82	\$44.99	\$941.05
1002686	1.00	50	1	1.00	0.50	\$10,563.70	\$243.36	\$599.88	\$52.82	\$44.99	\$941.05
757798	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757799	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757800	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757801	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757802	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757803	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757804	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757805	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757806	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757807	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757808	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757809	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757810	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757811	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757812	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757813	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757814	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757815	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757816	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757817	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09

**Winn Ridge South Public Improvement District
2025-26 Assessment Roll Summary**

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
757818	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757819	0.00	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757820	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757821	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757822	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757823	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757824	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757825	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757826	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757827	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757828	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757829	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757830	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757831	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757832	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757833	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757834	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757835	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757836	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757837	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757838	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757839	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757840	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757841	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757842	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757843	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757844	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757845	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757846	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757847	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757848	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757849	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757850	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757851	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757852	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757853	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757854	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757855	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757856	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757857	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757858	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757859	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757860	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757861	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757862	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757863	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757864	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757865	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757866	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757867	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757868	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757869	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757870	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757871	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757872	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757873	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757874	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757875	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757876	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757877	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757878	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757879	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757880	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757881	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757882	0.00	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757883	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757884	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757885	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757886	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757887	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757888	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757889	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757890	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757891	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757892	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757893	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757894	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757895	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757896	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757897	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757898	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757899	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757900	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757901	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09

Winn Ridge South Public Improvement District 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
757902	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757903	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
757904	0.00	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757905	0.00	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
766594	0.00	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
972447	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972448	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972449	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972450	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972451	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972452	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972453	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972454	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972455	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972456	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972457	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972458	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972459	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972460	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972461	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972462	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972463	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972464	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972465	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972466	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972467	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972468	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972469	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972470	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972471	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972472	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972473	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972474	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972475	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972476	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972477	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972478	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972479	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972480	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972481	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972482	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972483	1.00	50	1	1.00	0.50	\$10,563.70	\$243.36	\$599.88	\$52.82	\$44.99	\$941.05
1016127	1.00	50	1	1.00	0.50	\$10,563.70	\$243.36	\$599.88	\$52.82	\$44.99	\$941.05
972484	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972485	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972486	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972487	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972488	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972489	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972490	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972491	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972492	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972493	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972494	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972495	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972496	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972497	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972498	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972499	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972500	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972501	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972502	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972503	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972504	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972505	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972506	0.00	0	Non-Assessed	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
972507	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972508	1.00	50	Non-Assessed	1.00	0.00	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
972509	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972510	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972511	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972512	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972513	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972514	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972515	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972516	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972517	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972518	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972519	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972520	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972521	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972522	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972523	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972524	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972525	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972526	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09

Winn Ridge South Public Improvement District 2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
972527	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972528	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972529	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972530	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972531	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972532	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972533	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972534	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972535	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972536	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972537	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972538	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972539	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972540	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972541	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972542	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972543	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972544	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972545	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972546	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972547	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972548	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972549	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972550	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972551	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972552	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972553	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972554	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972555	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972556	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972557	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972558	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972559	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972560	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972561	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972562	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972563	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972564	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972565	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972566	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972567	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972568	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972569	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972570	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972571	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972572	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972573	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972574	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972575	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972576	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972577	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972578	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972579	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972580	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972581	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972582	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972583	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972584	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972585	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972586	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972587	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972588	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972589	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972590	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972591	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972592	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972593	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972594	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972595	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972596	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972597	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972598	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972599	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972600	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972601	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972602	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972603	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972604	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972605	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972606	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972607	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972608	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972609	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972610	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972611	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972612	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09

Appendix D
Winn Ridge South Public Improvement District
2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
972613	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972614	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972615	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972616	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972617	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972618	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972619	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972620	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
972621	1.00	50	1	1.00	1.00	\$21,127.41	\$486.73	\$1,199.76	\$105.64	\$89.97	\$1,882.09
Total	340			340.00	339.00	\$7,162,191.18	\$165,000.00	\$406,718.30	\$35,810.96	\$30,500.00	\$638,029.25

APPENDIX E
PID ASSESSMENT NOTICE

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Winn Ridge South Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas



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

Agenda Item

Consider and act on Ordinance No. 921-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Duck Point Public Improvement District and providing an effective date.

Staff Contact

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

Summary

MuniCap, Inc., the city's PID/TIRZ administrator, will provide Council with an overview of the 2025-2026 service plan update for the Duck Point PID in presentation format and will be available to address any questions from Council and staff. This is an annual presentation to the council for consideration.

Financial Summary

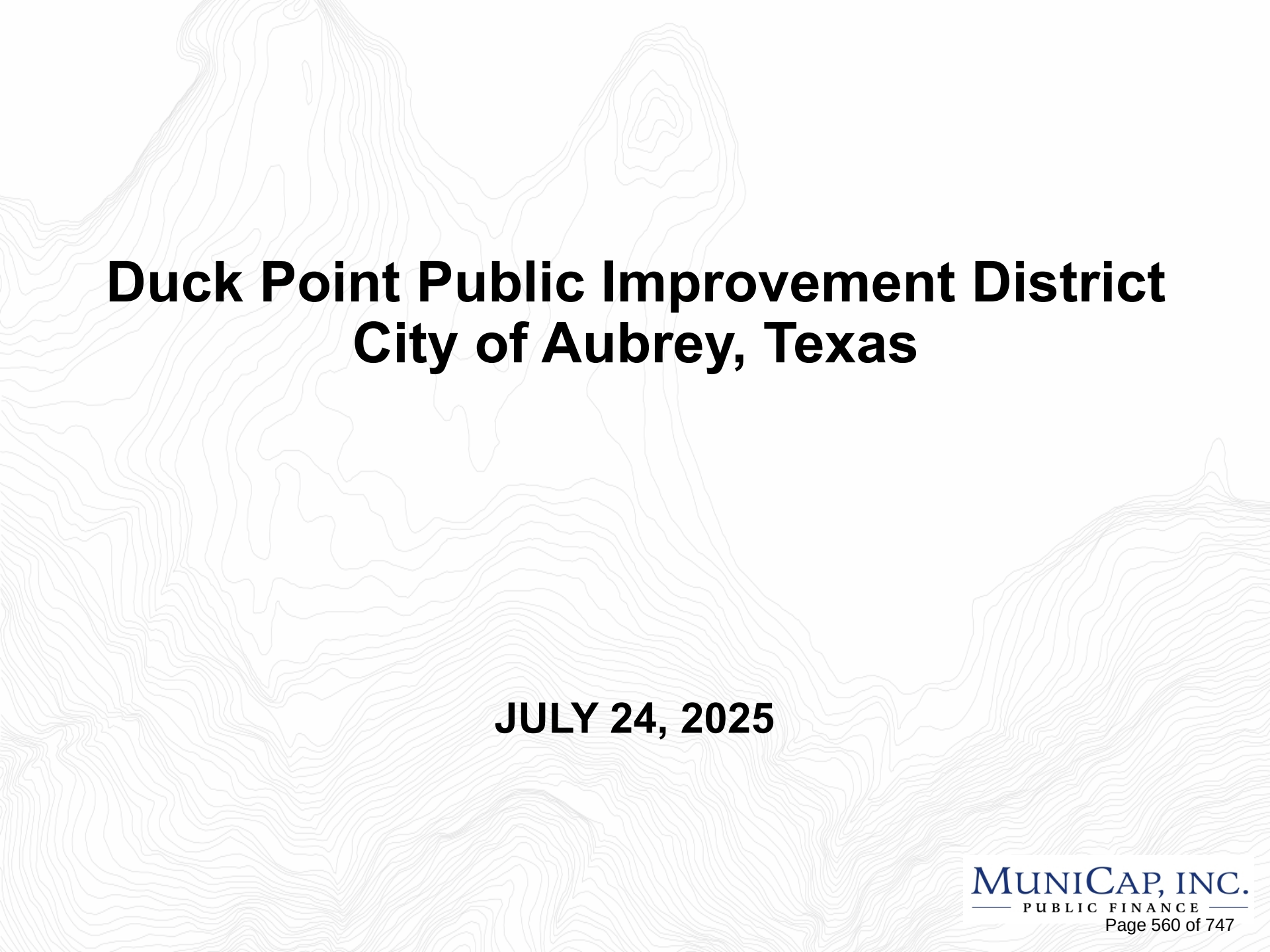
The Duck Point PID consists of 448 homes (0% completed) and PID bonds totaling \$30,551,769.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve Ordinance No. 921-25 approving the 2025-2026 annual service and assessment plan update and assessment roll for the Duck Point PID.

The background of the slide is a light gray topographic map with intricate contour lines. The lines are more densely packed in some areas, indicating steeper terrain, and more spread out in others, indicating flatter ground. The overall pattern is organic and flowing, typical of a natural landscape map.

Duck Point Public Improvement District City of Aubrey, Texas

JULY 24, 2025

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budget for the PID
 - Bond Debt Service
 - Administrative Expenses
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to Draw
Bond par amount	\$30,727,000	\$0	\$30,727,000	\$9,432,591	\$21,294,409
Original Issue Discount	(\$175,231)	\$0	(\$175,231)	\$0	(\$175,231)
Total Sources	\$30,551,769	\$0	\$30,551,769	\$9,432,591	\$21,119,178
Uses of Funds					
<u>Authorized Improvements</u>					
Street Improvements	\$8,946,509	\$0	\$8,946,509	\$0	\$8,946,509
<u>Wet Utilities</u>					
Water System	\$3,066,829	\$0	\$3,066,829	\$0	\$3,066,829
Sanitary Sewer System	\$3,002,715	\$0	\$3,002,715	\$0	\$3,002,715
Drainage System	\$2,240,000	\$0	\$2,240,000	\$0	\$2,240,000
<i>Subtotal Wet Utilities</i>	<i>\$17,256,053</i>	<i>\$0</i>	<i>\$17,256,053</i>	<i>\$0</i>	<i>\$17,256,053</i>
Landscaping	\$59,000	\$0	\$59,000	\$0	\$59,000
Other Soft and Miscellaneous Cost	\$5,885,696	\$0	\$5,885,696	\$2,081,571	\$3,804,125
<i>Subtotal Authorized Improvements</i>	<i>\$23,200,749</i>	<i>\$0</i>	<i>\$23,200,749</i>	<i>\$2,081,571</i>	<i>\$21,119,178</i>
<u>Bond issuance costs</u>					
Debt Service Reserve Fund	\$2,127,137	\$0	\$2,127,137	\$2,127,137	\$0
Administrative Expenses	\$100,000	\$0	\$100,000	\$100,000	\$0
Capitalized interest	\$2,901,564	\$0	\$2,901,564	\$2,901,564	\$0
Cost of Issuance	\$1,300,509	\$0	\$1,300,509	\$1,300,509	\$0
Underwriter's Discount	\$921,810	\$0	\$921,810	\$921,810	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$7,351,020</i>	<i>\$0</i>	<i>\$7,351,020</i>	<i>\$7,351,020</i>	<i>\$0</i>
Total Uses	\$30,551,769	\$0	\$30,551,769	\$9,432,591	\$21,119,178

Annual Budget

2025-26 Budget	
Principal	\$0
Interest	\$1,650,179
Administrative Expenses	\$45,000
Excess Interest for Reserves	\$0
<i>Subtotal - Expenses</i>	<i>\$1,695,179</i>
TIRZ Credit	\$0
Reserve Fund Credit	\$0
Available Capitalized Interest	(\$1,650,179)
Administrative Credit	(\$45,000)
<i>Subtotal - Credits</i>	<i>(\$1,695,179)</i>
Total Annual Installments	\$0

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

Parcel Subdivisions and Consolidations

- No Parcel subdivisions or consolidations to be recognized

Prepayments

- No prepayments have been received as of May 31, 2025

Next Steps

- Upon approval of the 2025-26 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2025 property taxes.
- Approved 2025-26 Annual SAP Update and ordinance will be filed and recorded with Denton County Clerk's office.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 921-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY DUCK POINT PUBLIC IMPROVEMENT DISTRICT IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR DUCK POINT ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on May 23, 2024, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 963-24, adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on February 27, 2025, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 892-25 adopting a Service and Assessment Plan (the "Service and Assessment Plan" and an "Assessment Roll" (collectively the "Assessment Ordinance"); and

WHEREAS, the City issued City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2025 (Duck Point Public Improvement District) (the "2025 PID Bonds") in the aggregate principal amount of \$30,551,769 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

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

WHEREAS, the Annual Service Plan Update and Updated Assessment Roll for Assessment Year 1/1/26 to 12/31/26 attached as Exhibit "A" (calendar year 2026), including a TIRZ calculation, hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and

changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the calendar year beginning January 1, 2026, and ending December 31, 2026.

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

SECTION 1.

INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.

ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.

CUMULATIVE REPEALER

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

SECTION 4.

SEVERABILITY

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

SECTION 5.

ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for the Duck Point PID for 2026 (**Exhibit "A"**) with the Denton County Clerk.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 24th day of July 2025.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

Exhibit “A”

Annual Service Plan Update and updated Assessment Roll for Assessment Year 1/1/26 to
12/31/26 attached as Exhibit "A" (Calendar Year 2026)
(Duck Point PID)

**DUCK POINT
PUBLIC IMPROVEMENT DISTRICT
CITY OF AUBREY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 1/1/26 - 12/31/26)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 24, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

DUCK POINT PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 1/1/26 – 12/31/26)

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APPENDIX A – PID MAP

APPENDIX B – PREPAID PARCELS

APPENDIX C – ASSESSED VALUE

APPENDIX D-1 – PID ASSESSMENT ROLL SUMMARY 2026

APPENDIX D-2 – TIRZ CALCULATION 2026

APPENDIX E – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Duck Point Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 963-24 on May 23, 2024, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas (the “City”) Special Assessment Revenue Bonds, Series 2025 (Duck Point Public Improvement District) (the “PID Bonds”) in the aggregate principal amount of \$30,727,000 were issued to finance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

Pursuant to the PID Act, the current Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the current Service and Assessment Plan for 2026 (the “Annual Service Plan Update”).

The City also adopted assessment rolls (the “Assessment Rolls”) identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the current Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for Annual Installments to be collected for 2026.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, a contract of purchase and sale is entered into

without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the current Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

According to the Service and Assessment Plan, the initial total estimated costs of the Authorized Improvements, including PID Bond issuance costs, were equal to \$30,551,769. According to requisition #3 approved by the City on June 11, 2025, the total estimated costs of the Authorized Improvements remains unchanged.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds.

Table II-A-1
Updated Sources and Uses¹

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to Draw
Bond par amount	\$30,727,000	\$0	\$30,727,000	\$9,432,591	\$21,294,409
Original Issue Discount	(\$175,231)	\$0	(\$175,231)	\$0	(\$175,231)
Total Sources	\$30,551,769	\$0	\$30,551,769	\$9,432,591	\$21,119,178
Uses of Funds					
<i>Authorized Improvements</i>					
Street Improvements	\$8,946,509	\$0	\$8,946,509	\$0	\$8,946,509
<i>Wet Utilities</i>					
Water System	\$3,066,829	\$0	\$3,066,829	\$0	\$3,066,829
Sanitary Sewer System	\$3,002,715	\$0	\$3,002,715	\$0	\$3,002,715
Drainage System	\$2,240,000	\$0	\$2,240,000	\$0	\$2,240,000
<i>Subtotal Wet Utilities</i>	<i>\$17,256,053</i>	<i>\$0</i>	<i>\$17,256,053</i>	<i>\$0</i>	<i>\$17,256,053</i>
Landscaping	\$59,000	\$0	\$59,000	\$0	\$59,000
Other Soft and Miscellaneous Cost	\$5,885,696	\$0	\$5,885,696	\$2,081,571	\$3,804,125
<i>Subtotal Authorized Improvements</i>	<i>\$23,200,749</i>	<i>\$0</i>	<i>\$23,200,749</i>	<i>\$2,081,571</i>	<i>\$21,119,178</i>
<i>Bond issuance costs</i>					
Debt Service Reserve Fund	\$2,127,137	\$0	\$2,127,137	\$2,127,137	\$0
Administrative Expenses	\$100,000	\$0	\$100,000	\$100,000	\$0
Capitalized interest	\$2,901,564	\$0	\$2,901,564	\$2,901,564	\$0
Cost of Issuance	\$1,300,509	\$0	\$1,300,509	\$1,300,509	\$0
Underwriter's Discount	\$921,810	\$0	\$921,810	\$921,810	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$7,351,020</i>	<i>\$0</i>	<i>\$7,351,020</i>	<i>\$7,351,020</i>	<i>\$0</i>
Total Uses	\$30,551,769	\$0	\$30,551,769	\$9,432,591	\$21,119,178

1 – Pursuant to requisition #3 approved by the City on June 11, 2025.

Authorized Improvement Area Cost Variances

As shown in Table II-A-1 on the previous page, there are no cost variances to the original budget of the Authorized Improvements.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2025-2031)

Assessment Year ending 12/31	Aggregate Projected Cost	Aggregate Projected Indebtedness	Sources Other Than PID Bonds	Annual Projected Indebtedness ¹	
				Annual Installments	
2025	\$18,331,062	\$30,551,769	\$0	\$0	
2026	\$12,220,708	\$0	\$0	\$0	
2027	\$0	\$0	\$0	\$2,314,814	
2028	\$0	\$0	\$0	\$2,315,409	
2029	\$0	\$0	\$0	\$2,314,952	
2030	\$0	\$0	\$0	\$2,314,443	
2031	\$0	\$0	\$0	\$2,314,834	
Total	\$30,551,769	\$30,551,769	\$0	\$11,574,451	

1 – Assessment Year ending 2025 represents actual Annual Installments billed. Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2027-2031 represent projected future Annual Installments and will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

According to the Final Limited Offering Memorandum for the PID Bonds, the Authorized Improvements are anticipated to be completed in Q4 2026. Additionally, four hundred forty-eight (448) residential lots are anticipated to be developed within the PID.

See Table II-C-1 on the following page for the status of completed homes within the PID as of June 30, 2025.

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Table II-C-1
Completed Homes

Completed as of June 30, 2025 ¹	Total Homes Projected to be Developed	Percentage of Completed Homes
0	448	0.00%

1 – Information provided by the City as of June 30, 2025.

D. ANNUAL BUDGET

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the PID Bonds, of which thirty (30) Annual Installments remain outstanding and available to pay obligations under the PID Bonds.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the PID Bonds commencing with the issuance of the PID Bonds. The effective interest rate on the PID Bonds is 5.37 percent for 2026. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds (5.37 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 4. (the “TIRZ”) incremental taxes available to the PID (the “TIRZ Credit”), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026

The budget for the Authorized Improvements of the PID will be paid from the collection of Annual Installments collected for 2026 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2026

	<u>PID Bonds</u>
Interest payment on June 30, 2026	\$825,089
Interest payment on December 31, 2026	\$825,089
Principal payment on December 31, 2026	\$0
<i>Subtotal debt service payments</i>	<i>\$1,650,179</i>
Administrative Expenses	\$45,000
Excess Interest for Reserves	\$0
<i>Subtotal Expenses</i>	<i>\$1,695,179</i>
Available TIRZ Credit	\$0
Available Reserve Fund Income	\$0
Available Capitalized Interest Account	(\$1,650,179)
Available Admin Expense account	(\$45,000)
<i>Subtotal funds available</i>	<i>(\$1,695,179)</i>
Annual Installments	\$0

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include PID Bond interest due on June 30, 2026, in the amount of \$825,089 and on December 31, 2026, in the amount of \$825,089, which equal interest on the outstanding Assessments balance of \$30,727,000 for six months each and an effective interest rate of 5.37 percent. There is no principal amount anticipated to be due on December 31, 2026. As a result, the total gross principal and interest due for the Assessments in 2026 is estimated to be equal to \$1,650,178.

Administrative Expenses

Administrative expenses for the PID include the City, PID Audit, Administrator, Trustee, Dissemination Agent, and contingency fees. As shown in Table II-D-2 on the following page, the administrative expenses to be collected for 2026 are estimated to be \$45,000.

Table II-D-2
Administrative Budget – 2026

Description	2026 Estimated Budget
City	\$2,500
PID Audit	\$5,000
PID Administrator	\$27,500
Trustee ¹	\$4,500
Dissemination Agent ¹	\$0
Contingency	\$5,500
Total	\$45,000

1 – Wilmington Trust, N.A. serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Capitalized Interest funds are anticipated to be available for debt service payments due on June 30, 2026, and December 31, 2026. As a result, the Annual Installments to be collected for excess interest for prepayment and delinquency reserves are \$0 as there are already sufficient funds available for PID Bond debt service.

Available TIRZ Credit

Pursuant to the project plan and finance plan for TIRZ No. 4 (the “TIRZ Project Plan and Finance Plan”), 48.0 percent of TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel. Pursuant to Section V.G. of the Service and Assessment Plan, the TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit (\$4,165).

As shown in Table II-D-1 of this report, there are no Annual Installments to be billed for 2026. As a result, there are no TIRZ increments needed to further reduce Annual Installments for 2026.

Available Reserve Fund Income

Capitalized Interest funds are anticipated to be available for debt service payments due on June 30, 2026, and December 31, 2026. As a result, reserve fund income is not needed as there are already sufficient funds available for PID Bond debt service.

Available Capitalized Interest Account

According to Section 6.4(c) of the PID Bonds Indenture, capitalized interest funds shall be used for payment of all interest due on June 30, 2026 and December 31, 2026, respectively.

Available Administrative Expense Account

According to the PID Bond Closing Memorandum, \$100,000 in estimated administrative expenses was funded at PID Bond issuance. As shown in Table II-D-1 of this report, a portion of that amount is available to reduce the 2026 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, 448 units are estimated to be built within the PID. As a result, the Annual Installment due to be collected per unit within the PID for 2026 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount ¹	Annual Installment per Unit ²
Principal	\$0.00	\$0.00
Interest	\$0.00	\$0.00
Administrative Expenses	\$0.00	\$0.00
Excess Interest for Reserves	\$0.00	\$0.00
Total	\$0.00	\$0.00

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 448 anticipated residential units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. BOND REDEMPTION RELATED UPDATES

PID Bonds

The PID Bonds were issued in March 2025. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the PID Bonds maturing on or after December 31, 2045 in whole or any part, before their respective scheduled maturity dates, on **December 31, 2035**, or on any date thereafter such redemption date or dates to be fixed by the City, at a Redemption Price equal to the principal amount of the PID Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator does not believe a refunding of the PID Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

(remainder of page left intentionally blank)

III. UPDATE OF THE ASSESSMENT PLAN

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

This method of assessing property has not been changed, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated units to be built on each newly subdivided Parcel

D = the sum of the estimated units to be built on all of the new subdivided Parcels

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

B. PREPAYMENT OF ASSESSMENTS

According to the Trustee, there have been no prepaid Assessments as of June 30, 2025.

For additional prepayment-related information, see Appendix B of this report.

The complete Assessment Roll is available for review at the City Hall, located at 107 S. Main Street, Aubrey, Texas 76227.

(remainder of this page is intentionally left blank)

APPENDIX A
PID MAP

APPENDIX B
PREPAID PARCELS

Appendix B

According to the Trustee, there have been no prepaid Assessments as of June 30, 2025.

APPENDIX C
ASSESSED VALUE

**Duck Point Public Improvement District
Assessed Value**

	Parcel Count	2025 Assessed Value¹
All Parcels	1	\$7,197
Total		\$7,197

1 - Reflects 2025 preliminary net appraised value per DCAD online records.

APPENDIX D-1
PID ASSESSMENT ROLL SUMMARY 2026

Duck Point Public Improvement District
Assessment Roll Summary
2026

Parcel	Estimated No. of units	Lot Size	Total Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
52165	448	50 Ft Lot	448.00	\$30,727,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	448		448.00	\$30,727,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

APPENDIX D-2
TIRZ CALCULATION 2026

**DUCK POINT PUBLIC IMPROVEMENT DISTRICT
TIRZ CREDIT CALCULATION
2026**

Parcel	Base Year Taxes Paid	2024 Taxes Paid	2024 Tax Increment	Available 2026 TIRZ Increments	Applicable 2026 TIRZ Credit
52165	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Duck Point Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas



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

Agenda Item

Consider and act on Ordinance No. 922-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for Aubrey Public Improvement District No. 1 (Keeneland); and providing an effective date.

Staff Contact

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

Summary

MuniCap, Inc., the city's PID/TIRZ administrator, will provide Council with an overview of the 2025-2026 service plan update for Aubrey PID #1 (Keeneland) in presentation format and will be available to address any questions from Council and staff. This is an annual presentation for the council to consider.

Financial Summary

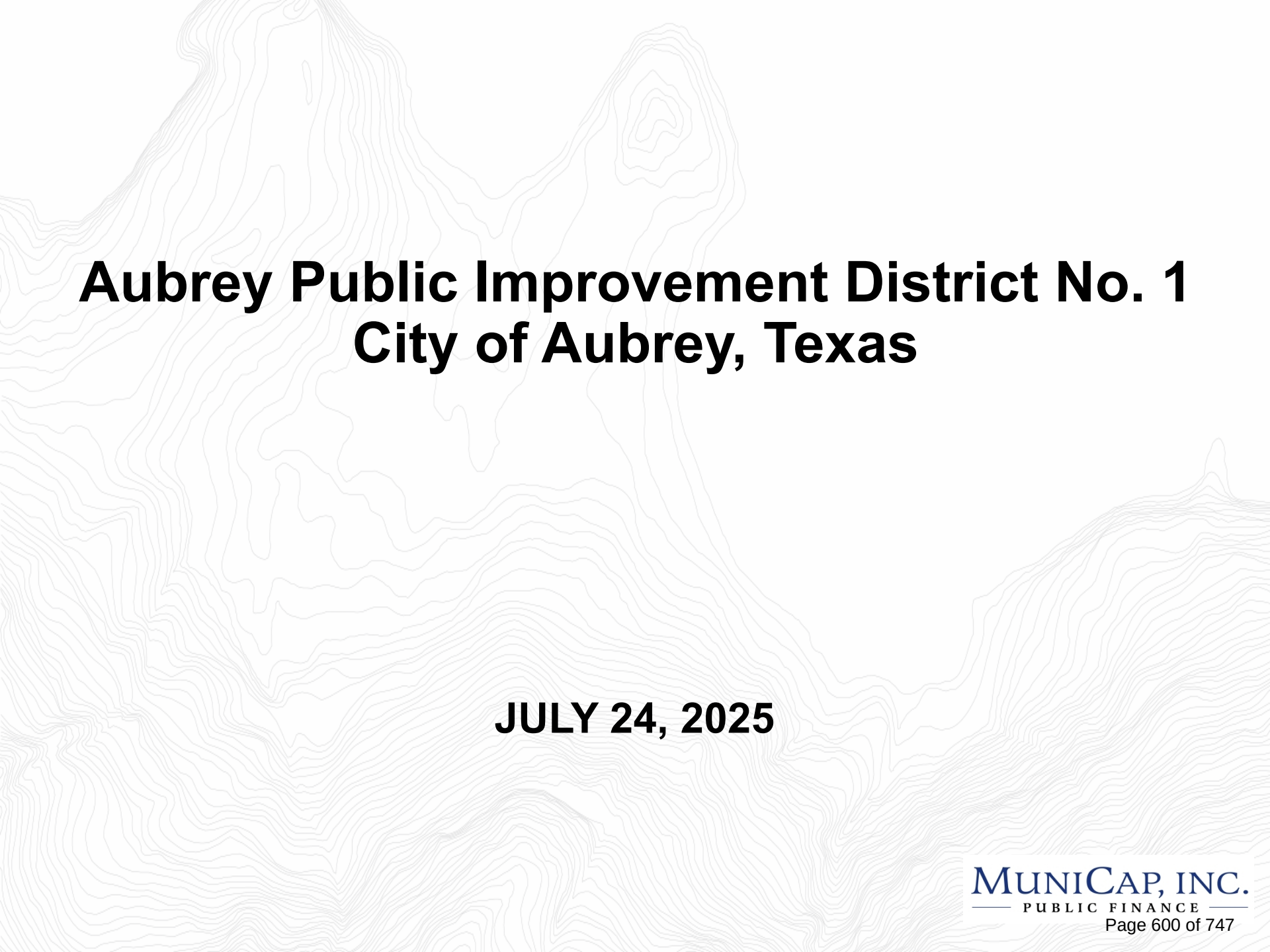
The actual costs of the Authorized Improvements, including cost of issuance of the 2023 PID Bonds, was equal to \$18,779,658. The road, water, sanitary sewer, and storm drainage were completed and accepted by the City as of September 28, 2023.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to approve Ordinance No. 922-25 approving the 2025-2026 annual service and assessment plan update and assessment roll for Aubrey PID #1.

The background of the slide is a light gray topographic map with intricate contour lines. The lines are more densely packed in some areas, indicating steeper terrain, and more spread out in others, indicating flatter areas. The overall pattern is organic and flowing.

Aubrey Public Improvement District No. 1

City of Aubrey, Texas

JULY 24, 2025

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budget for the PID
 - Bond Debt Service
 - Administrative Expenses
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

■ Authorized Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Cost ¹	Variance
Par amount	\$14,541,000	\$14,541,000	\$0
Original Issue Discount	(\$55,433)	(\$55,433)	\$0
Other funding sources	\$4,294,091	\$4,294,091	\$0
Total Sources	\$18,779,658	\$18,779,658	\$0
Uses of Funds			
<u>Improvements</u>			
Road Improvements	\$4,487,859	\$4,487,859	\$0
Water Improvements	\$2,366,462	\$2,516,462	\$0
Sanitary Sewer Improvements	\$3,002,637	\$3,002,637	\$0
Storm Drainage Improvements	\$1,949,831	\$1,949,831	\$0
Landscaping	\$969,383	\$969,383	\$0
Other Soft and Miscellaneous Costs	\$3,567,919	\$3,567,919	\$0
Contingency	\$150,000	\$0	\$0
<i>Subtotal: Improvements</i>	<i>\$16,494,091</i>	<i>\$16,494,091</i>	<i>\$0</i>
<u>Bond Issuance Costs</u>			
Cost of Issuance	\$735,885	\$735,885	\$0
Capitalized interest	\$0	\$0	\$0
Reserve Fund	\$1,058,452	\$1,058,452	\$0
Administrative Expense Fund	\$55,000	\$55,000	\$0
Underwriters Discount	\$436,230	\$436,230	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$2,285,567</i>	<i>\$2,285,567</i>	<i>\$0</i>
Total Uses	\$18,779,658	\$18,779,658	\$0

¹ According to Requisition #1 approved by the City on September 28, 2023.

Annual Budget

	2025-26 Budget	2024-25 Budget
Principal	\$186,000	\$178,000
Interest	\$832,260	\$841,160
Administrative Expenses	\$60,000	\$71,500
Excess Interest for Reserves	\$70,740	\$71,630
<i>Subtotal - Expenses</i>	<i>\$1,149,000</i>	<i>\$1,162,290</i>
TIRZ Credit	(\$24,934)	(\$838)
Reserve Fund Credit	(\$30,000)	(\$10,000)
Available Capitalized Interest	\$0	\$0
Administrative Credit	(\$5,000)	(\$5,000)
<i>Subtotal - Credits</i>	<i>(\$59,934)</i>	<i>(\$15,838)</i>
Total Annual Installments	\$1,089,066	\$1,146,452

Annual Installments

	2025-26 Annual Installment ¹	2024-25 Annual Installment ¹
50' Lots	\$4,139	\$4,263
40' Lots	\$3,850	\$3,965

1 – Does not include applicable TIRZ Credit, if any.

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

Parcel Subdivisions and Consolidations

- According to Denton Central Appraisal District online records, two hundred seventy-nine (279) subdivided residential Parcels within the PID were officially recognized within the County's official roll in 2024. As a result, individual Parcels within the PID will be individually billed Annual Installments beginning in tax year 2024.

Prepayments

- No prepayments have been received as of May 31, 2025.

Next Steps

- Upon approval of 2025-26 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2025 property taxes
- Approved 2025-26 Annual SAP Update and ordinance will be filed and recorded with Denton County Clerk's office.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 922-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY PUBLIC IMPROVEMENT DISTRICT NO 1 ("KEENELAND") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR KEENELAND ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on January 25, 2022, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 881-22, as amended to correct the name of the District by that resolution No. 887-22 approved on April 26, 2022, adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on August 24, 2023, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 797-23 adopting a Service and Assessment Plan (the "Service and Assessment Plan" and an "Assessment Roll" (collectively the "Assessment Ordinance")); and

WHEREAS, the City issued City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the "2023 PID Bonds") in the aggregate principal amount of \$14,541,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

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

WHEREAS, the Annual Service Plan Update and Updated Assessment Roll for Assessment Year 9/1/25 to 8/31/26 attached as Exhibit "A" (Fiscal Year 2025-2026), including a TIRZ calculation, hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original

Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

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

SECTION 1.
INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.
CUMULATIVE REPEALER

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

SECTION 4.
SEVERABILITY

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

SECTION 5.
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for PID No. 1 (Keeneland) for 2025-2026 (**Exhibit "A"**) with the Denton County Clerk.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 24th day of July 2025.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

Exhibit “A”

Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/25 to
8/31/26 attached as Exhibit "A" (Fiscal Year 2025-2026)
(PID No. 1 “Keeneland”)

**AUBREY
PUBLIC IMPROVEMENT DISTRICT NO. 1
(KEENELAND)**

CITY OF AUBREY, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 24, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

AUBREY PUBLIC IMPROVEMENT DISTRICT No. 1

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/25 – 8/31/26)

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APPENDIX A – PID MAP

APPENDIX B – PREPAID PARCELS

APPENDIX C – ASSESSED VALUE

APPENDIX D-1 – ASSESSMENT ROLL 2025-26

APPENDIX D-2 – TIRZ CALCULATION

APPENDIX E – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Aubrey Public Improvement District No. 1 (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on April 26, 2022, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the “2023 PID Bonds”) in the aggregate principal amount of \$14,541,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted assessment rolls (the “Assessment Rolls”) identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, a contract of purchase and sale is entered into

without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements

According to the Service and Assessment Plan, the original estimated costs of the Authorized Improvements, including costs of issuance of the 2023 PID Bonds, were equal to \$18,779,658. According to Requisition #1 approved by the City on September 28, 2023, the actual costs of the Authorized Improvements, including cost of issuance of the 2023 PID Bonds, was equal to \$18,779,658.

According to the letter of acceptance by the City dated January 24, 2024, the road, water, sanitary sewer, and storm drainage were completed and accepted by the City as of September 28, 2023.

Authorized Improvement Sources and Uses

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements; (2) establish the PID; and (3) issue the 2023 PID Bonds.

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Table II-A-1
Updated Sources and Uses – Authorized Improvements

Sources of Funds	Initial Estimated Budget	Actual Cost ¹	Variance
Par amount	\$14,541,000	\$14,541,000	\$0
Original Issue Discount	(\$55,433)	(\$55,433)	\$0
Other funding sources	\$4,294,091	\$4,294,091	\$0
Total Sources	\$18,779,658	\$18,779,658	\$0
Uses of Funds			
<i><u>Improvements</u></i>			
Road Improvements	\$4,487,859	\$4,487,859	\$0
Water Improvements	\$2,366,462	\$2,516,462	\$0
Sanitary Sewer Improvements	\$3,002,637	\$3,002,637	\$0
Storm Drainage Improvements	\$1,949,831	\$1,949,831	\$0
Landscaping	\$969,383	\$969,383	\$0
Other Soft and Miscellaneous Costs	\$3,567,919	\$3,567,919	\$0
Contingency ³	\$150,000	\$0	\$0
<i>Subtotal: Improvements</i>	<i>\$16,494,091</i>	<i>\$16,494,091</i>	<i>\$0</i>
<i><u>Bond Issuance Costs</u></i>			
Cost of Issuance	\$735,885	\$735,885	\$0
Capitalized interest	\$0	\$0	\$0
Reserve Fund	\$1,058,452	\$1,058,452	\$0
Administrative Expense Fund	\$55,000	\$55,000	\$0
Underwriters Discount	\$436,230	\$436,230	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$2,285,567</i>	<i>\$2,285,567</i>	<i>\$0</i>
Total Uses	\$18,779,658	\$18,779,658	\$0

1 – According to Requisition #1 approved by the City on September 28, 2023.

Authorized Improvement Cost Variances

As shown in Table II-A-1 above, there are no Authorized Improvement cost variances to the original estimates.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs &
Annual Projected Indebtedness (2023-2031)

Assessment Year ending September 1	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2023-2025	\$18,779,658	\$14,541,000	\$4,238,658	\$2,318,739
2026	\$0	\$0	\$0	\$1,089,066
2027	\$0	\$0	\$0	\$1,172,667
2028	\$0	\$0	\$0	\$1,172,640
2029	\$0	\$0	\$0	\$1,172,152
2030	\$0	\$0	\$0	\$1,172,203
2031	\$0	\$0	\$0	\$1,172,740
Total	\$18,779,658	\$14,541,000	\$4,238,658	\$9,270,206

1 – Assessment Years ending 2023-2025 represent actual Annual Installments billed. Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2027-2031 represent projected future Annual Installments and will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2025, there are 99 completed homes within the PID as of March 31, 2025.

See Table II-C-1 below for the status of completed homes within the PID.

Table II-C-1
Completed Homes

Completed as of September 30, 2024 ¹	Completed as of March 31, 2025 ²	Total Homes Projected to be Developed	Percentage of Completed Homes
16	99	279	35.48%

1 – According to the Developer's Quarterly Improvement Implementation Report for the period ending September 30, 2024.

2 – According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2025.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the 2023 PID Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the 2023 PID Bonds commencing with the issuance of the 2023 PID Bonds. The effective interest rate on the 2023 PID Bonds is 5.88 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the 2023 PID Bonds (5.88 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City, or any other party designated by the City, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 2 (the “TIRZ”) incremental taxes available to the PID (the “TIRZ Credit”), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the 2023 PID Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2025-26

	<u>2023 PID Bonds</u>
Interest payment on March 1, 2026	\$416,130
Interest payment on September 1, 2026	\$416,130
Principal payment on September 1, 2026	\$186,000
<i>Subtotal debt service on bonds</i>	<i>\$1,018,260</i>
Administrative Expenses	\$60,000
Excess interest for prepayment and delinquency reserves	\$70,740
<i>Subtotal Expenses</i>	<i>\$1,149,000</i>
Available TIRZ revenues	(\$24,934)
Available Reserve Fund Income	(\$30,000)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$59,934)</i>
Annual Installments	\$1,089,066

1 – Amounts in the table above are calculated to the cent, whereas, the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include 2023 PID Bond interest due on March 1, 2026 in the amount of \$416,130 and on September 1, 2026 in the amount of \$416,130, which equal interest on the outstanding Assessments balance of \$14,148,000 for six months each and an effective interest rate of 5.88 percent. Annual Installments to be collected include a principal amount of \$186,000 due on September 1, 2026. As a result, the total gross principal and interest due for the Assessments in 2025-26 is estimated to be equal to \$1,018,260.

Administrative Expenses

Administrative expenses for the PID include City, Administrator, Trustee, Dissemination Agent, TIRZ/Contingency fees, and Audit fees. As shown in Table II-D-2 on the following page, the administrative expenses to be collected for 2025-26 are estimated to be \$60,000.

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Table II-D-2
Administrative Budget – 2025-26

Description	2025-26 Estimated Budget
City	\$2,500
Administrator	\$30,000
Trustee ¹	\$4,500
Dissemination Agent ¹	\$0
TIRZ/Contingency	\$18,000
Audit	\$5,000
Total	\$60,000

1- Wilmington Trust, N.A., serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$70,740 which equals 0.5 percent interest on the outstanding Assessment balance of \$14,148,000.

Available TIRZ Credit

Pursuant to the project and finance plan for TIRZ No. 2 (the “TIRZ Project Plan and Finance Plan”), thirty- eight percent (38%) of the TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel.

According to the City, there have been TIRZ increments collected in 2024 in the total amount of \$24,934 that are available to be used as TIRZ Credit in 2025-26 for the respective Parcels within the PID. Pursuant to Section V.G of the Service and Assessment Plan, the TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit (Lot Type 1- \$3,625, Lot Type #2- \$3,372).

Based on TIRZ increments collected in 2024, all TIRZ increments will be applied as a TIRZ Annual Credit amount as no Parcel will go below the Target Net Annual Installment Per Unit. As a result, \$24,934 will be applied to reduce the 2025-26 Annual Installments billed.

Available Reserve Fund Income

As of May 31, 2025, there has been approximately \$95,222 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund

income in the amount of \$30,000 is available to be applied as a credit to reduce the 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, there are no capitalized interest funds available. As a result, there is no credit to reduce the 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was \$161,269, which a portion of the available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are \$5,000 in administrative expense funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, 279 units representing 269.13 total Equivalent Units are estimated to be built within the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$186,000.00	\$691.12
Interest	\$802,260.00	\$2,980.94
Administrative Expenses	\$55,000.00	\$204.36
Excess Interest for Reserves	\$70,740.00	\$262.85
Total	\$1,114,000.00	\$4,139.26

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 269.13 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within the PID for 2025-26 is shown below in Table II-E-2 on the following page.

Table II-E-2
Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit ¹	Equivalent Unit Factor	Annual Installment Per Land Use Class ¹
Lot Type 1 (50 Ft)	\$4,139.26	1.00	\$4,139.26
Lot Type 2 (40 Ft)	\$4,139.26	0.93	\$3,849.52

1 – Annual Installment per Equivalent Unit and Annual Installment per land use class represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. BOND REDEMPTION RELATED UPDATES

The 2023 PID Bonds were issued in September 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the 2023 PID Bonds before their respective scheduled maturity dates, on **September 1, 2031**, or on any date thereafter such redemption date or dates to be fixed by the City, at a redemption price equal to the principal amount of the 2023 PID Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the 2023 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

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

This method of assessing property has not been changed, except for the additional clarifying provisions above, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to Denton County Appraisal District (“DCAD”) online records, two hundred seventy-nine (279) subdivided residential Parcels within the PID were officially recognized within the county’s official roll in 2024. As a result, individual Parcels within the PID were individually billed Annual Installments beginning in tax year 2024.

B. PREPAYMENT OF ASSESSMENTS

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2025.

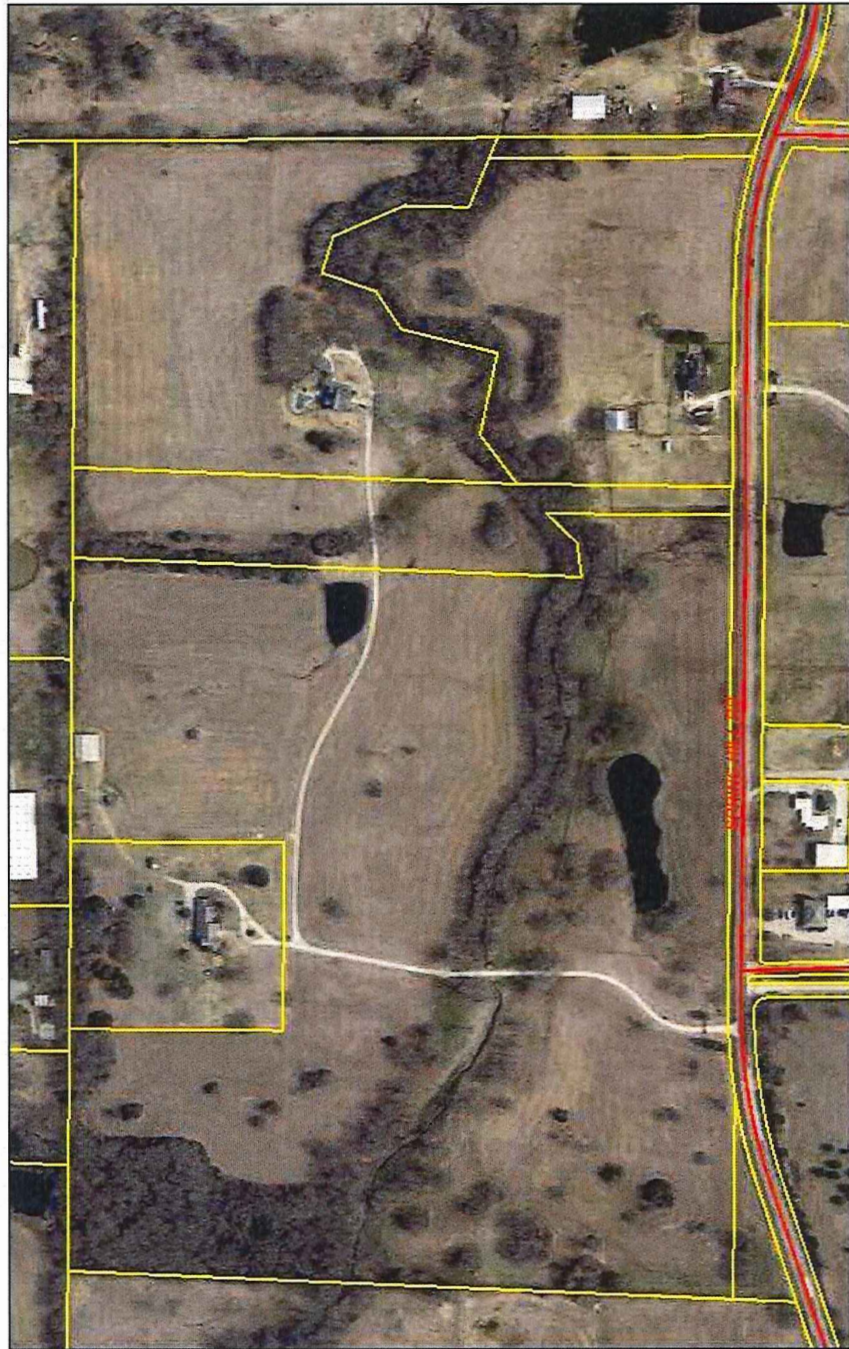
For additional prepayment-related information, see Appendix B of this report.

The complete Assessment Roll is available for review at the City hall, located at 107 Main St, Aubrey, Texas 76227.

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APPENDIX A
PID MAP

Keenland



5/5/2021, 11:27:58 AM

- Streets
- Parcels

1:4,514
0 0.03 0.06 0.1 0.12 mi
0 0.05 0.1 0.2 km

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate data for the location of property boundaries. Don't County Appraisal District/Harris County - www.harris.gov/assessor

APPENDIX B
PREPAID PARCELS

Appendix B

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2025.

APPENDIX C
ASSESSED VALUE

Aubrey Public Improvement District No. 1
2025 Assessed Value

Phase	2025 Assessed Value¹
All Parcels	\$48,384,845
Total	\$48,384,845

1 - Assessed values reflect preliminary 2025 values in accordance with the Denton Central Appraisal District online records.

APPENDIX D-1
ASSESSMENT ROLL – 2025-26

Assessment Roll Summary 2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035221	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035222	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035223	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$143.77)	\$3,705.74
1035224	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$143.77)	\$3,705.74
1035225	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035226	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035227	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035228	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035229	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035230	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035231	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035232	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035233	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035234	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035235	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035236	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035237	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035238	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035239	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035240	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035241	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035242	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.25)	\$4,049.01
1035243	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$98.96)	\$4,040.30
1035247	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035248	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035249	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035250	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035251	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035252	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035253	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035254	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035255	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035256	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035257	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$60.77)	\$3,788.75
1035258	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035259	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035260	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035261	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$85.69)	\$3,763.83
1035262	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$89.60)	\$3,759.92
1035263	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$99.97)	\$3,749.54
1035264	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035265	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035266	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035267	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035268	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035269	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035270	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035271	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$58.82)	\$4,080.45
1035272	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035273	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035274	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035275	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035276	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035277	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035278	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035279	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035280	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035281	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035282	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035283	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035284	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035285	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035286	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035287	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035288	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035289	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035290	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035291	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035292	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035293	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035294	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035295	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035296	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035297	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035298	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035299	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035300	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99

Assessment Roll Summary 2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035301	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035302	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035303	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035304	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035305	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035306	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035307	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035308	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035309	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035310	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.53)	\$3,762.99
1035311	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$61.61)	\$3,787.90
1035312	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035313	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035314	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035315	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035316	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035317	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035318	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035319	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035320	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035321	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035322	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035323	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035324	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035325	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035326	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035327	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035328	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035329	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035330	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035331	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035332	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035333	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035334	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035335	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035336	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035337	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035338	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035339	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035340	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035341	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035342	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035343	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035344	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$143.77)	\$3,705.74
1035345	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$143.77)	\$3,705.74
1035346	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035347	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035348	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035349	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035350	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035351	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035352	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035353	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035354	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035355	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035356	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035357	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035358	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035359	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035360	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035361	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035362	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035363	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$61.59)	\$3,787.93
1035364	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035365	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035366	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035367	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035368	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035369	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035370	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035371	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035372	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035373	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035374	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035375	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035376	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$86.26)	\$3,763.25
1035377	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92

**Assessment Roll Summary
2025-26**

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035379	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035380	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035381	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035382	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035383	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035384	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035385	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035386	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035387	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035388	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.31)	\$4,049.95
1035390	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$98.07)	\$4,041.19
1035391	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035392	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035393	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035394	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035395	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035396	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035397	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035398	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$88.55)	\$3,760.97
1035399	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$58.66)	\$4,080.60
1035400	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$61.26)	\$3,788.26
1035401	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035402	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.02)	\$3,762.49
1035403	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.74)	\$4,050.53
1035404	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.02)	\$3,762.49
1035405	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.50)	\$4,049.76
1035406	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.60)	\$3,761.92
1035407	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$92.74)	\$3,756.78
1035408	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$89.12)	\$3,760.40
1035409	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.98)	\$3,761.54
1035410	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.98)	\$3,761.54
1035411	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.98)	\$3,761.54
1035412	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.98)	\$3,761.54
1035413	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$87.64)	\$3,761.88
1035414	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$94.35)	\$3,755.16
1035415	1	40	2	0.93	\$48,889.53	\$642.74	\$2,772.27	\$244.45	\$190.06	(\$91.60)	\$3,757.92
1035416	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035417	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035418	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035419	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035420	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035421	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035422	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035423	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035424	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035425	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035426	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035427	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035428	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035429	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035430	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035431	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035432	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035433	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035434	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035435	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.83)	\$4,050.43
1035436	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$94.07)	\$4,045.19
1035437	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.98)	\$4,047.29
1035438	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$97.12)	\$4,042.15
1035439	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$97.50)	\$4,041.77
1035440	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.50)	\$4,049.76
1035441	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.60)	\$4,047.67
1035442	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.17)	\$4,047.10
1035443	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$94.45)	\$4,044.81
1035444	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$100.35)	\$4,038.91
1035445	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$103.78)	\$4,035.48
1035446	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$96.38)	\$4,042.89
1035447	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$104.03)	\$4,035.23
1035448	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$95.30)	\$4,043.96
1035449	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$94.54)	\$4,044.73
1035450	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$95.64)	\$4,043.62
1035451	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.69)	\$4,048.57
1035452	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$94.53)	\$4,044.73
1035453	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035454	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035455	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035456	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72

**Assessment Roll Summary
2025-26**

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
1035457	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.55)	\$4,050.72
1035458	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$48.08)	\$4,091.18
1035459	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$98.07)	\$4,041.19
1035460	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.36)	\$4,046.91
1035461	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$93.88)	\$4,045.38
1035462	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$101.88)	\$4,037.39
1035463	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.36)	\$4,046.91
1035464	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.45)	\$4,048.81
1035465	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.64)	\$4,048.62
1035466	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$93.31)	\$4,045.95
1035467	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.36)	\$4,046.91
1035468	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.22)	\$4,049.05
1035469	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.22)	\$4,049.05
1035470	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.22)	\$4,049.05
1035471	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.22)	\$4,049.05
1035472	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$90.22)	\$4,049.05
1035473	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$95.21)	\$4,044.05
1035474	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$95.21)	\$4,044.05
1035475	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035476	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035477	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035478	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035479	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$93.69)	\$4,045.57
1035480	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035481	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035482	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$91.41)	\$4,047.86
1035483	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.74)	\$4,046.52
1035484	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.74)	\$4,046.52
1035485	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$153.93)	\$3,985.34
1035486	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$97.00)	\$4,042.26
1035487	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.73)	\$4,046.54
1035488	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$93.13)	\$4,046.14
1035489	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$96.91)	\$4,042.36
1035490	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$163.54)	\$3,975.72
1035491	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.63)	\$4,049.63
1035492	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.36)	\$4,046.91
1035493	0	Open Space	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1035494	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$95.21)	\$4,044.05
1035495	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.79)	\$4,050.48
1035496	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.79)	\$4,050.48
1035497	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$88.79)	\$4,050.48
1035498	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.74)	\$4,046.52
1035499	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.69)	\$4,049.57
1035500	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.69)	\$4,049.57
1035501	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.74)	\$4,046.52
1035502	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.74)	\$4,046.52
1035503	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$58.88)	\$4,080.38
1035504	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$89.12)	\$4,050.15
1035505	1	50	1	1.00	\$52,569.39	\$691.12	\$2,980.94	\$262.85	\$204.36	(\$92.74)	\$4,046.52
1035506	0	Open Space	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1035507	0	Open Space	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1035508	0	Open Space	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1035509	0	Open Space	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1035803	0	Open Space	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	279			269.13	\$14,148,000.00	\$186,000.00	\$802,260.00	\$70,740.00	\$55,000.00	(\$24,933.75)	\$1,089,066.25

APPENDIX D-2
TIRZ CALCULATION

Appendix D-2
TIRZ Credit Calculation
2025-26

		City of Aubrey Incremental Taxes				TIRZ Credit		
Parcel ID	EU	Base Year Taxable Value (2022) ¹	2024 Taxable Value	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (38%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
1035221	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035222	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035223	0.93	\$0.00	\$81,540.00	\$0.464000	\$378.35	(\$143.77)	(\$143.77)	(\$143.77)
1035224	0.93	\$0.00	\$81,540.00	\$0.464000	\$378.35	(\$143.77)	(\$143.77)	(\$143.77)
1035225	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035226	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035227	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035228	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035229	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035230	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035231	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035232	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035233	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035234	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035235	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035236	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035237	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035238	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035239	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035240	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035241	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035242	1.00	\$0.00	\$51,187.00	\$0.464000	\$237.51	(\$90.25)	(\$90.25)	(\$90.25)
1035243	1.00	\$0.00	\$56,128.00	\$0.464000	\$260.43	(\$98.96)	(\$98.96)	(\$98.96)
1035247	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035248	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035249	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035250	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035251	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035252	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035253	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035254	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035255	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035256	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035257	0.93	\$0.00	\$48,924.00	\$0.464000	\$159.91	(\$60.77)	(\$60.77)	(\$60.77)
1035258	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035259	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035260	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035261	0.93	\$0.00	\$48,600.00	\$0.464000	\$225.50	(\$85.69)	(\$85.69)	(\$85.69)
1035262	0.93	\$0.00	\$50,814.00	\$0.464000	\$235.78	(\$89.60)	(\$89.60)	(\$89.60)
1035263	0.93	\$0.00	\$56,700.00	\$0.464000	\$263.09	(\$99.97)	(\$99.97)	(\$99.97)
1035264	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035265	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035266	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035267	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035268	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035269	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035270	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035271	1.00	\$0.00	\$50,382.00	\$0.464000	\$154.78	(\$58.82)	(\$58.82)	(\$58.82)
1035272	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035273	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035274	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035275	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)

Appendix D-2
TIRZ Credit Calculation
2025-26

Parcel ID	EU	City of Aubrey Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2022) ¹	2024 Taxable Value	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (38%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
1035276	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035277	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035278	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035279	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035280	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035281	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035282	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035283	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035284	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035285	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035286	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035287	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035288	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035289	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035290	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035291	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035292	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035293	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035294	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035295	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035296	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035297	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035298	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035299	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035300	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035301	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035302	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035303	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035304	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035305	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035306	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035307	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035308	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035309	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035310	0.93	\$0.00	\$49,074.00	\$0.464000	\$227.70	(\$86.53)	(\$86.53)	(\$86.53)
1035311	0.93	\$0.00	\$49,680.00	\$0.464000	\$162.14	(\$61.61)	(\$61.61)	(\$61.61)
1035312	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035313	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035314	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035315	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035316	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035317	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035318	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035319	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035320	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035321	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035322	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035323	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035324	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035325	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035326	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035327	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)

Appendix D-2
TIRZ Credit Calculation
2025-26

Parcel ID	EU	City of Aubrey Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2022) ¹	2024 Taxable Value	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (38%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
1035328	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035329	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035330	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035331	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035332	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035333	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035334	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035335	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035336	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035337	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035338	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035339	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035340	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035341	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035342	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035343	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035344	0.93	\$0.00	\$81,540.00	\$0.464000	\$378.35	(\$143.77)	(\$143.77)	(\$143.77)
1035345	0.93	\$0.00	\$81,540.00	\$0.464000	\$378.35	(\$143.77)	(\$143.77)	(\$143.77)
1035346	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035347	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035348	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035349	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035350	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035351	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035352	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035353	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035354	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035355	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035356	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035357	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035358	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035359	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035360	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035361	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035362	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035363	0.93	\$0.00	\$49,680.00	\$0.464000	\$162.07	(\$61.59)	(\$61.59)	(\$61.59)
1035364	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035365	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035366	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035367	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035368	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035369	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035370	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035371	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035372	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035373	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035374	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035375	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035376	0.93	\$0.00	\$48,924.00	\$0.464000	\$227.01	(\$86.26)	(\$86.26)	(\$86.26)
1035377	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035379	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035380	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)

Appendix D-2
TIRZ Credit Calculation
2025-26

Parcel ID	EU	City of Aubrey Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2022) ¹	2024 Taxable Value	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (38%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
1035381	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035382	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035383	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035384	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035385	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035386	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035387	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035388	1.00	\$0.00	\$50,652.00	\$0.464000	\$235.03	(\$89.31)	(\$89.31)	(\$89.31)
1035390	1.00	\$0.00	\$55,620.00	\$0.464000	\$258.08	(\$98.07)	(\$98.07)	(\$98.07)
1035391	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035392	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035393	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035394	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035395	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035396	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035397	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035398	0.93	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035399	1.00	\$0.00	\$50,220.00	\$0.464000	\$154.38	(\$58.66)	(\$58.66)	(\$58.66)
1035400	0.93	\$0.00	\$49,356.00	\$0.464000	\$161.21	(\$61.26)	(\$61.26)	(\$61.26)
1035401	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035402	0.93	\$0.00	\$49,356.00	\$0.464000	\$229.01	(\$87.02)	(\$87.02)	(\$87.02)
1035403	1.00	\$0.00	\$50,328.00	\$0.464000	\$233.52	(\$88.74)	(\$88.74)	(\$88.74)
1035404	0.93	\$0.00	\$49,356.00	\$0.464000	\$229.01	(\$87.02)	(\$87.02)	(\$87.02)
1035405	1.00	\$0.00	\$50,760.00	\$0.464000	\$235.53	(\$89.50)	(\$89.50)	(\$89.50)
1035406	0.93	\$0.00	\$49,680.00	\$0.464000	\$230.52	(\$87.60)	(\$87.60)	(\$87.60)
1035407	0.93	\$0.00	\$52,596.00	\$0.464000	\$244.05	(\$92.74)	(\$92.74)	(\$92.74)
1035408	0.93	\$0.00	\$50,544.00	\$0.464000	\$234.52	(\$89.12)	(\$89.12)	(\$89.12)
1035409	0.93	\$0.00	\$49,896.00	\$0.464000	\$231.52	(\$87.98)	(\$87.98)	(\$87.98)
1035410	0.93	\$0.00	\$49,896.00	\$0.464000	\$231.52	(\$87.98)	(\$87.98)	(\$87.98)
1035411	0.93	\$0.00	\$49,896.00	\$0.464000	\$231.52	(\$87.98)	(\$87.98)	(\$87.98)
1035412	0.93	\$0.00	\$49,896.00	\$0.464000	\$231.52	(\$87.98)	(\$87.98)	(\$87.98)
1035413	0.93	\$0.00	\$49,702.00	\$0.464000	\$230.62	(\$87.64)	(\$87.64)	(\$87.64)
1035414	0.93	\$0.00	\$53,514.00	\$0.464000	\$248.30	(\$94.35)	(\$94.35)	(\$94.35)
1035415	0.93	\$0.00	\$51,948.00	\$0.464000	\$241.04	(\$91.60)	(\$91.60)	(\$91.60)
1035416	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035417	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035418	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035419	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035420	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035421	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035422	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035423	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035424	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035425	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035426	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035427	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035428	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035429	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035430	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035431	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035432	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035433	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)

Appendix D-2
TIRZ Credit Calculation
2025-26

Parcel ID	EU	City of Aubrey Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2022) ¹	2024 Taxable Value	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (38%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
1035434	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035435	1.00	\$0.00	\$50,382.00	\$0.464000	\$233.77	(\$88.83)	(\$88.83)	(\$88.83)
1035436	1.00	\$0.00	\$53,352.00	\$0.464000	\$247.55	(\$94.07)	(\$94.07)	(\$94.07)
1035437	1.00	\$0.00	\$52,164.00	\$0.464000	\$242.04	(\$91.98)	(\$91.98)	(\$91.98)
1035438	1.00	\$0.00	\$55,080.00	\$0.464000	\$255.57	(\$97.12)	(\$97.12)	(\$97.12)
1035439	1.00	\$0.00	\$55,296.00	\$0.464000	\$256.57	(\$97.50)	(\$97.50)	(\$97.50)
1035440	1.00	\$0.00	\$50,760.00	\$0.464000	\$235.53	(\$89.50)	(\$89.50)	(\$89.50)
1035441	1.00	\$0.00	\$51,948.00	\$0.464000	\$241.04	(\$91.60)	(\$91.60)	(\$91.60)
1035442	1.00	\$0.00	\$52,272.00	\$0.464000	\$242.54	(\$92.17)	(\$92.17)	(\$92.17)
1035443	1.00	\$0.00	\$53,568.00	\$0.464000	\$248.56	(\$94.45)	(\$94.45)	(\$94.45)
1035444	1.00	\$0.00	\$56,916.00	\$0.464000	\$264.09	(\$100.35)	(\$100.35)	(\$100.35)
1035445	1.00	\$0.00	\$58,860.00	\$0.464000	\$273.11	(\$103.78)	(\$103.78)	(\$103.78)
1035446	1.00	\$0.00	\$54,659.00	\$0.464000	\$253.62	(\$96.38)	(\$96.38)	(\$96.38)
1035447	1.00	\$0.00	\$59,000.00	\$0.464000	\$273.76	(\$104.03)	(\$104.03)	(\$104.03)
1035448	1.00	\$0.00	\$54,049.00	\$0.464000	\$250.79	(\$95.30)	(\$95.30)	(\$95.30)
1035449	1.00	\$0.00	\$53,617.00	\$0.464000	\$248.78	(\$94.54)	(\$94.54)	(\$94.54)
1035450	1.00	\$0.00	\$54,243.00	\$0.464000	\$251.69	(\$95.64)	(\$95.64)	(\$95.64)
1035451	1.00	\$0.00	\$51,435.00	\$0.464000	\$238.66	(\$90.69)	(\$90.69)	(\$90.69)
1035452	1.00	\$0.00	\$53,611.00	\$0.464000	\$248.76	(\$94.53)	(\$94.53)	(\$94.53)
1035453	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035454	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035455	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035456	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035457	1.00	\$0.00	\$50,220.00	\$0.464000	\$233.02	(\$88.55)	(\$88.55)	(\$88.55)
1035458	1.00	\$0.00	\$54,540.00	\$0.464000	\$126.53	(\$48.08)	(\$48.08)	(\$48.08)
1035459	1.00	\$0.00	\$55,620.00	\$0.464000	\$258.08	(\$98.07)	(\$98.07)	(\$98.07)
1035460	1.00	\$0.00	\$52,380.00	\$0.464000	\$243.04	(\$92.36)	(\$92.36)	(\$92.36)
1035461	1.00	\$0.00	\$53,244.00	\$0.464000	\$247.05	(\$93.88)	(\$93.88)	(\$93.88)
1035462	1.00	\$0.00	\$57,780.00	\$0.464000	\$268.10	(\$101.88)	(\$101.88)	(\$101.88)
1035463	1.00	\$0.00	\$52,380.00	\$0.464000	\$243.04	(\$92.36)	(\$92.36)	(\$92.36)
1035464	1.00	\$0.00	\$51,300.00	\$0.464000	\$238.03	(\$90.45)	(\$90.45)	(\$90.45)
1035465	1.00	\$0.00	\$51,408.00	\$0.464000	\$238.53	(\$90.64)	(\$90.64)	(\$90.64)
1035466	1.00	\$0.00	\$52,920.00	\$0.464000	\$245.55	(\$93.31)	(\$93.31)	(\$93.31)
1035467	1.00	\$0.00	\$52,380.00	\$0.464000	\$243.04	(\$92.36)	(\$92.36)	(\$92.36)
1035468	1.00	\$0.00	\$51,165.00	\$0.464000	\$237.41	(\$90.22)	(\$90.22)	(\$90.22)
1035469	1.00	\$0.00	\$51,165.00	\$0.464000	\$237.41	(\$90.22)	(\$90.22)	(\$90.22)
1035470	1.00	\$0.00	\$51,165.00	\$0.464000	\$237.41	(\$90.22)	(\$90.22)	(\$90.22)
1035471	1.00	\$0.00	\$51,165.00	\$0.464000	\$237.41	(\$90.22)	(\$90.22)	(\$90.22)
1035472	1.00	\$0.00	\$51,165.00	\$0.464000	\$237.41	(\$90.22)	(\$90.22)	(\$90.22)
1035473	1.00	\$0.00	\$54,000.00	\$0.464000	\$250.56	(\$95.21)	(\$95.21)	(\$95.21)
1035474	1.00	\$0.00	\$54,000.00	\$0.464000	\$250.56	(\$95.21)	(\$95.21)	(\$95.21)
1035475	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035476	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035477	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035478	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035479	1.00	\$0.00	\$53,136.00	\$0.464000	\$246.55	(\$93.69)	(\$93.69)	(\$93.69)
1035480	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035481	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035482	1.00	\$0.00	\$51,840.00	\$0.464000	\$240.54	(\$91.41)	(\$91.41)	(\$91.41)
1035483	1.00	\$0.00	\$52,596.00	\$0.464000	\$244.05	(\$92.74)	(\$92.74)	(\$92.74)
1035484	1.00	\$0.00	\$52,596.00	\$0.464000	\$244.05	(\$92.74)	(\$92.74)	(\$92.74)
1035485	1.00	\$0.00	\$87,300.00	\$0.464000	\$405.07	(\$153.93)	(\$153.93)	(\$153.93)

Appendix D-2
TIRZ Credit Calculation
2025-26

Parcel ID	EU	City of Aubrey Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2022) ¹	2024 Taxable Value	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (38%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
1035486	1.00	\$0.00	\$55,015.00	\$0.464000	\$255.27	(\$97.00)	(\$97.00)	(\$97.00)
1035487	1.00	\$0.00	\$52,591.00	\$0.464000	\$244.02	(\$92.73)	(\$92.73)	(\$92.73)
1035488	1.00	\$0.00	\$52,817.00	\$0.464000	\$245.07	(\$93.13)	(\$93.13)	(\$93.13)
1035489	1.00	\$0.00	\$54,961.00	\$0.464000	\$255.02	(\$96.91)	(\$96.91)	(\$96.91)
1035490	1.00	\$0.00	\$92,754.00	\$0.464000	\$430.38	(\$163.54)	(\$163.54)	(\$163.54)
1035491	1.00	\$0.00	\$50,836.00	\$0.464000	\$235.88	(\$89.63)	(\$89.63)	(\$89.63)
1035492	1.00	\$0.00	\$52,380.00	\$0.464000	\$243.04	(\$92.36)	(\$92.36)	(\$92.36)
1035493	0.00	\$0.00	\$733,500.00	\$0.464000	\$0.05	(\$0.02)	(\$0.02)	\$0.00
1035494	1.00	\$0.00	\$54,000.00	\$0.464000	\$250.56	(\$95.21)	(\$95.21)	(\$95.21)
1035495	1.00	\$0.00	\$50,355.00	\$0.464000	\$233.65	(\$88.79)	(\$88.79)	(\$88.79)
1035496	1.00	\$0.00	\$50,355.00	\$0.464000	\$233.65	(\$88.79)	(\$88.79)	(\$88.79)
1035497	1.00	\$0.00	\$50,355.00	\$0.464000	\$233.65	(\$88.79)	(\$88.79)	(\$88.79)
1035498	1.00	\$0.00	\$52,596.00	\$0.464000	\$244.05	(\$92.74)	(\$92.74)	(\$92.74)
1035499	1.00	\$0.00	\$50,868.00	\$0.464000	\$236.03	(\$89.69)	(\$89.69)	(\$89.69)
1035500	1.00	\$0.00	\$50,868.00	\$0.464000	\$236.03	(\$89.69)	(\$89.69)	(\$89.69)
1035501	1.00	\$0.00	\$52,596.00	\$0.464000	\$244.05	(\$92.74)	(\$92.74)	(\$92.74)
1035502	1.00	\$0.00	\$52,596.00	\$0.464000	\$244.05	(\$92.74)	(\$92.74)	(\$92.74)
1035503	1.00	\$0.00	\$50,544.00	\$0.464000	\$154.95	(\$58.88)	(\$58.88)	(\$58.88)
1035504	1.00	\$0.00	\$50,544.00	\$0.464000	\$234.52	(\$89.12)	(\$89.12)	(\$89.12)
1035505	1.00	\$0.00	\$52,596.00	\$0.464000	\$244.05	(\$92.74)	(\$92.74)	(\$92.74)
1035506	0.00	\$0.00	\$10.00	\$0.464000	\$0.05	(\$0.02)	(\$0.02)	\$0.00
1035507	0.00	\$0.00	\$10.00	\$0.464000	\$0.05	(\$0.02)	(\$0.02)	\$0.00
1035508	0.00	\$0.00	\$10.00	\$0.464000	\$0.05	(\$0.02)	(\$0.02)	\$0.00
1035509	0.00	\$0.00	\$10.00	\$0.464000	\$0.05	(\$0.02)	(\$0.02)	\$0.00
1035803	0.00	\$0.00	\$10.00	\$0.464000	\$0.05	(\$0.02)	(\$0.02)	\$0.00
Total			\$15,011,649.00		\$65,615.43	(\$24,933.86)	(\$24,933.86)	(\$24,933.75)

1 - According to Denton Central Appraisal District as of May 08, 2025.

2 - According to the Denton County Tax Office.

3 - According to the Project and Finance plan, the TIRZ base year is 2023.

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Aubrey Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas



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

Agenda Item

Consideration and action on awarding a bid to Pavilion Construction for Veterans Memorial Park, Phase 2 Construction for an amount not to exceed \$1,291,148.99 and authorize the City Manager to execute the necessary documents.

Staff Contact

Kurt Karnowski, Parks & Recreation Superintendent
kkarnowski@aubreytx.gov
940-440-9343

Summary

A request for bids was advertised for two consecutive weeks. Bids were received on June 30, 2025. The lowest of eight (8) bids received was from Pavilion Construction. Based on the estimated quantities in the Bid Proposal and the unit prices bid by Pavilion Construction, the total amount of the bid for contract award is \$1,291,148.99. Note: several contractors totaled their bids incorrectly. However, with the corrected bid totals and quantities, the contractor noted above is still the lowest bidder for the project.

Pavillion Construction provided a list of experience and references for this project with a similar scope and fee. Westwood reached out to two of these references and confirmed favorable experience working with Pavilion Construction on other projects in Texas, and they provided good work and coordination.

Based on the information we have received to date, we see no reason not to award the contract for the referenced project to Pavilion Construction, as the lowest responsive and responsible bidder for the bid amount of \$1,291,148.99.

Financial Summary

This project was budgeted and is funded with the 2025 Certificate of Obligation.

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to award bid to Pavilion Construction.

July 15, 2025
R0047351.00

Mr. Charles Kreidler
City Manager
CITY OF AUBREY
107 South Main Street
Aubrey, Texas 76227

Re: **Veterans Memorial Park**
Recommendation of Award
Aubrey, Denton County, Texas

Dear Mr. Kreidler:

BID RESULTS

Attached is the Bid Tabulation for the bids received June 30, 2025, for the referenced project for your use.

The lowest of eight (8) bids received was from Pavillion Construction. Based on the estimated quantities in the Bid Proposal and the unit prices bid by Pavillion Construction, the total amount of the bid for contract award is \$1,291,148.99. Note: several contractors totaled their bids incorrectly. However, with the corrected bid totals and quantities the contractor noted above is still the lowest bidder for the project. Highlighted sections of the bid tabulation are noted and account for this correction.

CONTRACTOR QUALIFICATIONS

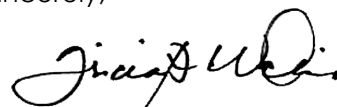
Pavillion Construction provided a list of experience and references for this project with similar scope and fee. Westwood reached out to two of these references and confirmed favorable experience working with Pavilion Construction on other projects in Texas and they provide good work and coordination.

RECOMMENDATION

Based on the information we have received to date, we see no reason not to award the contract for the referenced project to Pavilion Construction, as the lowest responsive and responsible bidder for the Bid amount of \$1,291,148.99.

Should you have any questions about the information contained herein, please do not hesitate to call.

Sincerely,



Tricia A. Woliver, PLA

taw / 47351.00 Veterans AwardLetter
Attachments: Bid Tabulation

BID TABULATION
Veteran's Memorial Park
R0047351.00

Bid Date: June 30, 2025

No.	Description	Quantity	Unit	Pavilion Construction		As Written	Difference
				Unit Price	Amount		
1	Mobilization of personnel, equipment, and supplies to and from the project site	1	LS	\$ 16,722.00	\$ 16,722.00	16722	\$ -
2	Traffic Control	1	LS	5,574.00	5,574.00	5574	\$ -
3	Furnish and place Project Sign	1	EA	1,673.00	1,673.00	1673	\$ -
4	Storm Water Pollution Prevention Plan (SWPPP) including install, maintenance and removal	1	LS	5,992.00	5,992.00	5992	\$ -
5	General Site Preparation	1	LS	117,259.00	117,259.00	117259	\$ -
6	Remove and Dispose of Concrete	950	SF	19.08	18,126.00	18122	\$ 4.00
7	Remove and Dispose of Asphalt Paving including Sawcuts	1	LS	3,902.00	3,902.00	3902	\$ -
8	Furnish and Install 1-1/2" Service on 8" Water Main and Install Water Meter	1	LS	4,239.00	4,239.00	4239	\$ -
9	Furnish and Install 1-1/2" PVC Waterline Including Bends and Building Connection	50	LF	60.26	3,013.00	3013	\$ -
10	Furnish and Install 4" Sewer Cleanout	1	EA	827.00	827.00	827	\$ -
11	Furnish and Install 4" PVC Sanitary Sewer	45	LF	79.60	3,582.00	3582	\$ -
12	Furnish and Install 6" PVC Sanitary Sewer	245	LF	64.98	15,920.10	15920	\$ 0.10
13	Furnish and Install 4' Diameter Sanitary Sewer Manholes, Variable Depths	2	EA	12,112.50	24,225.00	24225	\$ -
14	Connect to Existing Sanitary Sewer Manhole	1	LS	3,824.00	3,824.00	3824	\$ -
15	Construct 5" Thick Reinforced Concrete	13605	SF	6.94	94,418.70	95037	\$ (618.30)
16	Construct Concrete Curb and Gutter	720	LF	33.97	24,458.40	22012	\$ 2,446.40
17	Furnish and Install Concrete Pavers	1150	SF	22.42	25,783.00	25785	\$ (2.00)
18	Furnish and Install Steel Edging	490	LF	10.28	5,037.20	5036	\$ 1.20
19	Furnish and Install 4" Thick Concrete (Proposed)	6920	SF	4.51	31,209.20	31213	\$ (3.80)
20	Furnish and Install 4" Thick Integral Colored Concrete (Proposed)	3200	SF	12.89	41,248.00	41256	\$ (8.00)
21	Furnish and Install Decomposed Granite	130	SF	3.31	430.30	430	\$ 0.30
22	Furnish and Install 6' Picnic Table	6	EA	8,582.50	51,495.00	51495	\$ -
23	Furnish and Install Trash Receptacle	2	EA	5,834.00	11,668.00	11668	\$ -
24	Restroom Building	1	LS	508,058.00	508,058.00	508058	\$ -
25	Furnish and Install Canopy Shade Sails (1 Large, 2 Small)	1	LS	152,570.00	152,570.00	152570	\$ -
26	Furnish and Install 18" Tall Masonry Planter Wall	90	LF	73.77	6,639.30	6639	\$ 0.30
27	Furnish and Install 18" Tall Masonry Seat Wall	60	LF	189.77	11,386.20	11386	\$ 0.20
28	Furnish and Install City of Aubrey Park Sign	1	EA	5,215.00	5,215.00	5215	\$ -
29	Furnish and Install Canopy Tree, 3" cal.	13	EA	29.59	384.67	10355	\$ (9,970.33)
30	Furnish and Install Ornamental Tree, 3" cal.	5	EA	1,270.00	6,350.00	6350	\$ -
31	Furnish and Install Shrub, 5 gal.	20	EA	222.20	4,444.00	4444	\$ -
32	Furnish and Install Shrub, 3 gal.	24	EA	174.58	4,189.92	4190	\$ (0.08)
33	Furnish and Install Shrub, 1 gal.	1100	EA	8.71	9,581.00	9586	\$ (5.00)
34	Furnish and Install Bermudagrass Sod	31600	SF	0.54	17,064.00	17190	\$ (126.00)
35	Furnish and Install Irrigation System	1	LS	52,244.00	52,244.00	52244	\$ -
36	Remove and Dispose of Existing Trees to be Removed	1	LS	-	-	0	\$ -
37	Furnish and Install Tree Protection fencing	1	LS	2,397.00	2,397.00	2397	\$ -
				TOTAL BASE BID	\$ 1,291,148.99	\$ 1,299,430.00	\$ (8,281.01)

Denotes math error or difference from total bid stated on proposal



VETERANS PARK AUBREY, TX

Response to RFP – June 30, 2025



PAVILION
CONSTRUCTION

BID PROPOSAL

TO:

City of Aubrey
107 South Main Street
Aubrey, Texas 76227

Date: 06/30/2025Name of Bidder: PAVILION CONSTRUCTION TX, LLC.Phone: (469)-789-5487Street Address: 3410 MIDCOURT RD, SUITE 123

City and State: _____

Zip: 75006Mailing Address: 3410 MIDCOURT RD, SUITE 123City and State: CARROLLTON, TXZip: 75006

The undersigned BIDDER, having examined the site and the Construction Contract Documents, HEREBY PROPOSES to furnish all labor, materials, tools, supplies, and necessary equipment to construct, complete in place and ready for use:

CITY OF AUBREY VETERANS MEMORIAL PARK

For the Total Price of:

In Words: One Million Two Hundred and Ninety Nine Dollars
and Zero Cents hundred and twenty

In Figures: \$ 1,299,420.00

Maximum contract time required by the Contractor for completion of these improvements, beginning on the date specified in the Notice to Proceed, is 120 Calendar days. Work shall be finally complete no later than February 1, 2026.

Receipt is acknowledged of the following Addenda:

Addendum No. 1 6/02/2025Addendum No. 2 6/18/2025

Addendum No. 3 _____

SUPPLEMENTS TO THIS BID:

The following Supplements are attached as an integral part of this Bid:

Document 00 43 10 - Bid Bond Form (Form May be Supplied by Bidder)
Document 00 45 10 - Form of Business
Document 00 45 13 - Statement of Bidder's Qualifications
Document 00 45 15 - Certificate of Bidder's Experience & Qualifications
Document 00 45 18 - Vendor Compliance with State Law
Document 00 45 19 - Non-Collusion Affidavit
Document 00 45 43 - Resolution of Corporation (Form May be Supplied by Bidder)
Document 00 45 50 - Conflict of Interest Questionnaire (CIQ)

This Proposal, when accepted by the OWNER, shall constitute the CONTRACT between the Parties, together with the appurtenant documents presented in the Table of Contents.

The undersigned, as Bidder, declares that the only person or parties interested in this Proposal as principals are those named herein, that this Proposal is made without collusion with any other person, firm or corporation.

Bidder: **PAVILION CONSTRUCTION TX, LLC.**

[Print the full name of your proprietorship, partnership, corporation, or joint venture.*]

By: 

[Signature**]

06/30/2025

[Date]

Name: **CADEN WAKEFIELD**

[Print name]

PRESIDENT OF TEXAS

[Title]

(Seal - if Bidder is
a Corporation)

ATTEST:

* If the Bid is a joint venture, add additional Bid form signature sheets for each member of the joint venture.

** The undersigned, as bidder, certifies that the only person or parties interested in this proposal as principals are those named herein; that the Bidder has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the Contract for the Project.

Note: This document constitutes a government record, as defined by § 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in § 37.10 of the Texas Penal Code.

END OF SECTION

Section 00 42 00

Page 2 of 2



DEREK MANNELIN

CEO

EXPERIENCE:

30+ years of experience

EDUCATION / CERTIFICATES:

- BS — Business Administration, *Linfield University*
- OSHA 10 Certified
- Associate Real Estate Broker, Oregon
- Procore Project Management Certified
- First Aid/CPR/AED Certified

RESPONSIBILITIES:

- Motivate and inspire all Pavilion employees to deliver quality, on-time results for all clients
- Involved in every Pavilion project from start to finish

Derek is a proven leader, over three decades in the industry, with the ability to inspire and motivate team members from architects to project managers to subcontractors. He is a seasoned and effective negotiator, thrives in a challenging environment, and has well-developed instincts for innovative solutions. In addition, Derek is well-versed in construction laws and regulations of multiple states. Derek has successfully completed over 10,000 units, worth over half a billion dollars.

SELECT PROJECT EXPERIENCE:

- Ridge at Sun Valley — Reno, NV
 - WHA #2 — Carson City, NV
 - Railyard Flats — Sparks, NV
 - Christina Court — Carson City, NV
 - Palmville Homes — San Benito, TX
 - Highview Place — Killeen, TX
 - Solwyn Luxury — Santa Fe, NM
 - Alpine Vista — Colorado Springs, CO
 - Moss Rose — Killeen, TX
 - Patriot Place II — El Paso, TX
 - Allaso High Desert — Albuquerque, NM
 - First Met — Houston, TX
 - LARK — Hillsboro, OR
 - The Life at Grand Oaks — Houston, TX
 - Reserve at Mayfield — Arlington, TX
 - Reserve at Decatur — Decatur, TX
 - Aurora — San Antonio, TX
 - Saddle Creek Village — Houston, TX
 - Heritage at Cottonwood Creek — San Marcos, TX
 - Culebra — San Antonio, TX
 - Overture Andalucia — Albuquerque, NM
 - East Paraje — Laguna Pueblo, NM
 - Cielo Tower — El Paso, TX
 - Madera — Santa Fe, NM
 - NIWA — Seattle, WA
 - JC Machuca — El Paso, TX
 - Desert Hope — Las Cruces, NM
 - Ventura at Tradewinds — Midland, TX
 - Wellspring — Pecos, TX
 - Acoma Home I & II — Acoma Pueblo, NM
 - Eighty-Seventh — Odessa, TX
 - DeWetter — El Paso, TX
 - Broadway McKnight — Albuquerque, NM
 - West Berry — Hobbs, NM
 - Kathy White — El Paso, TX
 - Paisano Green — El Paso, TX
 - Comfort Suites — Midland, TX
 - Siler Yard — Santa Fe, NM
- and all other Pavilion Construction projects*



BRIAN GERRITZ
PRESIDENT

EXPERIENCE:

20+ years of experience

EDUCATION / CERTIFICATES:

- BS — Mathematics & Business Marketing, *Linfield University*
- OSHA 10 Certified
- College of Art & Craft Board of Trustees, Oregon
- Business Advisory Council Chair, Linfield University
- Procore Project Management Certified
- First Aid/CPR/AED Certified

RESPONSIBILITIES:

- Responsible for all-company performance
- Provide big-picture leadership
- Oversee all activities of the company
- Available to client at all times
- Oversight of business development, marketing, and estimating departments

Brian is an extremely active, hands-on founder who is responsible for overall contractor performance. He leads by providing timely solutions for the management of the cost-quality-time equation and never hesitates to insert himself as a vital catalyst to the entire project team. He ensures that proprietary construction management methods and client services work seamlessly to deliver every objective of a project. Brian has a strong track record of successfully completing multi-million dollar affordable housing construction projects both on time and under budget. With a competency in risk management, Brian encourages communication and assignment of repetitious task to improve the quality of product and reduce cost at both the project and company operation management level. Providing executive leadership for all multifamily-oriented general contracting, Brian strives to increase the quality of the product and standardize company operations day-in and day-out.

SELECT PROJECT EXPERIENCE:

- Ridge at Sun Valley — Reno, NV
 - WHA #2 — Carson City, NV
 - Railyard Flats — Sparks, NV
 - Christina Court — Carson City, NV
 - Palmville Homes — San Benito, TX
 - Highview Place — Killeen, TX
 - Solwyn Luxury — Santa Fe, NM
 - Alpine Vista — Colorado Springs, CO
 - Moss Rose — Killeen, TX
 - Patriot Place II — El Paso, TX
 - Allaso High Desert — Albuquerque, NM
 - First Met — Houston, TX
 - LARK — Hillsboro, OR
 - The Life at Grand Oaks — Houston, TX
 - Reserve at Mayfield — Arlington, TX
 - Reserve at Decatur — Decatur, TX
 - Aurora — San Antonio, TX
 - Saddle Creek Village — Houston, TX
 - Heritage at Cottonwood Creek — San Marcos, TX
 - Culebra — San Antonio, TX
 - Overture Andalucia — Albuquerque, NM
 - East Paraje — Laguna Pueblo, NM
 - Cielo Tower — El Paso, TX
 - Madera — Santa Fe, NM
 - NIWA — Seattle, WA
 - JC Machuca — El Paso, TX
 - Desert Hope — Las Cruces, NM
 - Ventura at Tradewinds — Midland, TX
 - Wellspring — Pecos, TX
 - Acoma Home I & II — Acoma Pueblo, NM
 - Eighty-Seventh — Odessa, TX
 - DeWetter — El Paso, TX
 - Broadway McKnight — Albuquerque, NM
 - West Berry — Hobbs, NM
 - Kathy White — El Paso, TX
 - Paisano Green — El Paso, TX
 - Comfort Suites — Midland, TX
 - Siler Yard — Santa Fe, NM
- and all other Pavilion Construction projects*

TEXAS TEAM



THOMAS STRAIGHT VP OF NEW CONSTRUCTION

EXPERIENCE:

20+ years of experience

EDUCATION / CERTIFICATES:

- AS — Computer Science, *University of North Texas*
- OSHA 10 Certified
- Procore Project Management Certified
- First Aid/CPR/AED Certified

RESPONSIBILITIES:

- Oversee large, complex, strategic projects utilizing multiple interdepartmental resources to remain on time and within budget
- Proactively manage changes in project scope, identify potential crises, and devise contingency plans
- Direct professionals including Architects, engineers, contractors, equipment vendors, etc
- Coordinate and communicate with executives, project team, and other stakeholders
- Manage programming, design, bidding, construction, and warranty phases of new facilities, additions, and renovation projects

Thomas, with over two decades in construction switched over to residential and multifamily construction a few years ago. Previously, he began his career as a superintendent for a custom home builder in Dallas, which led him on the path to become a VP in the industry. ***He is no rookie when it comes to the Texas market and is truly plugged in as a vital and knowledgeable player.***

Utilizing his experiences to understand each phase and department of construction has advanced his training and knowledge, as well as client approach. Over his career, he has successfully managed 2,000+ units and over 300 single-family homes, in addition to an impressive portfolio of commercial experience. Thomas has worked in many different capacities of construction, as well as managed all aspects of construction from site supervision to project management, purchasing and estimating, and up to VP of Preconstruction and VP of Construction.

RELEVANT PROJECT EXPERIENCE

- Heritage at Cottonwood Creek — San Marcos, TX
- Saddle Creek Village — Houston, TX
- Palmville Homes — San Benito, TX
- Melody Grove — Waco, TX
- Reserve at Decatur — Decatur, TX
- Reserve at Mayfield — Arlington, TX
- The Life at Grand Oaks — Houston, TX
- First Met — Houston, TX
- K Ave Art Park — Plano, TX
- Moss Rose — Killeen, TX
- The Biltmore — Dallas, TX
- Kinwood — McKinney, TX
- Granada Terrace — Houston, TX
- South Terrace — Waco, TX
- Sandstone Foothills — Mineral Wells, TX
- Veranda Townhomes — Plano, TX
- Studio Movie Grill — Dallas TX
- Patriot Park Apartments — Plano, TX
- Cinergy Cinemas — Copperas Cove, TX
- Movie Tavern — Humble, TX
- Boomerjacks — Grapevine, TX
- *and many more*



CADEN WAKEFIELD PRESIDENT OF TEXAS

EXPERIENCE:

12 years of experience

EDUCATION / CERTIFICATES:

- BS - Finance & Management, *Linfield University*
- OSHA 10 Certified
- Procore Project Management Certified
- First Aid/CPR/AED Certified

RESPONSIBILITIES:

- Meet with project teams to identify, recommend, and implement process changes that increase productivity
- Direct, measure, and report progress and milestones towards project goals to principles and clients.
- Work directly with clients to ensure projects meet their expectations
- Assist in negotiation of subcontractor agreement and pricing
- Recruit, hire, develop, and evaluate project personnel

Caden oversees large, complex, strategic projects utilizing multiple interdepartmental resources to ensure each project is on time and under budget. His communication, time management, and collaboration serve him well, as Caden successfully reviews projects for constructibility, code compliance, and completeness of documentation, according to phase objectives. Having recently relocated to the Texas market, Caden is all hands on deck, taking his years of experience in the field, in management, and his deep relationships of rapport-building with subcontractors, Owners, and partners with him to truly elevate Pavilion's Texas presence. His straight-forward leadership allows full transparency for the Owner, alongside Tom. Caden has quickly become a crucial linchpin to the Pavilion Texas operations and every project he steps foot on.

RELEVANT PROJECT EXPERIENCE

- Heritage at Cottonwood Creek — San Marcos, TX
- Reserve at Decatur — Decatur, TX
- Saddle Creek Village — Houston, TX
- Reserve at Mayfield — Arlington, TX
- Highview Place — Killeen, TX
- First Met — Houston, TX
- Sunstone — San Antonio, TX
- The Life at Grand Oaks — Houston, TX
- Palmville Homes — San Benito, TX
- K Ave Art Park — Plano, TX
- Moss Rose — Killeen, TX
- Ridge at Castle Rock — Castle Rock, CO



PAUL LAMB

VP OF ESTIMATING

EXPERIENCE:

20 years of experience

EDUCATION / CERTIFICATES:

- BS — Civil Engineering, *University of New Mexico*
- OSHA 10 Certified
- Procore Project Management Certified
- Volunteer, *ASCE Concrete Canoe & Steel Bridge Teams*
- First Aid/CPR/AED Certified

RESPONSIBILITIES:

- Bid evaluation / negotiation
- Preemptive planning
- Cost and schedule control assistance
- Subcontract award
- CPM scheduling resource assistance
- Team leadership
- Quality assurance

With two decades in the industry, Paul has a wealth of experience serving the Texas and Southwest market. Paul brings an education in civil engineering with a focus in structural engineering, attention to detail, and strong interpersonal skills every day to the job. Paul has extensive experience engaging with subcontractors in all markets we serve, building rapport and trust, as we collaborate from project to project. ***Based out of our Dallas office, Paul has been involved in many market rate and affordable housing projects.*** Having estimated on projects of all scope, he understands what goes into making an accurate number attributed to all aspects of a project, while keeping value engineering in mind to best suit the Owner.

RELEVANT PROJECT EXPERIENCE

- Heritage at Cottonwood Creek — San Marcos, TX
 - Reserve at Decatur — Decatur, TX
 - Saddle Creek Village — Houston, TX
 - Reserve at Mayfield — Arlington, TX
 - Melody Grove — Waco, TX
 - Highview Place — Killeen, TX
 - The Life at Grand Oaks — Houston, TX
 - Palmville Homes — San Benito, TX
 - Patriot Place II — El Paso, TX
 - Moss Rose — Killeen, TX
 - K Ave Art Park — Plano, TX
 - First Met — Houston, TX
 - Medano Heights — El Paso, TX
 - JC Machuca — El Paso, TX
 - Sunstone — San Antonio, TX
 - Aurora Senior Living — San Antonio, TX
 - Baines & Morehead — El Paso, TX
 - The Commons at Martineztown — Albuquerque, NM
 - Desert Hope — Las Cruces, NM
 - Kathy White — El Paso, TX
 - DeWetter Homes — El Paso, TX
 - Capitol Flats — Santa Fe, NM
 - Nuevo Atrisco — Albuquerque, NM
 - Hope Village — Albuquerque, NM
 - Eighty-Seventh — Odessa, TX
 - Copper Terrace — Albuquerque, NM
 - Siler Yard — Santa Fe, NM
 - Arroyo Vista — Albuquerque, NM
 - Soleras Station — Santa Fe, NM
- and many more*



NATHAN LONG VP OF CONSTRUCTION

EXPERIENCE:

24 years of experience

EDUCATION / CERTIFICATES:

- BS - Biology, University of New Mexico
- Master in Graduate Studies, University of Florida
- National Association License Contractor Exam (NASCLA)
- GC Licensed in GA, SC, NC, FL
- US Army Officer
- Procore Project Management Certified
- OSHA 10 Certified
- First Aid/CPR/AED Certified

RESPONSIBILITIES:

- Meet with project teams to identify, recommend, and implement process changes that increase productivity
- Direct, measure, and report progress and milestones towards project goals to principals and clients
- Work directly with clients to ensure projects meet their expectations
- Assist in negotiation of subcontractor agreements and pricing
- Recruit, hire, develop, and evaluate project personnel

With over two decades in the construction industry, Nathan is a highly skilled leader with a proven track record of delivering high quality projects on time and on budget. He has demonstrated the ability to lead diverse teams of professionals to new levels of success in a variety of highly competitive projects, cutting-edge markets, and fast-paced environments; *he has a vast portfolio of managing multifamily projects.* He has a long track record of ensuring that his projects are delivered successfully by exceeding expectations, while staying within budget by effectively managing all available resources. Nathan provides executive oversight and manages his project teams to successfully execute their scheduling, safety, quality, sustainable, and community relations milestones from the pre-construction phase through successful project delivery.

RELEVANT PROJECT EXPERIENCE

- Reserve at Mayfield — Arlington, TX
 - Sunstone — San Antonio, TX
 - Heritage at Cottonwood Creek — San Marcos, TX
 - Aurora — San Antonio, TX
 - First Met — Houston, TX
 - Overture — Albuquerque, NM
 - Villa Hermosa — Santa Fe, NM
 - Nuevo Atrisco — Albuquerque, NM
 - Soleras Station — Santa Fe, NM
 - Acoma I — Acoma Pueblo, NM
 - Spring Mountain — Las Vegas, NV
 - Monarch 301 — Statesboro, GA
 - Monarch 544 — Conway, SC
 - Progress 910 — Wilmington, NC
 - Palmetto Station — Florence, SC
 - Brookstone — North August, GA
 - Carolina Cove — Greenville, NC
 - Villas at Forest Park — Charlotte, NC
- and many more*



PAUL NEIDERT BUSINESS DEVELOPMENT MANAGER

EXPERIENCE:

3 years of experience as Project Engineer

1 year experience in current role

EDUCATION / CERTIFICATES:

- BS - Civil Engineering, Texas Tech University
- Master in Engineering Management, Arkansas State University
- Procore Project Management Certified
- OSHA 10 Certified
- First Aid/CPR/AED Certified

RESPONSIBILITIES:

- Assists Business Development department
- Manage portfolio and coordinate with estimating and bid dev on project overview, deadlines
- Track new leads with developers, architects, housing authorities, city organizations to plug in Pavilion to bid new opportunities
- Work with estimating during proposal period to owner
- Preconstruction support

As Pavilion Construction's Business Development Manager, Paul leads strategic outreach initiatives, cultivates long-term partnerships, and identifies growth opportunities across public and private markets. His deep understanding of the development process—from pre-construction collaboration to project delivery—ensures alignment with client goals and market demand. Paul's proactive engagement style, market insight, and ability to position Pavilion as a value-driven partner have played a key role in securing high-profile projects and expanding the firm's regional footprint.

RELEVANT PROJECT EXPERIENCE

- Heritage at Cottonwood Creek — San Marcos, TX
 - Saddle Creek Village — Houston, TX
 - Palmville Homes — San Benito, TX
 - Melody Grove — Waco, TX
 - Reserve at Decatur — Decatur, TX
 - Reserve at Mayfield — Arlington, TX
 - The Life at Grand Oaks — Houston, TX
 - First Met — Houston, TX
 - K Ave Art Park — Plano, TX
- and many more*

Section 00 42 10
UNIT PRICE BID FORM

TO THE CITY OF AUBREY, TEXAS:

The undersigned hereby proposes to furnish the equipment, fuel, labor, materials, power, tools, superintendence, transportation, and to perform the work required for the construction of VETERANS MEMORIAL PARK: In the City of Aubrey, Texas, for the following prices, which it is clearly and definitely understood, shall include all construction materials and equipment as set out in the basis of payment in these contractual documents and maintaining same as required by the detailed specifications.

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
1	1 LS	Mobilization of personnel, equipment, and supplies to and from the project site for the Sixteen thousand sum of dollars and Zero cents as a lump sum. <i>Seven hundred and twenty two</i>	\$ 16,722.00	\$ 16,722.00
2	1 LS	Traffic Control for the sum of hundred seventy four dollars and Zero cents as a lump sum. <i>Five thousand five</i>	\$ 5,574.00	\$ 5,574.00
3	1 EA	Furnish and place Project Sign for the sum of one thousand six hundred dollars and Zero cents each. <i>seventy three</i>	\$ 1,673.00	\$ 1,673.00
4	1 LS	Storm Water Pollution Prevention Plan (SWPPP) - including install, maintenance and removal for the sum of dollars and Five thousand nine hundred ninety two and zero cents as a lump sum.	\$ 5,992.00	\$ 5,992.00
5	1 LS	General Site Preparation for the sum of Seventeen thousand two hundred dollars and zero cents as a lump sum. <i>One hundred fifty nine</i>	\$ 117,259.00	\$ 117,259.00
6	950 SF	Remove and Dispose of Concrete for the sum of nineteen dollars and eight cents per square foot.	\$ 19.08	\$ 18,122.00
7	1 LS	Remove and Dispose of Asphalt Paving including Sawcuts around site for the sum of three thousand nine dollars and Zero cents as a lump sum. <i>hundred and two</i>	\$ 3,902.00	\$ 3,902.00

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
8	1 LS	Furnish and Install 1-1/2" Service on 8" Water Main and Install Water Meter complete and in place, for the sum of <i>four thousand two hundred and thirty nine</i> dollars and <i>zero</i> as a lump sum.	\$ 4,239.00	\$ 4,239.00
9	50 LF	Furnish And Install 1-1/2" PVC Waterline Including Bends and Building Connection , complete, in place, for the sum of <i>sixty dollars</i> dollars and <i>twenty six</i> cents per linear foot.	\$ 60.26	\$ 3,013.00
10	1 EA	Furnish And Install 4" Sewer Cleanout , complete, in place, for the sum of <i>eight hundred twenty seven</i> dollars and <i>zero</i> cents each.	\$ 827.00	\$ 827.00
11	45 LF	Furnish And Install 4" PVC Sanitary Sewer For the sum of <i>seventy nine</i> dollars and <i>sixty</i> cents per linear foot.	\$ 79.60	\$ 3,582.00
12	245 LF	Furnish and install 6" PVC Sanitary Sewer , Complete in Place for the sum of <i>sixty four dollars</i> dollars and <i>ninety eight</i> cents per linear foot.	\$ 64.98	\$ 15,920.00
13	2 EA	Furnish And Install 4' Diameter Sanitary Sewer Manholes, Variable Depths , complete and in place, for the sum of <i>twelve thousand one hundred and twelve</i> dollars and <i>fifty</i> cents each.	\$ 12,112.50	\$ 24,225.00
14	1 LS	Connect to Existing Sanitary Sewer Manhole , complete and in place, for the sum of <i>three thousand eight hundred twenty four</i> dollars and <i>zero</i> cents as a lump sum.	\$ 3,824.00	\$ 3,824.00
15	13,700 SF	Construct 5" Thick Reinforced Concrete Pavement , for the sum of <i>six</i> dollars and <i>ninety four</i> cents per square foot.	\$ 6.94	\$ 95,037.00
16	648 LF	Construct Concrete Curb and Gutter , for the sum of <i>thirty three</i> dollars and <i>ninety seven</i> cents per linear foot.	\$ 33.97	\$ 22,012.00
17	1,150 SF	Furnish and Install Concrete Pavers , complete and in place, for the sum of <i>twenty two</i> dollars and <i>forty two</i> cents per square foot.	\$ 22.42	\$ 25,785.00

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
18	490 LF	Furnish and Install Steel Edging , complete and in place, for the sum of Ten dollars and Twenty Eight cents per linear foot.	\$ 10.28	\$ 5,036.00
19	6,920 SF	Furnish and Install 4" Thick Concrete (Proposed) , complete and in place, for the Sum of Four dollars and Fifty One cents per square foot.	\$ 4.51	\$ 31,213.00
20	3,200 SF	Furnish and Install 4" Thick Integral Colored Concrete (Proposed) , complete and in place, for the sum of Twelve dollars and Eighty Nine cents per square foot.	\$ 12.89	\$ 41,246.00
21	130 SF	Furnish and Install Decomposed Granite , complete and in place, for the Sum of Three dollars and Thirty One cents per square foot.	\$ 3.31	\$ 430.00
22	6 EA	Furnish and Install 6' Picnic Table, complete and in place, for the Sum of Eight Thousand five hundred eighty two dollars and fifty cents each.	\$ 8,582.50	\$ 51,495.00
23	2 EA	Furnish and Install Trash Receptacle , complete and in place, for the Sum of five thousand eight hundred Zero dollars and thirty four cents each.	\$ 5,834.00	\$ 11,668.00
24	1 LS	Restroom Building , complete and in place, for the Sum of five hundred and eight thousand and fifty eight dollars and Zero cents as a lump sum.	\$ 508,058.00	\$ 508,058.00
25	1 LS	Furnish and Install Canopy Shade Sails (1 Large, 2 Small) , complete and in place, for the Sum of one hundred fifty two thousand five hundred seventy dollars and zero cents as a lump sum.	\$ 152,570.00	\$ 152,570.00
26	90 LF	Furnish and Install 18" Tall Masonry Planter Wall , complete and in place, for the sum of Seventy three dollars and Seventy Seven cents per linear foot.	\$ 73.77	\$ 6,639.00
27	60 LF	Furnish and Install 18" Tall Masonry Seat Wall , complete and in place, for the sum of One hundred eighty nine dollars and Seventy Seven cents per linear foot.	\$ 189.77	\$ 11,386.00

Item No.	Qty. & Unit	Description and Price in Words	PRICE IN FIGURES*	
			Unit Price	Total
28	1 EA	Furnish and Install City of Aubrey Park Sign , complete and in place, for the Sum of <i>Five thousand two hundred and fifteen</i> dollars and cents each.	\$ 5,215.00	\$ 5,215.00
29	13 EA	Furnish and Install Canopy Tree, 3" cal. , complete and in place, for the sum of <i>Twenty-nine</i> dollars and <i>fifty-nine</i> cents each.	\$ 29.59	\$ 10,355.00
30	5 EA	Furnish and Install Ornamental Tree, 3" cal. , complete and in place, for the sum of <i>One thousand two hundred and seventy</i> dollars and cents each.	\$ 1,270.00	\$ 6,350.00
31	20 EA	Furnish and Install Shrub, 5 gal. , complete and in place, for the sum of <i>Two hundred twenty two</i> dollars and <i>twenty</i> cents each.	\$ 222.20	\$ 4,444.00
32	24 EA	Furnish and Install Shrub, 3 gal. , complete and in place, for the sum of <i>One hundred seventy four</i> dollars and <i>fifty-eight</i> cents each.	\$ 174.58	\$ 4,190.00
33	1,100 EA	Furnish and Install Shrub, 1 gal. , complete and in place, for the sum of <i>eight</i> dollars and <i>seventy one</i> cents each.	\$ 8.71	\$ 9,586.00
34	31,600 SF	Furnish and Install Bermudagrass Sod , complete and in place, for the sum of <i>zero</i> dollars and <i>fifty-four</i> cents per square foot.	\$ 0.54	\$ 17,190.00
35	1 LS	Furnish and Install Irrigation System , complete and in place, for the sum of <i>fifty-two thousand two hundred and</i> dollars and cents as a lump <i>forty-eight</i> sum.	\$ 52,244.00	\$ 52,244.00
36	1 LS	Remove and Dispose of Existing Trees to be Removed for the sum of <i>zero</i> dollars and <i>zero</i> cents per square foot.	\$ -	\$ -
37	1 LS	Furnish and install Tree Protection fencing , complete and in place, for the sum of <i>two hundred three hundred and ninety-seven</i> dollars and cents as a lump sum.	\$ 2,397.00	\$ 2,397.00

TOTAL AMOUNT

\$ 1,299,420.00

It is definitely understood that in case of a conflict among the prices quoted for any item in the Bid Form on the foregoing pages, the unit price shall govern.

Time is of the essence. The undersigned bidder agrees to begin work within fourteen (14) calendar days following a written Notice to Proceed to be and substantially complete within **120 calendar days** following the start time, but no later than February 1, 2025; provided, however, that the OWNER'S construction funds are available.

Enclosed with this Bid is a Bidder's Bond or Cashier's Check for **5% of Pavilion Proposed Amount** (\$_____) dollars, which it is agreed shall be collected and retained by the OWNER as liquidated damages if the OWNER accepts this bid within sixty (60) days after the opening of bids, and the undersigned bidder then fails to execute the contract and bonds with the said OWNER within ten (10) days after official notice of such acceptance; otherwise, said Bidder's Bond or Check shall be returned to the undersigned on demand. This sum of money is not to be considered as a penalty, but shall be deemed, taken and treated as reasonable liquidated damages. The sum of money is fixed and agreed on between the bidder and owner because of the impracticability and extreme difficulty of fixing and ascertaining the actual damage to the OWNER.

* Total represents total determined by multiplying quantity by total unit price. Unit Labor and Unit Material prices should add to give total unit price set forth in "Description and Price in Words" column.

The undersigned acknowledges receipt of the following addendum:

Addendum No. 1 6/02/2025

Addendum No. 2 6/18/2025

Addendum No. 3 _____

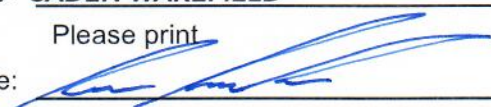
BIDDER:

PAVILION CONSTRUCTION TX, LLC.

Company

By: CADEN WAKEFIELD

Please print

Signature: 

Title: PRESIDENT OF TEXAS

Please print

3410 MIDCOURT RD, SUITE 123

Address

CARROLLTON TX 75006

City

State

Zip

(Seal if Corporation)

PROPOSED CONTRACTS BREAKDOWN

Type of Contracts	No. of Contracts	Approx. Total Dollar Amount	Estimated No. to local Business	Estimated \$ Amount Local Business
Subcontractor	11	1,299,420	9	\$614,823

ESTIMATED PROJECT WORKFORCE BREAKDOWN

Work Classifications	Total Estimated Positions	No. of Positions Currently Filled	No. of Positions not Filled	No. of Positions to fill with LM/ Residents
Totals				

END OF SECTION

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and the data given must be clear and comprehensive. **This statement must be notarized.** If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information it desires.

Date: 06/30/2025

Bidder (Legal Name of Firm): PAVILION CONSTRUCTION TX, LLC.

Date Organized: 02/14/2007

Address : 3410 Midcourt Rd, Suite 123

CARROLLTON, TX: 75006

Date Incorporated 02/14/2007

Federal ID Number: 26-3864025

Number of Years in contracting business under present name 18 Years

List all other names under which your business has operated in the last 10 years:
N/A

Work Presently Under Contract:

Contract	Amount \$	Completion Date
<u>SEE SHEET ATTACHED</u>		

Type of work performed by your company: GENERAL CONTRACTOR

Total Staff employed by Firm (Break down by Managers and Trades on separate sheet):
SEE SHEET ATTACHED

Have you ever failed to complete any work awarded to you? ☐ Yes ☒ No
(If yes, please attach summary of details on a separate sheet. Include brief explanation of cause and resolution)

Have you ever defaulted on a contract? ☐ Yes ☒ No
(If yes, please attach summary of details on a separate sheet.)

Has your organization had any disbarments or suspensions that have been imposed in the past five years or that was still in effect during the five year period or is still in effect? ☐ Yes ☒ No

CURRENTLY UNDER CONSTRUCTION

PROJECTS UNDER CONSTRUCTION									
Name	Project City	Project State	Company	Architect	Units	Building Sqft	Final Contract Amount	Completion Date	
Sandoval Flats	Rio Rancho	NM	Dominium	Todd & Associates	216	243,624	\$ 60,784,676.00	Mar-27	
Cresta Ranch	Santa Fe	NM	Lincoln Ave Communities	Dekker	240	242,928	\$ 58,730,083.00	Feb-27	
Silverada Manor	Reno	NV	Brimshore Development, LLC	Frame Architecture Inc	150	93,574	\$ 33,499,899.00	Jan-27	
FPST LHTC I Homes	Fallon	NV	Fallon Pulte-Shoshone Housing	Travels	22	29,646	\$ 10,171,317.00	Sep-26	
Laguna Homes #4	Laguna Pueblo	NM	Laguna Housing Development & Management	Travels	40	48,000	\$ 9,348,969.00	Jul-26	
Heritage at Cottonwood Creek	San Marcos	TX	Cohen-Esrey, LLC	Ebarb + Guest Architecture	233	46,897	\$ 41,993,158.00	Feb-26	
Peachtree Canyon Phase 1	Las Cruces	NM	Thomas Development Group	Perlmam Architects	144	147,260	\$ 29,877,550.00	Feb-26	
Mebody Grove	Waco	TX	Integrant	SGB Architects	79	1,547	\$ 14,647,857.00	Jan-26	
Saddle Creek Village	Houston	TX	Stewardship Development	OTAK, Inc.	72	86,450	\$ 12,800,458.00	Oct-25	
Patriot Place IIA	El Paso	TX	HOME (HACEP)	WDA (Wright & Dalbin Architects)	40	43,099	\$ 9,111,577.00	Oct-25	
Solwyn Luxury Apartments	Santa Fe	NM	Abacus Capital Group	Meyers + Associates Architects	330	381,226	\$ 75,434,343.00	Oct-25	
The Hill Residential	Los Alamos	NM	LAH Investors, LLC	Whitneybell Perry	149	247,880	\$ 50,450,139.00	Sep-25	
Calle Cuarta	Albuquerque	NM	YES Housing, Inc.	Dekker	65	87,326	\$ 22,374,978.00	Aug-25	
Ridge at Sun Valley	Reno	NV	Ulysses Development Group	Frame Architecture Inc	195	190,000	\$ 67,762,102.00	Jul-25	
Reserve at Decatur	Decatur	TX	PIVOTAL	BDCL Architects	39	42,666	\$ 6,845,964.00	Jul-25	
9000 Veranda	Albuquerque	NM	Albuquerque Housing Authority	Jeeds and Zuzu	35	28,579	\$ 9,064,957.00	Jul-25	
120 La Plata	Albuquerque	NM	Albuquerque Housing Authority	Jeeds and Zuzu	32	32,631	\$ 7,855,184.00	Jul-25	
Casa Siena	Santa Fe	NM	Presidium	Humphreys & Partners Architects LP	171	162,449	\$ 34,315,970.00	Jul-25	
Sunstone	San Antonio	TX	Tirol Housing	HEDK Architects	199	190,235	\$ 27,832,000.00	Jun-25	

LIST OF PAVILION EMPLOYEES

Nevada Team	Title
Adam Mannelin	Development Associate
Brad Nelson	Assistant Superintendent
Jeff Higgins	Superintendent
Jonathan Barrone	Project Engineer
Josh Knox	Superintendent
Matt Melson	Superintendent
Nathaniel Moore	Assistant Superintendent
Rick Burkette	Project Manager
Thomas Straight	VP of Construction
Trevor Ensign	Estimator
Oregon Team	Title
Adam Mannelin	Development Associate
Andrew Guess	General Counsel
Brian Gerritz	President
Brynna Faris	Paralegal
Calvy Yue	Project Accountant
Conor Ferguson	Temp Accountant
Derek Mannelin	CEO
Janel Schenk	Accounts Payable Specialist
Jessie Davis	Director Of Business Operations
Johnathan Hanson	Staff Accountant
Jolene Bowman	Payroll/Benefits Accountant
Justine Keller	Project Accountant
Karen Terzo-Coffey	Controller
Kelsey Kilian	Front Office Coordinator
Luke Yokoyama	Accounts Payable Specialist
Marcy Comella	Staff Accountant
Nicole Hoff	Senior Payroll Accountant
Robyn Benedetti	Human Resources
Trevor Ensign	Estimator
Texas Team	Title
Adam Mariam	Project Manager
Adrian Trujillo	Superintendent
Alberto Delgadillo	Assistant Superintendent
Alexa Carvalhal	Project Accountant
Caden Wakefield	Director of Operations
Chidozie Azogu	Jr. Estimator
David Gomez	Project Engineer
David Rose	Project Manager
Erica Azez	Project Accountant
Ishmael Preer	Project Engineer
Israel Montes	Superintendent
James Wayne	Project Accountant
Jerry Carley	Superintendent
Jim Barkey	Superintendent
Joel Odom	Project Accountant
Jonathan Marsalis	Assistant Superintendent
Josh Jones	Project Manager
Jovani Tarango	Project Engineer
Juan Solano	Assistant Superintendent
Kevin Freyer	Project Manager
Kim VanVoorhis	Project Accountant
Matthew Moses	Estimator
Nathan Long	VP of Construction
Nicci Roberts	Office Manager TX
Patton Ellis	Superintendent
Paul Lamb	VP of Estimating/Purchasing
Paul Neidert	Business Development Manager
Roy Fierro	Superintendent
Thomas Straight	VP of Construction

New Mexico Team	Title
AJ Fresquez	Marketing Manager
Angel Garcia	Superintendent
Anthony Diehl	Superintendent
Art Castro	Assistant Superintendent
Austin Dusenbery	Project Engineer
Austin Powell	Assistant Superintendent
Brandon Griffin	Assistant Superintendent
Carlos Conroy	VP of Construction
Carlos Gutierrez	Superintendent
Chris Canaday	Superintendent
Chris Thatcher	Assistant Superintendent
Chris Tuggle	Project Manager
Clayton Griffin	Operations Manager
Colin John	Assistant Superintendent
Daniel Nevarez	Project Engineer
David Bond	Project Manager
Dennis Romero	Superintendent
Devon Taylor	Preconstruction Project Manager
Eddie Dean	Assistant Superintendent
Enrique Cruz	Superintendent
Gabe Trujillo	VP of New Projects
Gary Christensen	General Superintendent
Geraldine Samayoa	Project Accountant
Harold Jaquez	Assistant Superintendent
Ira Griffin	Executive VP
Ira Ward	Superintendent
Ireland Montano	Office Manager/Executive Assistant
Jacob Nevarez	Estimator
JJ Sells	Superintendent
Jose Rivera-Ortega	Project Manager
Joseph Aguilar	VP of Construction
Joseph Dunaway	Warranty Manager
Joseph Garibay	Senior Project Engineer
Juan Fabres	Jr. Estimator
Jubin Veera	Project Manager
Lidia Flores-Garcia	Project Accountant
Mario Muñoz	Assistant Project Manager
Mario Sedillo	Assistant Superintendent
Micah Stevenson	Estimator
Michael Andrade	Project Manager
Mike Pike	VP of Construction
Natalia Alvarez-Lopez	Project Accountant
Raul Mata-Chavez	Project Engineer
Raul Ramirez	Assistant Superintendent
Richard Baeza	Superintendent
Roy Barrett	Assistant Superintendent
Soji Fasalojo	Project Engineer
Stephanie Holpp	Project Accountant
Trenton Powell	Assistant Superintendent
Victoriano Gonzalez	Superintendent
Wes Wyre	Superintendent

(If yes, list and explain; such list must include disbarments and suspensions of officers, principals, partners, members, and employees of your organization.)

List the projects most recently completed by your firm (include project of similar importance):

Project	Amount \$	Mo/Yr Completed
SEE SHEET ATTACHED		

Major equipment available for this contract: Subcontractors are providing all earthwork and utility trenching equipment for completion of this scope.

Are you in compliance with all applicable EEO requirements? ☒ Yes ☐ No
(If no, please attach summary of details on a separate sheet.)

Bank References

Address: 1300 SW 5h Ave, 25th Floor

Contact Name: Matt Herb

City & State: Portland, OR Zip: 97201

Phone Number: 971-978-4755

Credit available: \$ 5,000,000

Has the firm or predecessor firm been involved in a bankruptcy or reorganization? ☐ Yes ☒ No
(If yes, please attach summary of details on a separate sheet.)

List on a sheet attached hereto all judgements, claims, arbitration proceedings, or suits pending or outstanding against bidder over the last five (5) years with amount of claim and brief description. **N/A**

List on a sheet attached hereto all lawsuits or requested arbitration with regard to construction contracts which bidder has initiated within the last five (5) years and brief explanation of claim and outcome. **N/A**

Attach resume(s) for the principal member(s) of your organization, including the officers as well as the proposed superintendent for the project.

Signed this 30th day of JUNE, 2025.


Signature

CADEN WAKEFIELD PRESIDENT OF TEXAS
Printed Name and Title

PAVILION CONSTRUCTION TX, LLC.
Company Name

MOST RECENTLY COMPLETED PROJECTS

PAST 5 YEARS PROJECTS COMPLETED

Name	Project City	Project State	Company	Architect	Units	Building Sqft	Final Contract Amount	Completion Date
First Met	Houston	TX	Burnshore Development, LLC	Papadogiorgis Haymes Ltd	157	108,048	\$ 29,725,254.00	Jun-25
Cielo Tower	El Paso	NM	HONE (HACEP)	1919 Architects	123	80,346	\$ 23,081,988.00	May-25
WMA #2	Carson City	NV	Washoe Housing Authority	Travis	20	33,000	\$ 12,317,106.00	Jun-25
Encanto at Mesa del Sol	Albuquerque	NM	Cushman Capital	Jeets and Zuu	318	327,955	\$ 70,550,396.00	Feb-25
IC Maduca	El Paso	TX	HONE (HACEP)	JDA (Wright & Dallen Architects)	144	153,310	\$ 23,625,475.00	Jan-25
Ballard Flats	Sparks	NV	Breno Housing Authority	MHC Associates	15	12,414	\$ 5,050,104.00	Dec-24
Reverie at Mayfield	Arlington	TX	PROVOTAL	BCCI Architects	220	226,436	\$ 32,770,534.00	Dec-24
Aurora Apartments	San Antonio	TX	Fairstead	Alamo Architects	105	78,556	\$ 18,043,313.00	Nov-24
Alonso High Desert	Albuquerque	NM	Titan Development	ORB Architecture	281	376,378	\$ 57,202,882.00	Jul-24
East Passage	Laguna Pueblo	WA	Real Estate Equities Development	Travis	20	29,380	\$ 9,629,853.00	Jul-24
Village Cooperative of Puyallup	Puyallup	NM	YES Housing, Inc.	Slidmore Jarrett Architects	57	31,622	\$ 24,462,952.00	Jun-24
West Berry	Hobbs	NM	YES Housing, Inc.	Dekker	56	52,768	\$ 14,055,019.00	May-24
Maple Leaf	Seattle	WA	Emerald Bay Equity	Jackson Main Architecture	125	97,101	\$ 24,750,000.00	Apr-24
NMAA	Seattle	WA	Vibrant Cities	Weeks + Partners	155	144,694	\$ 31,294,453.00	Mar-24
Overture Andulata	Albuquerque	NM	Vibrant Cities	Weeks + Partners	70	62,208	\$ 10,547,627.00	Jan-24
Highline Place	Killeen	TX	Housing Solutions Alliance	SGR Architects	84	70,282	\$ 11,145,609.00	Jan-24
Palmview Homes	San Benito	TX	Housing Solutions Alliance	Leeb Architects	104	144,263	\$ 25,634,138.00	Nov-23
LARK	Villabona	OR	Titan Development	Leeb Architects	158	167,276	\$ 22,465,795.00	Nov-23
Alonso Journal Center	Albuquerque	NM	Vibrant Cities	Jackson Main Architecture	93	74,096	\$ 22,465,795.00	Sep-23
Boystone	Seattle	WA	Olive Tree Holdings LLC	Basic Architecture & Consulting Inc	556	410,742	\$ 24,774,648.00	Aug-23
The Life at Grand Oaks	Houston	TX	Emerald Bay Equity	Slidmore Jarrett Architects	79	46,505	\$ 11,415,085.00	Aug-23
Three Apartments	Seattle	WA	Pueblo of Acoma Housing Authority	Travis	30	42,660	\$ 10,935,400.00	Jul-23
Acoma Homes II	Albuquerque	NM	Albuquerque Housing Authority	Jeets and Zuu	59	58,775	\$ 6,971,329.00	Apr-23
Happer	Albuquerque	NM	YES Housing, Inc.	Encore Architects	96	92,997	\$ 14,040,101.00	Mar-23
Copper Terrace	Bellevue	WA	Parkside + Associates	Hartman & Malzewski Design Group	125	163,619	\$ 35,982,375.00	Feb-23
Surrey on Main	Albuquerque	NM	Albuquerque Housing Authority	Thomson Gifford Architects	54	31,287	\$ 14,025,813.00	Oct-22
Broadway & McKnight	Albuquerque	NM	Albuquerque Housing Authority	Dekker	96	81,635	\$ 8,531,238.00	Oct-22
The Commons at Martineotown	Albuquerque	NM	Telin & Associates LLC	Madenkiz Architects	252	232,669	\$ 36,877,801.00	Oct-22
Cielo Lumu Apartments	San Francisco	CA	Our Lady of the Lake	Thomson Gifford Architects	14	13,709	\$ 1,086,466.00	Sep-22
OLL Interior School Renovation	Seattle	WA	San Francisco Housing Authority (SFCHA)	Thomson Gifford Architects	42	22,370	\$ 9,400,745.00	Sep-22
On Stone Way	Seattle	WA	San Francisco Housing Authority (SFCHA)	Thomson Gifford Architects	42	22,370	\$ 9,400,745.00	Sep-22
La Rosasuna	Albuquerque	NM	YES Housing, Inc.	Thomson Gifford Architects	45	47,450	\$ 9,205,722.00	Apr-22
Hope Village	Albuquerque	NM	New Mexico Interfaith Housing	Thomson Gifford Architects	42	38,018	\$ 7,236,174.00	Mar-22
Sier Yard	McMinnville	OR	Delta rho of Pi Kappa Alpha Building Foundation	Alison Holder Architecture PC	65	79,814	\$ 13,245,535.00	Feb-22
Pine Annexes	Killeen	TX	Housing Solutions Alliance	Allen Olson Schaele Architects	2	2,496	\$ 459,652.00	Nov-21
Moore Rose - 15 Units	El Paso	TX	HONE (HACEP)	SGR Architects	15	16,602	\$ 365,000.00	Oct-21
DeWetter Memorial	El Paso	TX	HONE (HACEP)	WDA Wright & Dallen Architects	98	112,868	\$ 12,760,975.00	Sep-21
Kathy White Memorial	Colorado Springs	CO	Titan Housing	Carl Daniel Architect, Inc.	78	35,005	\$ 11,524,355.00	Sep-21
Alpine Vista	Midland	TX	Domitium	Dekker	242	208,000	\$ 29,379,718.00	Aug-21
Ventura at Tradewinds	Las Cruces	WA	Merced Valley Public Housing Authority	Cross Architects	204	222,723	\$ 29,238,531.00	Aug-21
Desert Hope	Seattle	WA	Emerald Bay Equity	Jeets and Zuu	40	20,771	\$ 4,033,337.00	Jul-21
Iron Flats	Seattle	WA	San Francisco Housing Authority (SFCHA)	Slidmore Jarrett Architects	289	309,437	\$ 51,659,393.00	May-21
Villa Consuelo Apartments	San Francisco	CA	San Francisco Housing Authority (SFCHA)	Thomson Gifford Architects	100	88,382	\$ 10,893,093.00	May-21
US Medical Offices	San Francisco	CA	YES Housing, Inc.	Jeets and Zuu	2	6,011	\$ 1,666,587.00	Mar-21
Silverline Terrace	Castle Rock	CO	Confidential Properties	Phillips Partnership	72	216,408	\$ 30,775,581.00	Mar-21
Ridge at Castle Rock	Castle Rock	CO	Confidential Properties	HECK Architects	139	135,000	\$ 16,659,989.00	Feb-21
Capitol Flats	San Francisco	CA	Adapt Property Company	HECK Architects	144	135,000	\$ 19,005,840.00	Feb-21
Wellspring	Pecos	TX	Newsome Development	Weeks + Partners	174	215,156	\$ 26,760,325.00	Oct-20
Overture Albuquerque	Albuquerque	NM	GreyStar	Dekker	88	113,173	\$ 13,741,947.00	Sep-20
Nuevo Arco	Albuquerque	NM	YES Housing, Inc.	Mentrum Architecture Incorporated	25	16,687	\$ 4,071,403.00	Jun-20

Notary Statement:

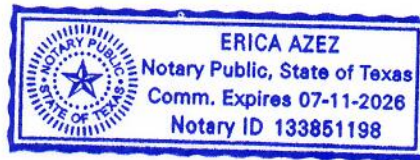
Caden Wakefield, being duly sworn, says that he is the ~~President~~ Position/Title of Pavilion Construction (Firm Name), and hereby swears that the answers to the foregoing questions and all statements therein contained are true and correct. He/she hereby authorizes and requests any person, firm, or corporation to furnish any information requested City/County of Texas-Dallas in verification of the recitals comprising this Statement of Bidder's Qualifications.

Subscribed and sworn before me this 30 day of June, 2025.

Notary Public

Erica Azez
Signature

Erica Azez
Printed Name



My Commission Expires: 7-11-26

The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

END OF SECTION

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the Contract, licensed by the State of Texas to do the type of work required under terms of the contract documents. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents.

The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities that may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he is aware of such peculiar risks and that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.

Signed this 30th day of JUNE, 2025.

CADEN WAKEFIELD

Name of Bidder

BU145768, TEXAS

Contractor's License No. and State



Signature of Bidder

PRESIDENT OF TEXAS

Title of Signatory

END OF SECTION

SECTION 00 45 16

U.S. Department of Housing and Urban Development

CERTIFICATION OF BIDDER REGARDING CIVIL RIGHTS LAWS AND REGULATIONS

INSTRUCTIONS

CERTIFICATION OF BIDDER REGARDING Executive Order 11246 and Federal Laws Requiring Federal Contractor to adopt and abide by equal employment opportunity and affirmative action in their hiring, firing, and promotion practices. This includes practices related to race, color, gender, religion, national origin, disability, and veterans' rights.

NAME AND ADDRESS OF BIDDER (include ZIP Code)

PAVILION CONSTRUCTION TX, LLC. 3410 MIDCOURT RD, SUITE 123 CARROLLTON, TX 75006

CERTIFICATION BY BIDDER

Bidder has participated in a previous contract or subcontract subject to Civil Rights Laws and Regulations.

☒ Yes☐ No

The undersigned hereby certifies that:

☒ The Provision of Local Training, Employment, and Business Opportunities clause (Section 3 provision) is included in the Contract. A written Section 3 plan (Local Opportunity Plan) was prepared and submitted as part of the bid proceedings (if bid equals or exceeds \$100,000).

☒ The Equal Opportunity clause is included in the Contract (if bid equals or exceeds \$10,000).

Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?

☐ Yes☒ No

NAME AND TITLE OF SIGNER (Please type)

~~BRIAN GERRITZ, PRESIDENT~~

Caden Wakefield

SIGNATURE

DATE

6/30/25

END OF SECTION

Section 00 45 16

Page 1 of 1

VENDOR COMPLIANCE WITH STATE LAW

The 1985 Session of Texas Legislature passed House Bill 620 relative to the award of Contracts to non-resident bidders. This law provided for non-resident bidders to bid projects for construction, improvements, supplies or services in Texas. To be awarded these Contracts, non-resident bidder must bid an amount lower than the lowest Texas resident bidder by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder to obtain a comparable Contract in the state of the non-resident's principal place of business.

NOTE: A non-resident bidder is a Contractor whose corporate office or principal place of business is located outside of the State of Texas.

Item A: ALL BIDDERS

I hereby certify that our principal place of business is in the State of Texas.

YES X NO

Item B: NON-RESIDENT BIDDERS

Non-resident vendors in _____ (State), our principal place of business, are required to bid _____% lower than resident bidders by State Law.

Non-resident vendors in _____ (State), our principal place of business, are **not** required to underbid resident bidders.

AFFIDAVIT AGAINST PROHIBITED ACTS

I hereby affirm that I am aware of the provisions of the Texas Penal Code Sec. 36.02, 36.08, 36.09, and 36.10, dealing with Bribery and Gifts to Public Servants. I further affirm that I will adhere to such rules and instruct and require all agents, employees, and subcontractors to do the same. I am aware that any violation of these rules subjects this agreement to one or more of the following: revocation, removal from bid lists, prohibiting future Contract / subcontract work, revocation of permits and / or prosecution.



Signature

6/30/25

Date

Attest (if Contractor is a Corporation)

Date

END OF SECTION

NON-COLLUSION AFFIDAVIT

State of TEXAS §County of DENTON §

_____, being duly sworn, deposes and says that:

- (1) He (she) is CADEN WAKEFIELD of PAVILION CONSTRUCTION TX, LLC., the Bidder submitting the attached Proposal;
- (2) He (she) is fully informed respecting the preparation and contents of the attached Bid and any and all appurtenances thereof;
- (3) Such Bid is genuine and is not a collusive Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with another Bidder, firm or person to submit a collusive Bid in connection with the Contract for which the attached bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Owner or any other person interested in the proposed contract; and
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.

Signature: _____

Title: PRESIDENT OF TEXASSubscribed and sworn to me this 30 day of June, 2025

By: _____

Notary Public in and for Texas - Dallas

County, Texas

My commission expires 7-11-26

END OF SECTION

Section 00 45 43

RESOLUTION OF CORPORATION

I hereby certify that it was RESOLVED by a quorum of the directors of

[Name of Corporation / Contractor]

meeting on this _____ day of _____, 20____, that _____,

[Corporate Representative]

be, and hereby is, authorized to act on behalf of the Corporation, as its representative, in all business transactions conducted in the State of Texas, and that the above resolution was unanimously ratified by the Board of Directors at said meeting and that the resolution has not been rescinded or amended and is now in full force and effect; and in authentication of the adoption of this resolution, I subscribe my name and affix the seal of the Corporation on this

_____ day of _____, 20____.

Secretary/Assistant Secretary

[Seal]

END OF SECTION

SECTION 00 45 60

ATTORNEY'S REVIEW CERTIFICATION

I, the undersigned, ANDREW GUESS, the duly authorized and acting legal representative of the PAVILION CONSTRUCTION TX, LLC., do hereby certify as follows:

I have examined the attached contract(s) and surety bonds and am of the opinion that each of the agreements may be duly executed by the proper parties, acting through their duly authorized representatives; that said representatives have full power and authority to execute said agreements on behalf of the respective parties; and that the agreements shall constitute valid and legally binding obligations upon the parties executing the same in accordance with terms, conditions and provisions thereof.

Attorney's signature: Andrew Guess Date: June 30, 2025

Print Attorney's Name: ANDREW GUESS

Oregon State Bar Number: 160298

**STANDARD FORM OF AGREEMENT
BETWEEN THE CITY OF AUBREY AND CONTRACTOR**

THIS AGREEMENT is dated as of the 30th day of JUNE in the year 2025 by and between the City of Aubrey (hereinafter called OWNER) and

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. PROJECT SCOPE

The PROJECT for the WORK detailed under the Contract Documents (see Article 8 of this Agreement for items included in the Contract Documents) is generally identified as following:

City of Aubrey Veterans Memorial Park

Article 2. CONTRACT TIME.

The Work will be completed within the time stated in the Bid Proposal, and ready for payment in accordance with paragraph 1.51.4 of the General Provisions.

Article 3. CONTRACT PRICE.

3.1. OWNER shall pay CONTRACTOR the prices in the CONTRACTOR'S bid proposal plus additional work performed or when authorized by OWNER.

Article 4. PAYMENT PROCEDURES.

4.1. Payment to CONTRACTOR will be monthly upon receipt of invoices from the CONTRACTOR. All charges are to be less sales tax as OWNER is tax-exempt.

Article 5. CONTRACTOR'S REPRESENTATIONS.

In order to induce OWNER to enter into this agreement, CONTRACTOR makes the following representations:

5.1. CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents and Specifications.

5.2. CONTRACTOR has correlated the results of all such observations and studies with the terms and conditions of the Contract Documents.

5.3. CONTRACTOR has given OWNER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution by OWNER is acceptable to CONTRACTOR.

Article 6. MISCELLANEOUS.

6.1. ASSIGNMENTS: No assignments by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without written consent of the party sought to be bound; and specifically but without limitation moneys that may come due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in written consent to an assignment will release the assignor from any duty or responsibility under the Contract Documents.

6.2. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal

representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

6.3. **TERMINATION:** OWNER may terminate the Contract by giving CONTRACTOR notice in writing. Upon delivery of such notice by OWNER to CONTRACTOR, CONTRACTOR shall discontinue all services in connection with the performance of the Contract and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to this Contract. As soon as practicable after receipt of notice of termination, CONTRACTOR shall submit a statement, showing in detail the services performed under this Contract to the date of termination. OWNER shall then pay CONTRACTOR that portion of the prescribed charges which the services actually performed under this Contract bear to the total services called for under this Contract less such payments on account of the charges as have been previously made.

6.4. **SUBCONTRACTING:**

1. CONTRACTOR shall not award any work to any subcontractor until CONTRACTOR submits to OWNER a written statement concerning the proposed award to the subcontractor, which statement shall contain such information as OWNER may require.
2. CONTRACTOR shall be fully responsible to OWNER for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for acts and omissions of persons directly employed by him.
3. Nothing contained in this Contract shall create any contractual relation between any subcontractor and OWNER. CONTRACTOR is an independent contractor.

Article 7. GOVERNING LAWS, VENUE.

The Contract shall be construed according to the laws of the State of Texas; and, venue shall lie in the State district courts of Denton County, Texas.

Article 8. CONTRACT DOCUMENTS.

The Contract Documents which comprise the entire agreement between the OWNER and CONTRACTOR, same being attached hereto and incorporated herein as Exhibit A, consist of the following:

- 8.1 The Contract Documents consist of the documents listed in the table of contents of the Project Manual and the drawings listed on the Sheet Index in the Drawings.
- 8.2 Addenda numbers 1 to 2, inclusive.
- 8.3 The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying or supplementing the Contract Documents pursuant to Article 1.20.2 of the General Provisions. The documents listed in paragraphs 6.2 et seq. above are attached to this Agreement (except as expressly noted otherwise above).
- 8.4 Contractor's References

There are no Contract Documents other than those listed above in this Article 8. The Contract Documents may only be amended, modified or supplemented as provided in Article 1.20.2 of the General Provisions.

Article 9. INDEMNIFICATION.

The CONTRACTOR hereby agrees to defend, indemnify, and hold the City and all of its officers, agent, employees, and elected officials whole and harmless against any and all claims for damages, cost, and expenses of persons or property that may arise out of, or be occasioned by, of from any negligent act, or omission of the CONTRACTOR, or any agent, servant, or employee of the CONTRACTOR in the execution of performance of this Contract, without regard to whether such persons are under the direction of City agents or employees.

Executed on behalf of the CONTRACTOR by its owner shown below, and on behalf of the OWNER by its City Manager, or authorized representative, this agreement will be effective

on the 30th day of June, 20 25.

OWNER:

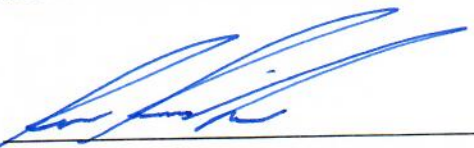
CITY OF AUBREY
107 SOUTH MAIN STREET
AUBREY, TEXAS 76227

CONTRACTOR:

Name: **PAVILION CONSTRUCTION TX, LLC.**

By: _____

Chris Rich, Mayor
Print Name

By:  _____

CADEN WAKEFIELD PRESIDENT OF TEXAS
Print Name

(503) 704-4314

Telephone Number

CONTRACTOR'S Seal
(if incorporated)

(City Attorney review if Contracted Service Cost is Greater than \$15,000)

Approved as to Form and Legality this _____ day of _____, 20 ____.

OWNER's Attorney

END OF SECTION

Section 00 61 05

BID BOND

BIDDER (Name and Address):

Pavilion Construction TX, LLC
3418 Midcourt Rd. #119, Carrollton, TX 75006

SURETY (Name and Address of Principal Place of Business):

Travelers Casualty and Surety Company of America
4000 Kruse Way Pl. Building 1 Suite 125, Lake Oswego, OR 97035

OWNER (Name and Address):

City of Aubrey
107 South Main Street Aubrey, TX 76227

BID

BID DUE DATE: June 30 2025

PROJECT TITLE:

Veterans Memorial Park

BOND

BOND NUMBER: BID

DATE (Not later than Bid due date): June 30 2025

PENAL SUM: Five Percent (5%) of Bid Amount
(Words)

5% of Bid Amount
(Figures)

IN WITNESS WHEREOF, Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent or representative.

BIDDER

Pavilion Construction TX, LLC (Seal)
Bidder's Name and Corporate Seal

By: [Signature], PRESIDENT
Signature and Title

Attest: [Signature] Office Manager
Signature and Title

SURETY

Travelers Casualty and Surety
Company of America (Seal)
Surety's Name and Corporate Seal

By: [Signature]
Signature and Title Tamara A. Ringelisen ATTORNEY-IN-FACT
(Attach Power of Attorney)

Attest: [Signature]
Signature and Title WITNESS TO SURETY

- Note: (1) Above addresses are to be used for giving required notices.
(2) Any singular reference to Bidder, Surety, OWNER or other party shall be considered plural where applicable.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to OWNER upon default of Bidder any difference between the total amount of Bidder's Bid and the total amount of the Bid of the next lowest, responsible and responsive Bidder as determined by OWNER for the Work required by the Contract Documents, provided that:
 - A. If there is no such next lowest, responsible and responsive Bidder, and OWNER does not abandon the Project, then Bidder and Surety shall pay to OWNER the penal sum set forth on the face of this Bond, and
 - B. In no event shall Bidder's and Surety's obligation hereunder exceed the penal sum set forth on the face of this Bond.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by the Bidding Documents and any performance and payment Bonds required by Bidding Documents.
3. This obligation shall be null and void if:
 - A. OWNER accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by Bidding Documents and any performance and payment Bonds required by the Bidding Documents, or
 - B. All Bids are rejected by OWNER, or
 - C. OWNER fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and if applicable, consented to by Surety when required by paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from OWNER, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by OWNER and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 180 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirements of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer or proposal as applicable.

END OF SECTION



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Tamara A Ringeisen** of **PORTLAND, Oregon**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.



State of Connecticut

City of Hartford ss.

By: _____

Robert L. Raney
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**



Anna P. Nowik
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **30** day of **June, 2025**.



Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

STATE SALES TAX - SEPARATED CONTRACT CERTIFICATE

TO: CITY OF AUBREY

DATE: 06/30/2025

107 South Main Street

Aubrey, Texas 76227

SUMMARY SEPARATION OF MATERIALS AND LABOR:

The total amount bid shall be separated into Materials Costs and Services Charges, which result in a "Separated Contract". The Bidder is expected to comply with all the requirements of the State Sales Tax Law, plus separate the total Contract amount, for the total amount bid listed in the Proposal into material costs and services charges as provided below.

MATERIALS.....	\$ <u>547,531.05</u>
SERVICES.....	\$ <u>751,888.95</u>
TOTAL AMOUNT BID.....	\$ <u>1,299,420</u>

CADEN WAKEFIELD PRESIDENT OF TEXAS
PRINCIPAL

(503) 314-0478
TELEPHONE NUMBER


SIGNATURE

CADEN WAKEFIELD PRESIDENT OF TEXAS
NAME & TITLE

END OF SECTION

Section 00 61 30

Page 1 of 1

**CERTIFICATION REGARDING DEBARMENT,
SUSPENSION AND OTHER RESPONSIBILITY MATTERS**

The prospective participant certifies to the best of its knowledge and belief that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal, State, or local department or agency;
- (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction: violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Section 1001, a false statement may result in a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

PAVILION CONSTRUCTION TX, LLC.

[Typed Name of Company:]

CADEN WAKEFIELD PRESIDENT OF TEXAS

[Typed Name & Title of Authorized Representative]



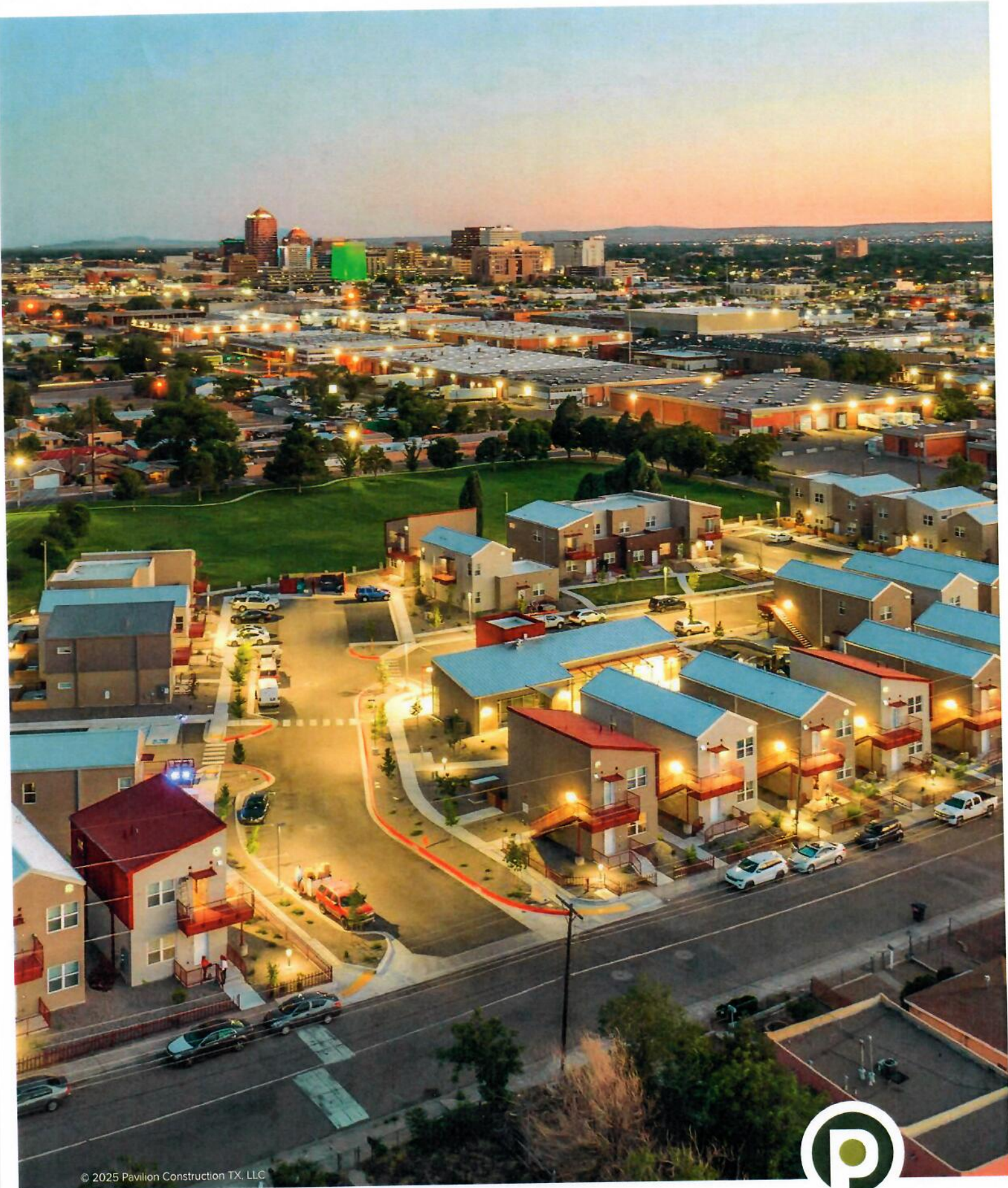
[Signature of Authorized Representative]

6/30/25

[Date]

If unable certify the above statements, explanation is attached.

END OF SECTION



© 2025 Pavilion Construction TX, LLC

DALLAS OFFICE
3410 Midcourt Rd, Ste 123
Carrollton, TX 75006
Phone: 469-789-5487

PORTLAND OFFICE
15455 SW Hallmark Drive
Lake Oswego, OR 97035
Phone: 503-290-5005

ALBUQUERQUE OFFICE
8900 Washington St NE
Albuquerque, NM 87113
Phone: 505-346-0085



PAVILION
CONSTRUCTION



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

Agenda Item

Receive presentation of the proposed Aubrey Municipal Development 2025-26 Fiscal Year budget; Discussion regarding same.

Staff Contact

Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary

The Proposed 2025-26 FY Budget for the Aubrey MDD includes possible adjustments/increases to administrative costs and program costs, including estimated expenses for the approved loan and payments associated with the \$1.3 million for the Development Project, a Business Accelerator Program, and Feasibility Studies. The estimated income is based off average sales tax received monthly (less audit collections) and MDD property rental income and earned interest.

Financial Summary

The Proposed 2025-26 Budget being presented for consideration has an estimated MDD Revenue of \$1,284,020.00 and an estimated MDD Program Expense of \$1,212,675.00, which is \$71,345.00 over revenue. The Cash Reserves for the MDD as of 5/31/2025 are \$3,836,918.00.

Staff Recommended Action

Staff Recommended Motion

Discussion only. No action required.



Aubrey Municipal Development District
2025 – 26 Proposed Budget Overview
City Council - July 24, 2025

Department Goals:

- Business/Entrepreneur Education and Development - Fund a Business Accelerator Program for local entrepreneurs in targeted industries to educate, foster business to business collaboration, and build opportunities for future business development in Aubrey.
- Marketing – Create awareness about Aubrey by developing online marketing/promotions, as well as use advertising and trade shows to promote Aubrey and target specific industries and retail markets identified in the MDD/Economic Development Strategic Plan.
- Improve Commercial District Development - Plan development improvements for MDD-owned properties and downtown, and Aubrey area business district development.
- Initiate Feasibility Studies - Fund focused feasibility studies for targeted industries identified in the Aubrey MDD/Economic Development Strategic Plan, including, but not limited to Hospitality, Healthcare, Sports Facilities industries.

Budget Total Projected Income: \$1,284,020.00

Budget Total Proposed Expenses: \$1,212,675.00

Budget Increases, Additions or Change Highlights:

- **Projected Revenue** – overall revenue estimated increase is \$182,000.00. The budget revenue from sales tax increase is estimated at \$1,116,000.00 and \$168,020.00 is the estimated interest and rental income.
- **Projected Expenses** – Existing line item estimates are for annual costs for programs. The following items are an increase, decrease or a new line item:
 - **Administrative/Personnel/Travel&Training** – Increased \$4,850 pending estimated increases for insurance, taxes, and pending COLA TBD.
 - **Utilities** – Increased \$2,650 for estimated utility cost estimates for MDD properties.

- **Contract Services –**

- Professional Services – Increased \$10,000 for proposed facilitation of Business Accelerator Program.
- Maps – Decreased \$3,500 due to new website Business Directory/story map integrations and no fees for separate map development.
- Special Services – Decreased \$1,500 as some services will be provided in Contract Services.

- **Fees & Other Services –**

- Printing – Increased \$1,000 for additional print brochures and info materials.
- Dues & Memberships – Increased \$1,000.00 for potential annual rate increases.
- Technology/Promotional – Decreased \$13,800.00 due to no major increases for technology or upgrades.
- Marketing/Advertising – Decreased \$2,475.00 based on estimated ads, website, and digital promotion costs.

- **Miscellaneous –**

- Feasibility Studies – New Item \$150,000.00 fund studies to determine feasibility of targeted industries in Aubrey for business recruitment and development (could include Hospitality/Hotels, Sports/Leisure/Indoor, and/or Healthcare Facilities.)

- **Debt Service –** New Item \$179,926.00 for Loan payments for approved Development Project.

- **Contingency/FB –**

- Grant Match – Increased \$50,000 based on activity from this year and expected request increases.
- Economic Incentives – Decreased \$50,000 based on potential requested public/private partnerships for infrastructure or new commercial development in 2025-26.
- Municipal Projects – Increased \$25,000 for potential concept plans for new projects or existing project development.

CITY OF AUBREY
ADOPTED BUDGET WORKSHEET
AS OF: MAY 31ST, 2025

701-MDD

	(----- 2024-2025 -----) (----- 2025-2026 -----)							
REVENUES	2021-2022 ACTUAL	2022-2023 ACTUAL	2023-2024 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	DEPARTMENT REQUESTED DR	PROPOSED BUDGET PB	ADOPTED BUDGET AB
GENERAL REVENUE								
=====								
Taxes								
701-4000-02-4130 Sales Taxes	<u>794,038</u>	<u>858,492</u>	<u>1,094,663</u>	<u>975,000</u>	<u>1,303,228</u>	<u>1,100,000</u>	<u>1,116,000</u>	
TOTAL Taxes	794,038	858,492	1,094,663	975,000	1,303,228	1,100,000	1,116,000	
Grants								
Miscellaneous								
701-4000-09-4500 Interest Income	11,889	100,617	144,643	109,000	94,752	150,000	150,000	
701-4000-09-4550 Proceeds for Property Purchas	0	0	3,829	0	0	0	0	
701-4000-09-4730 Property Rental Income	<u>10</u>	<u>20</u>	<u>7,355</u>	<u>18,020</u>	<u>12,020</u>	<u>18,020</u>	<u>18,020</u>	
TOTAL Miscellaneous	11,899	100,637	155,827	127,020	106,772	168,020	168,020	
Contingency/FB								
TOTAL GENERAL REVENUE	805,936	959,129	1,250,489	1,102,020	1,410,000	1,268,020	1,284,020	
TOTAL REVENUES	<u>805,936</u>	<u>959,129</u>	<u>1,250,489</u>	<u>1,102,020</u>	<u>1,410,000</u>	<u>1,268,020</u>	<u>1,284,020</u>	<u>=====</u>

701-MDD

MDD

	2021-2022	2022-2023	2023-2024	(----- 2024-2025 -----)	(----- 2025-2026 -----)			
DEPARTMENTAL EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	DEPARTMENT REQUESTED	PROPOSED BUDGET	ADOPTED BUDGET
						DR	PB	AB
<u>Personnel</u>								
701-5176-01-5101 Salaries	7,801	43,862	95,387	116,900	80,026	119,000	121,000	
701-5176-01-5106 Longevity	0	0	0	50	50	100	100	
701-5176-01-5107 TMRs Contribution	507	2,493	6,434	12,455	7,287	12,684	15,925	
701-5176-01-5108 Payroll Tax Expense (medicare	108	546	1,279	1,696	1,122	1,727	1,756	
701-5176-01-5109 Group Health Insurance	587	3,623	11,950	11,878	11,956	11,878	11,878	
701-5176-01-5110 Workmens Comp TML	0	25	189	230	206	300	300	
701-5176-01-5621 Travel/training	225	1,967	12,579	18,400	12,010	15,500	15,500	
TOTAL Personnel	9,228	52,516	127,817	161,609	112,658	161,189	166,459	
<u>Capital</u>								
<u>Materials & Supplies</u>								
701-5176-03-5050 Office Supplies	586	6,444	2,722	2,000	276	2,000	2,000	
701-5176-03-5060 Promotional Materials	213	304	3,230	5,000	1,871	5,000	5,000	
TOTAL Materials & Supplies	799	6,748	5,952	7,000	2,148	7,000	7,000	
<u>Repairs & Maintenance</u>								
701-5176-04-5120 Building Maintenance	345	56,480	14,415	41,000	24,274	41,000	41,000	
TOTAL Repairs & Maintenance	345	56,480	14,415	41,000	24,274	41,000	41,000	
<u>Utilities</u>								
701-5176-05-5616 Utilities - Electricity	0	0	0	1,850	0	4,500	4,500	
701-5176-05-5618 Telephone	579	647	820	595	323	820	820	
TOTAL Utilities	579	647	820	2,445	323	5,320	5,320	
<u>Contract Services</u>								
701-5176-06-5240 Drug screening/background che	48	150	0	0	0	0	0	
701-5176-06-5620 Legal & Professional	44,119	28,418	24,184	63,000	24,233	55,500	65,500	
701-5176-06-5764 Special Services	7,620	0	400	3,000	0	1,500	1,500	
701-5176-06-7862 Maps	9,690	0	3,846	8,500	5,000	5,000	5,000	
701-5176-06-7863 Strategic Plan	0	0	23,941	13,674	13,674	0	0	
TOTAL Contract Services	61,477	28,567	52,371	88,174	42,907	62,000	72,000	
<u>Fees & Other Services</u>								
701-5176-07-5150 Printing	0	0	0	3,000	0	4,000	4,000	
701-5176-07-5190 Insurance - TML	756	996	823	930	777	1,570	1,570	
701-5176-07-5260 Dues & Memberships	106	3,025	11,025	14,500	13,017	15,100	15,100	
701-5176-07-5280 Copier Maintenance Contract	0	0	441	1,400	594	1,400	1,400	
701-5176-07-5665 Technology/Promotional Video	3,583	6,532	23,370	38,800	38,226	25,000	25,000	
701-5176-07-5667 Marketing and Advertising	0	0	8,070	27,475	5,427	25,000	25,000	
701-5176-07-5763 Chamber of Commerce	7,500	10,000	0	0	0	0	0	
TOTAL Fees & Other Services	11,945	20,554	43,729	86,105	58,040	72,070	72,070	

701-MDD

MDD

	2021-2022	2022-2023	2023-2024	(----- 2024-2025 -----)	(----- 2025-2026 -----)			
DEPARTMENTAL EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	DEPARTMENT REQUESTED DR	PROPOSED BUDGET PB	ADOPTED BUDGET AB
<u>Miscellaneous</u>								
701-5176-09-5131 Meetings	0	0	0	1,500	415	1,500	1,500	
701-5176-09-5134 Feasibility Studies	0	0	0	0	0	0	150,000	
701-5176-09-5140 Miscellaneous	39	0	0	0	0	0	0	
701-5176-09-5630 Property Purchase	0	0	0	500,000	7,801	150,000	150,000	
701-5176-09-5790 Keep Aubrey Beautiful	10,000	0	0	0	0	0	0	
TOTAL Miscellaneous	10,039	0	0	501,500	8,216	151,500	301,500	
<u>Debt Service</u>								
701-5176-98-5801 Principal Bank Note 2025	0	0	0	0	0	0	93,784	
701-5176-98-5802 Interest Bank Note 2025	0	0	0	0	0	0	86,142	
TOTAL Debt Service	0	0	0	0	0	0	179,926	
<u>Contingency/FB</u>								
701-5176-99-4091 Administrative fee	15,000	15,000	15,000	17,400	11,600	17,400	17,400	
701-5176-99-5700 Grant Match	0	0	0	150,000	30,000	200,000	200,000	
701-5176-99-5750 Economic Incentives	50,000	0	0	150,000	0	300,000	100,000	
701-5176-99-5800 Municipal Projects	0	0	0	25,000	25,000	50,000	50,000	
701-5176-99-9900 Depreciation	4,280	4,280	8,506	0	0	0	0	
TOTAL Contingency/FB	69,280	19,280	23,506	342,400	66,600	567,400	367,400	
TOTAL MDD	163,692	184,792	268,611	1,230,233	315,166	1,067,479	1,212,675	
TOTAL EXPENDITURES	0	184,792	268,611	1,230,233	315,166	1,067,479	1,212,675	
REVENUE OVER/(UNDER) EXPENDITURES	805,936	774,337	981,879	(128,213)	1,094,833	200,541	71,345	



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

Agenda Item

Consider and act on Resolution No. 1014-25, granting a petition requesting annexation by the City of Aubrey as owner of approximately 4.194 acres of land, being a portion of Parcel ID 52014 generally located at 1900 W Blackjack Road, in the F. Trevino Survey, Abstract No A-1273, Denton County, Texas, setting a Public Hearing for the annexation; authorizing staff to enter into a written services agreement with Owner. (City of Aubrey)

Staff Contact

Leanne Wilson, Executive Director of Operations, Charles Kreidler, City Manager
lwilson@aubreytx.gov, kreidler@aubreytx.gov
, 940-440-9343

Summary

Executive Summary

Voluntary Annexation of 4.194 Acres at 1900 E. Blackjack Rd

This resolution accepts a C-3 voluntary petition submitted by the City of Aubrey, as property owner, to annex approximately 4.194 acres of land located at 1900 E. Blackjack Road into the corporate limits of the City. The subject property lies within the City's extraterritorial jurisdiction (ETJ) and is not within the ETJ of any other municipality.

The property was recently acquired by the City for use as a police department substation to support growing public safety needs in the area.

The resolution authorizes the scheduling of a public hearing on the proposed annexation, as required under Chapter 43 of the Texas Local Government Code. The public hearing is set for August 28, 2025, at 6:00 p.m. in the Aubrey City Council Chambers. The resolution also directs the City Secretary to provide public notice in accordance with applicable law.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the resolution and set the public hearing for August 28, 2025, at 6:00 p.m. in the Aubrey City Council Chambers.

Voluntary Annexation Petition (C-3)

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

I, **Chris Rich, Mayor**, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petition the City Council of the City of Aubrey Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Aubrey, Texas, the Property, containing approximately 4.194 acres of land, described as follows:

Being all that tract of land in Denton County, Texas, out of the F. Trevino Survey, A-1273, and being part of that called 6.054 acres of land described in deed to the City of Aubrey as recorded under Document No. 2021-42217 of the Official Public Records of Denton County, Texas, as more particularly described in Exhibit 1, attached hereto.

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

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

OWNER(S):

Signature:



Print Name:

Chris Rich

Acknowledgement Follows

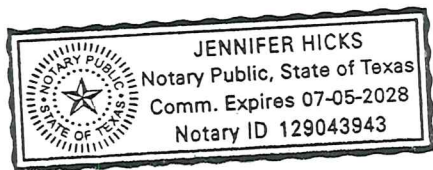
NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Chris Rich, Mayor** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal of office this 15th day of July, 2025.

(SEAL)



[Signature]
NOTARY PUBLIC in and for the
STATE OF TEXAS

Jennifer Hicks

Printed Name

My commission expires: 7-5-2028

FOR OFFICE USE ONLY:

Date of filing with City: 7-15-2025

Received by: Jenny Hicks

EXHIBIT 1
Property Legal Description and Depiction/Map

BEING all that tract of land in Denton County, Texas, out of the F. Trevino Survey, A-1273, and being part of that called 6.054 acres of land described in deed to 18 Blackjack, LLC as recorded under Document No. 2021-42217 of the Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a point in the center of Black Jack Road, at the Northwest corner of said 6.054 acres, and at the Northeast corner of that called 20.00 acres of land described as Tract 2 in deed to Eddie Leon Cranmore and Judy Rosan Cranmore as recorded under Document No. 2016-141189 of the Official Public Records of Denton County, Texas, from which a ½ inch steel rod found bears South 01 degrees 49 minutes 16 seconds East, 24.86 feet for witness;

THENCE North 89 degrees 40 minutes 36 seconds East, 212.01 feet along the center of said Black Jack Road to a point for corner;

THENCE South 00 degrees 19 minutes 24 seconds East, 25.83 feet to a fence corner post found for corner;
THENCE along a fence as follows:

South 53 degrees 20 minutes 57 seconds West, 8.37 feet;

South 35 degrees 16 minutes 26 seconds West, 8.36 feet;

South 05 degrees 35 minutes 56 seconds West, 8.68 feet;

South 01 degrees 27 minutes 46 seconds East, 24.37 feet to a fence corner post found for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, 97.71 feet to a 5/8 inch steel rod set for corner on the Northerly most West line of that called 37.778 acres of land described in deed to IH Belmont Development, LLC as recorded under Document No. 2024-47117 of the Official Public Records of Denton County, Texas;

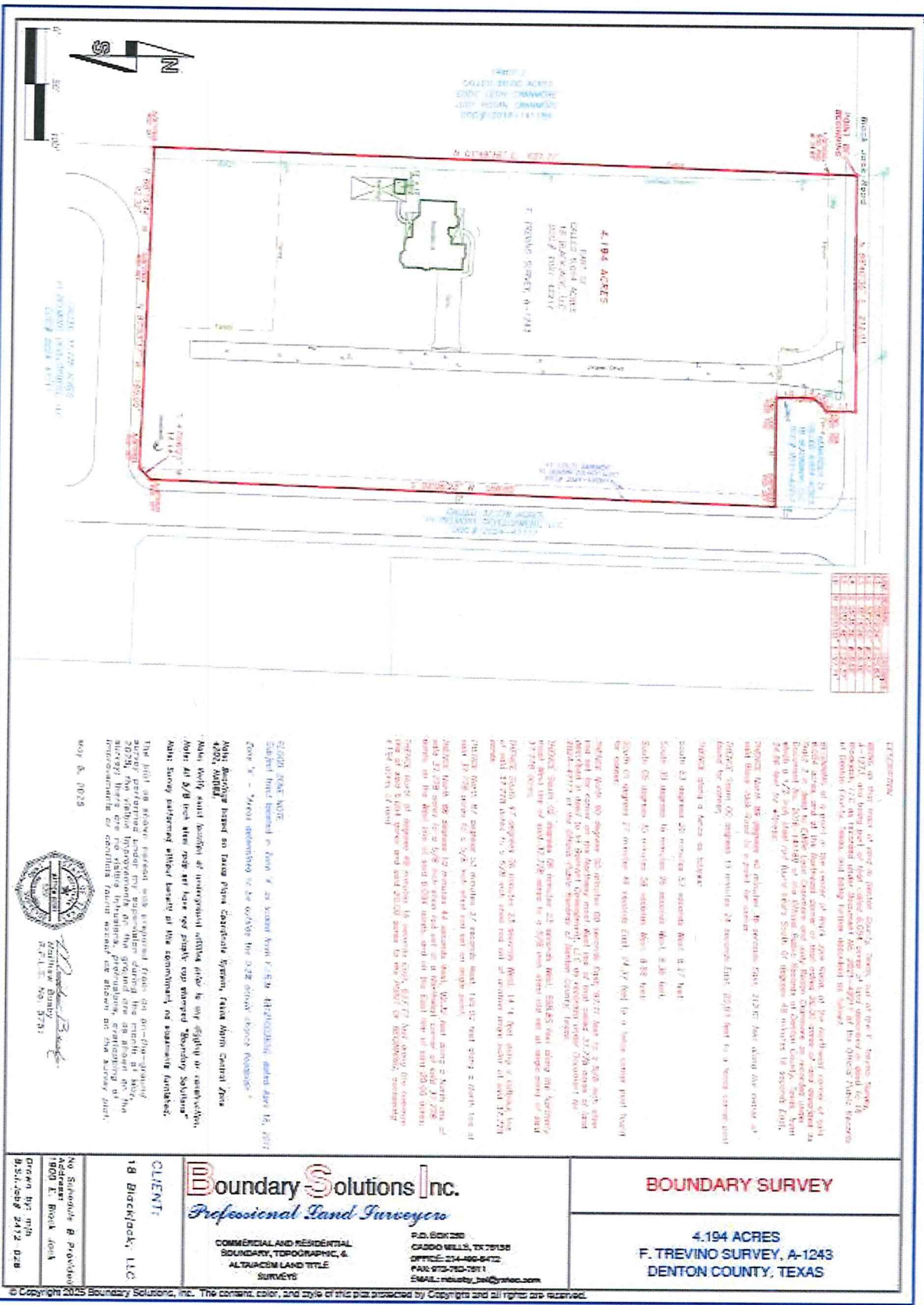
THENCE South 02 degrees 06 minutes 23 seconds West, 558.85 feet along the Northerly most West line of said 37.778 acres to a 5/8 inch steel rod set at angle point of said 37.778 acres;

THENCE South 47 degrees 06 minutes 23 seconds West, 14.14 feet along a cutback line of said 37.778 acres to a 5/8 inch steel rod set at another angle point of said 37.778 acres;

THENCE North 87 degrees 53 minutes 37 seconds West, 195.00 feet along a North line of said 37.778 acres to a 5/8 inch steel rod set an angle point;

THENCE North 88 degrees 10 minutes 44 seconds West, 92.32 feet along a North line of said 37.778 acres to a 5/8 inch steel rod set at a Northwest corner of said 37.778 acres, on the West line of said 6.054 acres, and on the East line of said 20.00 acres;

THENCE North 01 degrees 49 minutes 16 seconds East, 627.77 feet along the common line of said 6.054 acres and said 20.00 acres to the POINT OF BEGINNING, containing 4.194 acres of land.



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RESOLUTION NO. 1014-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, GRANTING A C-3 VOLUNTARY PETITION REQUESTING ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF AUBREY BY THE PROPERTY OWNER, OF APPROXIMATELY 4.194 ACRES OF LAND LEGALLY DESCRIBED AS ABSTRACT NO. 1273, OUT OF THE F. TREVINO SURVEY, DENTON COUNTY, TEXAS, AND BEING PART OF 6.054 ACRES OF LAND DESCRIBED BY DEED RECORDED AS DOCUMENT NO. 2021-44217 IN THE OFFICIAL DENTON COUNTY PROPERTY RECORDS; AND GENERALLY LOCATED AT 1900 E. BLACKJACK RD, AUBREY, TEXAS; PROVIDING FOR THE INCORPORATION OF FINDINGS; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICES OF SUCH PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey (the "City") is a home rule municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Aubrey City Charter; and

WHEREAS, the City, as the owner of the property, has submitted a petition requesting voluntary annexation of the Area (defined herein) containing all elements required by Section 43.0671 of the Texas Local Government Code (the "Petition"), attached hereto as Exhibit "A" and incorporated as if set forth fully herein; and

WHEREAS, a legal description and geographical depiction of the Area proposed to be annexed is included in the Petition, attached hereto as Exhibit "A" (the "Area"); and

WHEREAS, the City Council of the City (the "City Council") directs publication, mailing and distribution of notice(s) for a public hearing, as required by Chapter 43 of the Texas Local Government Code, to consider the annexation of the Area; and

WHEREAS, the City Council has investigated into, has determined and officially finds that no part of the Area is within the extraterritorial jurisdiction of any other incorporated city or town and is located within the extraterritorial jurisdiction of the City; and

WHEREAS, the requirement in Section 43.0672 of the Texas Local Government Code that the City must first negotiate and enter into a written agreement with the

property owner for the provision of municipal services for the Area prior to annexation is impossible to satisfy as the City is the owner of the property. However, the City acknowledges that it shall provide services as it deems necessary to the Area; and

WHEREAS, the City Council has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition.

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

Section 1. Findings Incorporated. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. Petition Considered. The City Council hereby grants the Petition requesting the annexation of the Area into the corporate limits of the City.

Section 3. Calling of Public Hearing and Providing Notices.

- A. Calling of Public Hearing.** The City Council hereby calls a public hearing about annexation of the Area, at which members of the public shall be given an opportunity to be heard at the following location and on the following date and time:

**Aubrey City Council Chambers,
226 Countryside Drive, Aubrey, Texas 76227
August 28, 2025 at 6:00 p.m.**

The ordinance annexing the Area may be adopted immediately following the public hearing called above.

- B. Notice of Public Hearing.** The City Secretary is hereby authorized and directed, in accordance with Chapter 43 of the Texas Local Government Code, to cause notice of the public hearing called by Section 3.A., on or after the twentieth (20th) day but before the tenth (10th) day before the date of such public hearing, to be (i) published once in a newspaper having general circulation in the City and in the above-described territory, (ii) mailed to any school district or public entity providing services to the Area, and (iii) posted on the City's website.

Section 4. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, since the same would

have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 5. Open Meetings. That it is hereby found and determined that the meeting at which this Resolution was passed was open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Texas Government Code.

Section 6. Effective Date. This Resolution shall become effective from and after its adoption.

AND IT IS SO RESOLVED.

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

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

EXHIBIT "A"

PETITION INCLUDING LEGAL DESCRIPTION AND DEPICTION OF AREA

JUL 15 2025 PM04:17

Voluntary Annexation Petition (C-3)

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

I, **Chris Rich, Mayor**, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petition the City Council of the City of Aubrey Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Aubrey, Texas, the Property, containing approximately 4.194 acres of land, described as follows:

Being all that tract of land in Denton County, Texas, out of the F. Trevino Survey, A-1273, and being part of that called 6.054 acres of land described in deed to the City of Aubrey as recorded under Document No. 2021-42217 of the Official Public Records of Denton County, Texas, as more particularly described in Exhibit 1, attached hereto.

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

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

OWNER(S):

Signature:



Print Name:

Chris Rich

Acknowledgement Follows

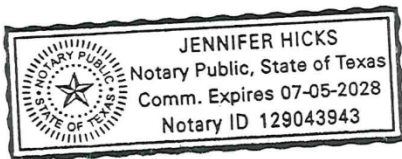
NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Chris Rich, Mayor** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal of office this 15th day of July, 2025.

(SEAL)



[Signature]
NOTARY PUBLIC in and for the
STATE OF TEXAS

Jennifer Hicks
Printed Name
My commission expires: 7-5-2028

FOR OFFICE USE ONLY:

Date of filing with City: 7-15-2025

Received by: Jenny Hicks

EXHIBIT 1
Property Legal Description and Depiction/Map

BEING all that tract of land in Denton County, Texas, out of the F. Trevino Survey, A-1273, and being part of that called 6.054 acres of land described in deed to 18 Blackjack, LLC as recorded under Document No. 2021-42217 of the Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a point in the center of Black Jack Road, at the Northwest corner of said 6.054 acres, and at the Northeast corner of that called 20.00 acres of land described as Tract 2 in deed to Eddie Leon Cranmore and Judy Rosan Cranmore as recorded under Document No. 2016-141189 of the Official Public Records of Denton County, Texas, from which a ½ inch steel rod found bears South 01 degrees 49 minutes 16 seconds East, 24.86 feet for witness;

THENCE North 89 degrees 40 minutes 36 seconds East, 212.01 feet along the center of said Black Jack Road to a point for corner;

THENCE South 00 degrees 19 minutes 24 seconds East, 25.83 feet to a fence corner post found for corner;
THENCE along a fence as follows:

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South 35 degrees 16 minutes 26 seconds West, 8.36 feet;

South 05 degrees 35 minutes 56 seconds West, 8.68 feet;

South 01 degrees 27 minutes 46 seconds East, 24.37 feet to a fence corner post found for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, 97.71 feet to a 5/8 inch steel rod set for corner on the Northerly most West line of that called 37.778 acres of land described in deed to IH Belmont Development, LLC as recorded under Document No. 2024-47117 of the Official Public Records of Denton County, Texas;

THENCE South 02 degrees 06 minutes 23 seconds West, 558.85 feet along the Northerly most West line of said 37.778 acres to a 5/8 inch steel rod set at angle point of said 37.778 acres;

THENCE South 47 degrees 06 minutes 23 seconds West, 14.14 feet along a cutback line of said 37.778 acres to a 5/8 inch steel rod set at another angle point of said 37.778 acres;

THENCE North 87 degrees 53 minutes 37 seconds West, 195.00 feet along a North line of said 37.778 acres to a 5/8 inch steel rod set an angle point;

THENCE North 88 degrees 10 minutes 44 seconds West, 92.32 feet along a North line of said 37.778 acres to a 5/8 inch steel rod set at a Northwest corner of said 37.778 acres, on the West line of said 6.054 acres, and on the East line of said 20.00 acres;

THENCE North 01 degrees 49 minutes 16 seconds East, 627.77 feet along the common line of said 6.054 acres and said 20.00 acres to the POINT OF BEGINNING, containing 4.194 acres of land.



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

Agenda Item

Consider and act on Resolution No. 1015-25, granting a petition requesting annexation by the City of Aubrey as owner of approximately two (2) acres of land located at 4425 FM 2931, being the entirety of Parcel ID 773540, Lot 18A, Block W, Phase 3 of Silverado Phase 3, Denton County, Texas, setting a Public Hearing for the annexation; authorizing staff to enter into a written services agreement with Owner. (City of Aubrey Fire Station No 3)

Staff Contact

Leanne Wilson, Executive Director of Operations, Charles Kreidler, City Manager
lwilson@aubreytx.gov, kreidler@aubreytx.gov
, 940-440-9343

Summary

**Executive Summary – Resolution No. 1015-25
Voluntary Annexation of 2.00 Acres at 4425 FM 2931**

This resolution accepts a C-3 voluntary petition submitted by the City of Aubrey, as property owner, to annex approximately 2.00 acres of land located at 4425 FM 2931 into the corporate limits of the City. The property is legally described as Lot 18A, Block W, Phase 3 of Silverado Phase 3 and is identified as Denton CAD Property ID No. 773540.

The property, located within the Silverado subdivision, and is home to the newly constructed **Fire Station #3**, a critical facility supporting the City's growing emergency services needs in the area.

The land lies within the City's extraterritorial jurisdiction (ETJ) and is not within the ETJ of any other municipality. As the City is the property owner, a municipal services agreement under Section 43.0672 of the Texas Local Government Code is not required, though services will be provided as deemed appropriate.

The resolution calls for a public hearing on August 28, 2025, at 6:00 p.m. in the Aubrey City Council Chambers to receive public input prior to adoption of an annexation ordinance. The City Secretary is authorized to publish and distribute notices as required by law.

This annexation supports the City's long-term planning and ensures municipal oversight and jurisdiction for the new fire station site.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Move to approve the resolution and set the public hearing for August 28, 2025, at 6:00 p.m. in the Aubrey City Council Chambers

Voluntary Annexation Petition (C-3)

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

I, **Chris Rich, Mayor**, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petition the City Council of the City of Aubrey Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Aubrey Texas, the Property, containing approximately two (2) acres of land, described as follows:

Being the entirety of Lot 18A, Block W, Phase 3, of SILVERADO PHASE 3, containing approximately 2 acres, Denton County , Texas, as more particularly described in Exhibit 1, attached hereto.

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

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

OWNER(S):

Signature:  Print Name: Chris Rich

Acknowledgement Follows

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Chris Rich**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal of office this 15th day of July, 2025.

(SEAL)



[Signature]
NOTARY PUBLIC in and for the
STATE OF TEXAS

Jennifer Hicks

Printed Name

My commission expires: 7-5-28

FOR OFFICE USE ONLY:

Date of filing with City: 7/15/2025

Received by: Jenny Hicks

EXHIBIT 1

Property Legal Description and Depiction/Map

The entirety of Lot 18A, Block W, Phase 3, of SILVERADO PHASE 3, an addition to the City of Aubrey Extra-Territorial Jurisdiction, Denton County, Texas, according to the map or plat thereof recorded as Document No. 2020-14 in the Plat Records of Denton County, Texas. (Address: 4425 FM 2931, Aubrey, Texas; Denton Central Appraisal District Property ID No 773540)



RESOLUTION NO. 1015-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, GRANTING A C-3 VOLUNTARY PETITION REQUESTING ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF AUBREY BY THE PROPERTY OWNER OF APPROXIMATELY 2.00 ACRES OF LAND, LEGALLY DESCRIBED AS LOT 18A, BLOCK W, PHASE 3, OF SILVERADO PHASE 3, DENTON COUNTY, TEXAS; IDENTIFIED AS DENTON COUNTY APPRAISAL DISTRICT PROPERTY ID NO. 773540; GENERALLY LOCATED AT 4425 FM 2931, AUBREY, TEXAS; PROVIDING FOR THE INCORPORATION OF FINDINGS; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICES OF SUCH PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey (the “City”) is a home rule municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Aubrey City Charter; and

WHEREAS, the City, as the owner of the property, has submitted a petition requesting voluntary annexation of the Area (defined herein) containing all elements required by Section 43.0671 of the Texas Local Government Code (the “Petition”), attached hereto as Exhibit “A” and incorporated as if set forth fully herein; and

WHEREAS, a legal description and geographical depiction of the Area proposed to be annexed is included in the Petition, attached hereto as Exhibit “A” (the “Area”); and

WHEREAS, the City Council of the City (the “City Council”) directs publication, mailing and distribution of notice(s) for a public hearing, as required by Chapter 43 of the Texas Local Government Code, to consider the annexation of the Area; and

WHEREAS, the City Council has investigated into, has determined and officially finds that no part of the Area is within the extraterritorial jurisdiction of any other incorporated city or town and is located within the extraterritorial jurisdiction of the City; and

WHEREAS, the requirement in Section 43.0672 of the Texas Local Government Code that the City must first negotiate and enter into a written agreement with the property owner for the provision of municipal services for the Area prior to annexation is impossible to satisfy as the City is the owner of the property. However, the City

acknowledges that it shall provide services as it deems necessary to the Area; and

WHEREAS, the City Council has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition.

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

Section 1. Findings Incorporated. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. Petition Considered. The City Council hereby grants the Petition requesting the annexation of the Area into the corporate limits of the City.

Section 3. Calling of Public Hearing and Providing Notices.

- A. Calling of Public Hearing.** The City Council hereby calls a public hearing about annexation of the Area, at which members of the public shall be given an opportunity to be heard at the following location and on the following date and time:

**Aubrey City Council Chambers,
226 Countryside Drive, Aubrey, Texas 76227
August 28, 2025 at 6:00 p.m.**

The ordinance annexing the Area may be adopted immediately following the public hearing called above.

- B. Notice of Public Hearing.** The City Secretary is hereby authorized and directed, in accordance with Chapter 43 of the Texas Local Government Code, to cause notice of the public hearing called by Section 3.A., on or after the twentieth (20th) day but before the tenth (10th) day before the date of such public hearing, to be (i) published once in a newspaper having general circulation in the City and in the above-described territory, (ii) mailed to any school district or public entity providing services to the Area, and (iii) posted on the City's website.

Section 4. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, since the same would have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 5. Open Meetings. That it is hereby found and determined that the meeting at which this Resolution was passed was open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Texas Government Code.

Section 6. Effective Date. This Resolution shall become effective from and after its adoption.

AND IT IS SO RESOLVED.

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

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

EXHIBIT "A"

PETITION INCLUDING LEGAL DESCRIPTION AND DEPICTION OF AREA

JUL 15 2025 PM04:17

Voluntary Annexation Petition (C-3)

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

I, **Chris Rich, Mayor**, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petition the City Council of the City of Aubrey Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Aubrey Texas, the Property, containing approximately two (2) acres of land, described as follows:

Being the entirety of Lot 18A, Block W, Phase 3, of SILVERADO PHASE 3, containing approximately 2 acres, Denton County , Texas, as more particularly described in Exhibit 1, attached hereto.

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

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

OWNER(S):

Signature:  Print Name: Chris Rich

Acknowledgement Follows

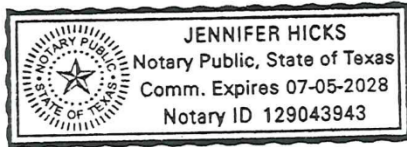
NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Chris Rich**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal of office this 15th day of July, 2025.

(SEAL)



[Signature]
NOTARY PUBLIC in and for the
STATE OF TEXAS

Jennifer Hicks
Printed Name
My commission expires: 7-5-28

FOR OFFICE USE ONLY:

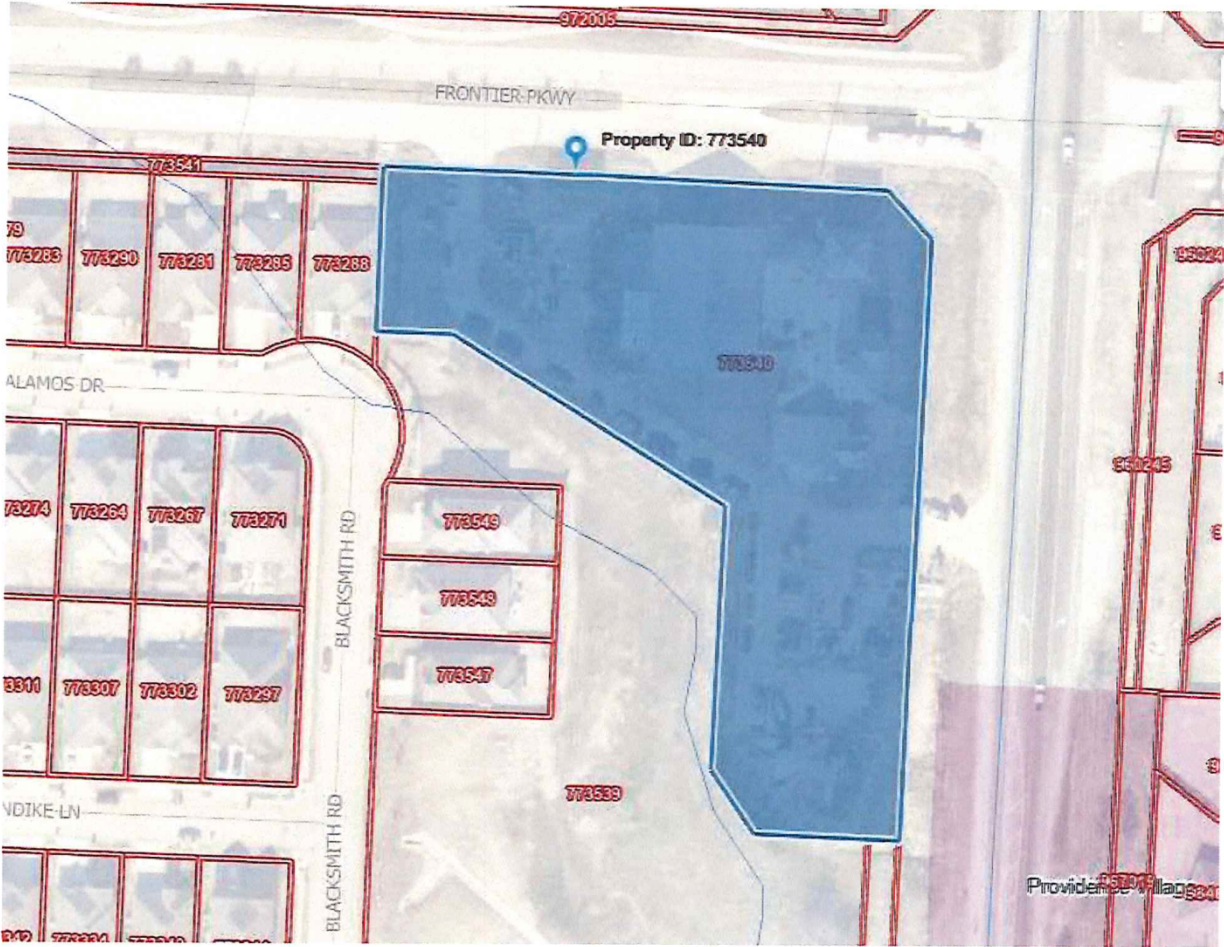
Date of filing with City: 7/15/2025

Received by: Jenny Hicks

EXHIBIT 1

Property Legal Description and Depiction/Map

The entirety of Lot 18A, Block W, Phase 3, of SILVERADO PHASE 3, an addition to the City of Aubrey Extra-Territorial Jurisdiction, Denton County, Texas, according to the map or plat thereof recorded as Document No. 2020-14 in the Plat Records of Denton County, Texas. (Address: 4425 FM 2931, Aubrey, Texas; Denton Central Appraisal District Property ID No 773540)





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

Agenda Item

Consider and take action to fill four new positions this fiscal year that are being requested in fiscal year 2026.

Staff Contact

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

Summary

Staff is requesting authorization to hire four new positions in the 2025 fiscal year. As part of the proposed 2026 fiscal year budget, 17 new positions are being requested. Due to immediate staffing needs, we are requesting four of those new positions be filled this budget year. We would like to fill the Administrative Clerk, Administrative Investigation Coordinator, Event & Program Coordinator and Plans Examiner positions as soon as possible.

Financial Summary

Filling the four requested positions will have no financial impact, as the costs will be offset by attrition. In addition, there will be budget savings by hiring the Plans Examiner as it will result in a reduction in our use of Bureau Veritas for plan reviews.

Staff Recommended Action

Approve

Staff Recommended Motion

Make a motion to approve as presented.

Position	Reference				Current
Administration	2021	2022	2023	2024	2025
City Administrator/Manager	1	1	1	1	1
Finance Director	1	1	1	1	1
Budget Analyst	0	0	0	1	1
City Secretary	1	1	1	1	1
Assistant to the City Manager	0	0	0	1	1
Administrative Clerk	0	0	0	0	0
Total	2	5	6	6	5
Human Resources	2021	2022	2023	2024	2025
HR Director	1	1	1	1	1
HR Generalist	0	0	0	0	1
Total	1	1	1	1	2
Court	2021	2022	2023	2024	2025
Court Clerk	1	1	1	1	1
Total	1	1	1	1	1
MDD	2021	2022	2023	2024	2025
Director	0	1	1	1	1
Total	0	1	1	1	1
Police	2021	2022	2023	2024	2025
Chief of Police	1	1	1	1	1
Assistant Chief of Police	0	0	0	1	1
Lieutenant of Police	2	3	3	2	2
Sergeant of Police	4	4	4	5	5
Police Officer	11	12	15	18	20
Detective	1	1	2	3	3
School Resource Officer	0	0	1	2	2
Investigator	0	0	0	1	1
Sworn	19	21	26	33	35
Code Enforcement	0	0	1	1	1
Victim Advocate	0	0	0	0	1
Administrative Coordinator	1	1	1	1	1
Admin. Investigation Coordinator	0	0	0	0	0
Civilian	1	1	2	2	3
Total	20	22	28	35	38

Fire	2021	2022	2023	2024	2025
Fire Chief	0.5	0.5	1	1	1
Assistant Chief	0.5	1	1	1	1
Battalion Chief	1.5	1.5	3	3	3
EMS Captain	0	0	1	1	1
Captain	6	6	6	6	9
Driver/Engineer	0	0	12	10	18
Firefighter	24	33	18	20	24
Admin Coordinator	0	0	1	1	1
Emergency Management	0	0	0	0	1
Fire Marshal	0	0	0	1	1
Total	32.5	42	43	44	60
Library	2021	2022	2023	2024	2025
Director	1	0	0	0	0
Manager	1	1	1	1	1
Public Service	1	1	1	1	1
Collections Manager (PT)	1	1	1	1	1
Librarian III	0	1	1	1	1
Librarian I	0	0	1	1	1
Librarian I (PT)	1	0	0	2	2
Total	5	4	5	7	7
Fleet & Buildings	2021	2022	2023	2024	2025
Maintenance Technician	0	0	0	0	0
Fleet Coordinator	0	0	0	1	1
Total	0	0	0	1	1
Parks	2021	2022	2023	2024	2025
Parks Coordinator	0	0	1	0	0
Parks Superintendent	0	0	0	1	1
Parks Forman	0	0	0	0	0
Maintenance Technician	2.5	2.5	2	2	2
Senior Event Coordinator	0	0	0	0	0
Event & Program Coordinator	1	1	1	1	1
Total	3.5	3.5	4	4	4

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

Development	2021	2022	2023	2024	2025
Executive Director of Operations	0	0	0	1	1
Permit Technician	1	1	1	1	1
Permit Coordinator	0	0	1	1	1
Permits & CIP Manager	0	0	0	1	0
Chief Building Official	0	0	0	1	1
Development Services Manager	0	0	0	0	1
Building Inspector	0	0	1	1	1
GIS Technician	0	0	0	1	1
Plans Examiner	0	0	0	0	0
Total	1	1	3	7	7
Drain	2021	2022	2023	2024	2025
Stomwater Inspector	0	0	0	0	0
Total	0	0	0	0	0
Engineering	2021	2022	2023	2024	2025
Infrastructure Inspector	0	0	0	0	0
Total	0	0	0	0	0
Overall Totals	77	91.5	105	123	143
Requesting to fill the 4 highlighted positions this fiscal year.					



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

Agenda Item

Consideration and action on Resolution 1016-25, a joint Resolution with surrounding cities and towns, urging the Texas Department of Transportation and state leaders to expedite funding for critical transportation projects.

Staff Contact

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

Summary

Executive Summary – Joint Resolution Urging Expedited TxDOT Funding for FM 1385, FM 2931, and US 377

This agenda item presents for Council consideration a joint resolution in partnership with the Cities of Celina and Pilot Point, and the Towns of Cross Roads, Providence Village, and Prosper. The resolution expresses unified regional support for the expedited funding and construction of three critical transportation projects:

- **FM 1385** (Phases 1–3): Widening from a 2-lane rural road to a 6-lane urban facility
- **FM 2931**: Widening from a 2-lane rural road to an interim 4-lane and ultimately 6-lane arterial
- **US 377 North**: Reconstruction and widening to a 6-lane divided urban arterial

These corridors serve as essential commuter and emergency response routes and are currently experiencing hazardous congestion due to rapid regional growth. While each project has advanced in planning, design, and environmental clearance, none are currently funded for construction, with "ready to let" dates extending as far as 2030.

The resolution urges the Texas Department of Transportation, the Texas Transportation Commission, and state leadership to prioritize these improvements and allocate construction funding. A companion letter signed by the regional partners will be transmitted along with the adopted resolution to reinforce the urgency of the request.

Approval of this item authorizes the Mayor to execute the resolution and letter on behalf of the City of Aubrey and participate in regional coordination efforts moving forward.

Financial Summary

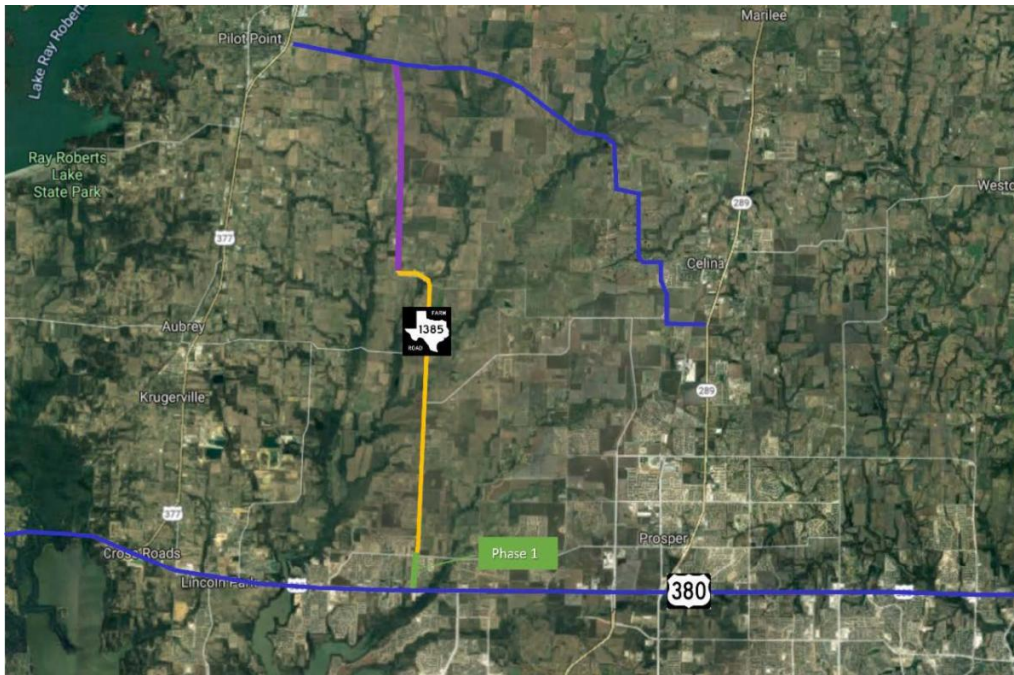
Staff Recommended Action

Approve

Staff Recommended Motion

Move the approved the Joint Resolution

FM 1385 Phase 1 - TRIP 22



DESCRIPTION: Widen from 2-lane rural to 6-lane urban

EST. CONSTRUCTION COST: \$45,988,762

ENVIRONMENTAL CLEARANCE: July 14, 2023

100% PLANS: August 2025

UTILITY RELOCATIONS COMPLETE: March 2030

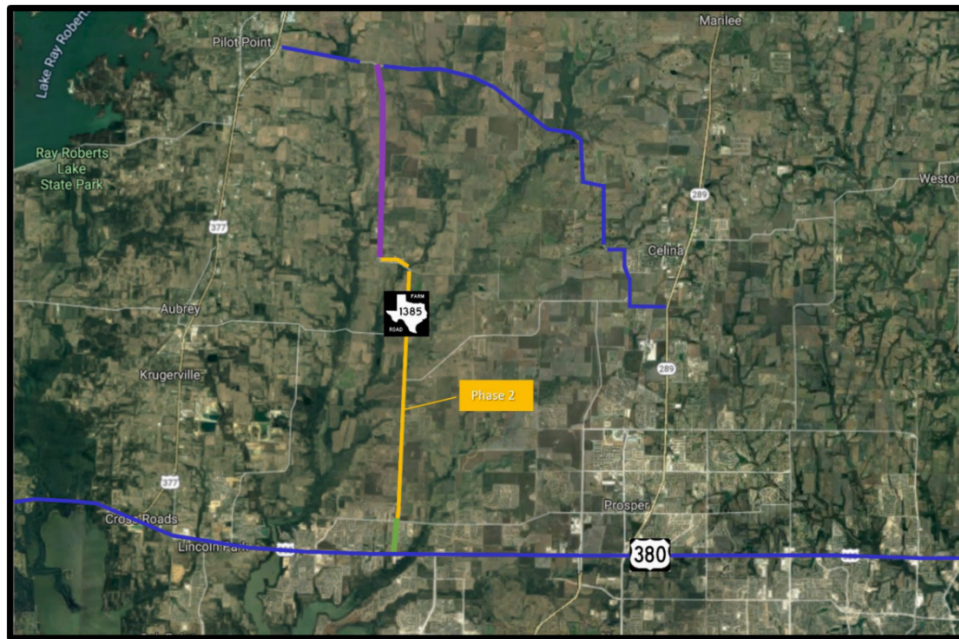
READY TO LET DATE (Date ready to advertise for bids/go to construction): March 2030

LET DATE: Pending funding

Current Activity:

- **PS&E:** LTRA continued field survey and control verification. LTRA continued work on geotech borings and developing reports for Geotech design. LTRA continued to acquire ROE for Geotech and survey. LTRA continued work on TCP layouts. LTRA is working toward completion of final plan set.
- TxDOT has signed and sealed the plan set for Union Park and Denton Way.
- **ROW:** There are 168 parcels for acquisition. There are 7 parcels in appraisal, 91 parcels in negotiations, and 70 parcels in possession. ROW acquisition efforts are on hold due to District budgetary constraints.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities currently clear of construction: None
 - Utilities that are currently relocating: None
 - Utilities that are pending relocation: Altice, Astound/Grande, Atmos, AT&T, CoServ Electric, CoServ Gas, Enterprise Pipeline, Frontier, MCI/Verizon, Mustang SUD, Nortex, OneOK, and UTRWD.
 - Utilities that are critical path: UTRWD easement and TxDOT ROW issue; CoServ design to be finalized for telecoms.
 -

FM 1385 Phase 2 - TRIP 22



DESCRIPTION: Widen from 2-lane rural to 6-lane urban

EST. CONSTRUCTION COST: \$184,857,587

ENVIRONMENTAL CLEARANCE: July 14, 2023

100% PLANS: October 2025

UTILITY RELOCATIONS COMPLETE: March 2030

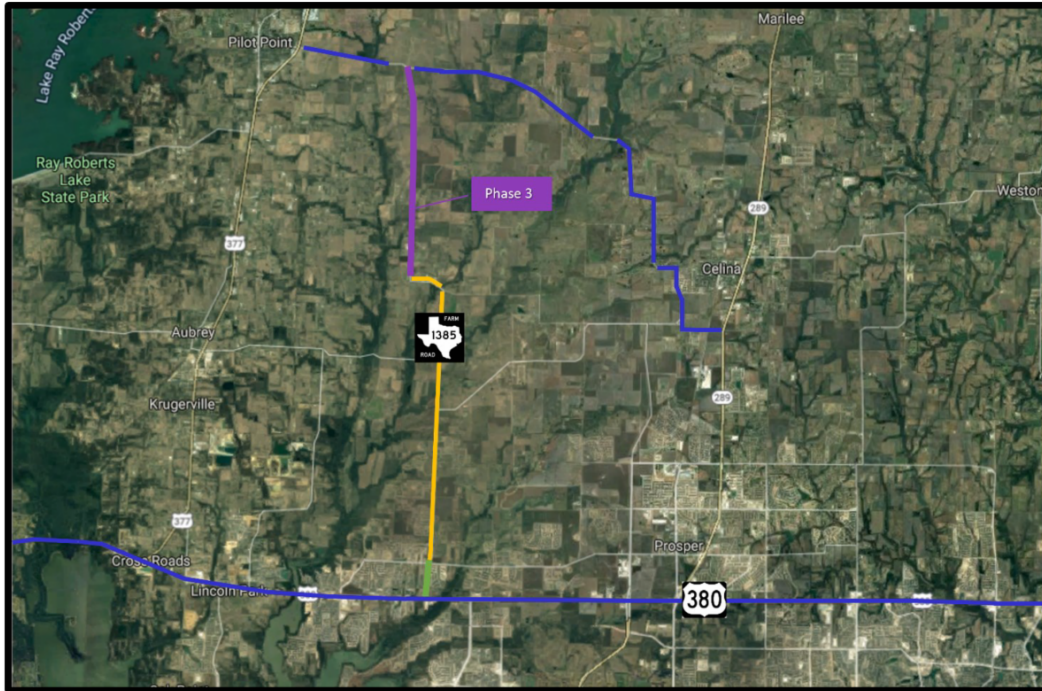
READY TO LET DATE (Date ready to advertise for bids/go to construction): March 2030

LET DATE: Pending funding

Current Activity:

- **PS&E:** LTRA continued field survey and control verification. LTRA continued work on Geotech borings and developing reports for Geotech design. LTRA continued to acquire ROE for Geotech and survey. LTRA continued work on TCP layouts.
- TxDOT has signed and sealed the signal plan set for Union Park and Denton Way.
- LTRA resubmitted the 95% PS&E plan set to TxDOT on May 15, 2025.
- **ROW:** There are 168 parcels for acquisition. There are 7 parcels in appraisal, 91 parcels in negotiations, and 70 parcels in possession. ROW acquisition efforts are on hold due to District budgetary constraints.
- **Utilities:** The status of utilities in conflict is listed below.
- Utilities currently clear of construction: None
- Utilities that are currently relocating: None
- Utilities that are pending relocation: Altice, Astound/Grande, Atmos, AT&T, CoServ Electric, CoServ Gas, Enterprise Pipeline, Frontier, MCI/Verizon, Mustang SUD, Nortex, OneOK, and UTRWD.
- Utilities that are critical path: UTRWD easement and TxDOT ROW issue; CoServ design to be finalized for telecoms.

FM 1385 Phase 3 - TRIP 22



DESCRIPTION: Widen from 2-lane rural to 6-lane urban

EST. CONSTRUCTION COST: \$78,239,470

ENVIRONMENTAL CLEARANCE: July 14, 2023

100% PLANS: December 2025

UTILITY RELOCATIONS COMPLETE: March 2030

READY TO LET DATE (Date ready to advertise for bids/go to construction): March 2030

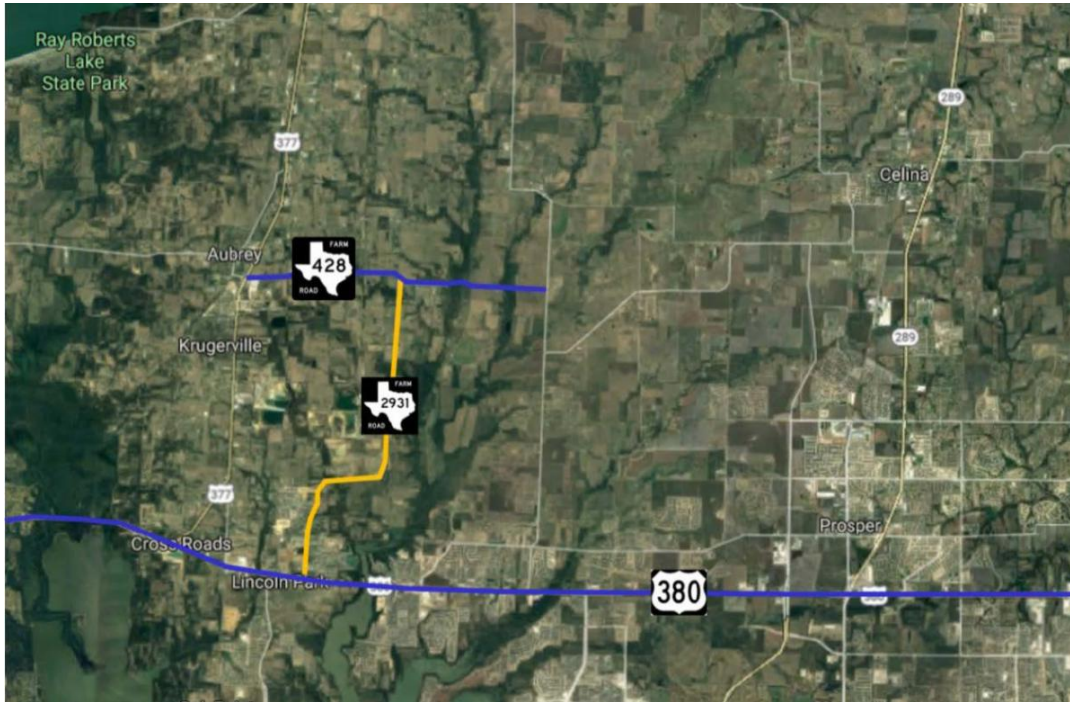
LET DATE: Pending funding

Current Activity:

- **PS&E:** LTRA working to complete the 95% PS&E package. Anticipate submittal before end of June 2025.
- **ROW:** There are 168 parcels for acquisition. There are 7 parcels in appraisal, 91 parcels in negotiations, and 70 parcels in possession. ROW acquisition efforts are on hold due to District budgetary constraints.
- **Utilities:** The status of utilities in conflict is listed below.
- Utilities currently clear of construction: None
- Utilities that are currently relocating: None
- Utilities that are pending relocation: Altice, Astound/Grande, Atmos, AT&T, CoServ Electric, CoServ Gas, Enterprise Pipeline, Frontier, MCI/Verizon, Mustang SUD, Nortex, OneOK, and UTRWD.
- Utilities that are critical path: UTRWD easement and TxDOT ROW issue; CoServ design to be finalized for telecoms.



FM 2931 - TRIP 22



DESCRIPTION: Widen from 2-lane rural to 6-lane urban (interim 4 lanes)

EST. CONSTRUCTION COST: \$135,937,291

ROW ACQUISITION COMPLETE: October 2026

100% PLANS: June 2025

UTILITY RELOCATIONS COMPLETE: April 2027

READY TO LET DATE (Date ready to advertise for bids/go to construction): April 2027

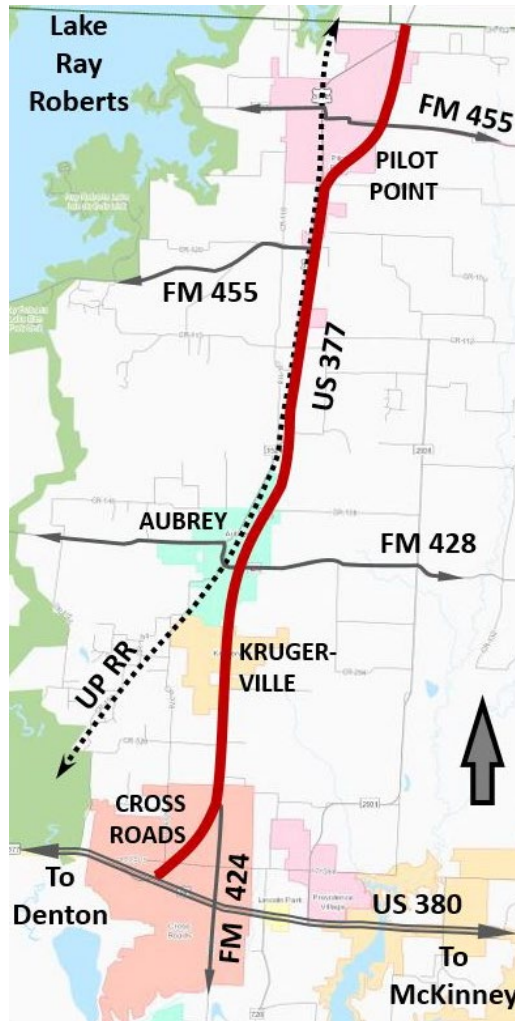
LET DATE: Pending funding

Current Activity:

- **PS&E:** Signal at FM 428 design and incorporation into plan set nearing completion. Plan set to be resubmitted to TxDOT for review at the end of May 2025.
- **ROW:** There are 126 parcels for acquisition. There are: 1 parcel in negotiations, 5 parcels in ED, and 120 parcels in possession. ROW acquisition efforts are on hold due to District budgetary constraints.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities currently clear of construction: None
 - Utilities that are currently relocating: None
 - Utilities that are pending relocation: Altice, Astound (Grande), Atmos, AT&T, CoServ Electric, CoServ Gas, DISD, Mustang SUD, OneOK,UTRWD, and Zayo.
 - Utilities that are critical path: CoServ Electric is critical for telecoms that are overhead.

US 377 North - TRIP 08





DESCRIPTION: Reconstruct and widen two-lane undivided rural roadway to six-lane divided urban arterial with raised median.

EST. CONSTRUCTION COST: \$305,000,372

100% PLANS: March 2026

UTILITY RELOCATIONS COMPLETE: September 2026

READY TO LET DATE (Date ready to advertise for bids/go to construction): September 2026

CONSTRUCTION COMPLETE: To be determined

LET DATE: Pending funding

Current Activity:

- **PS&E:** TxDOT provided decision on PS&E project limits. The south project limits are from US 380 to north of Blackjack Road and will utilize CSJ: 0081-06-040. The north project limits are from north of Blackjack Road to north of Bus US 377 and a new CSJ will be provided.
- TNP continues efforts toward completion of 60% plan set. Anticipate submittal of the 60% plan set in October 2025.
- Meeting with Aubrey ISD scheduled for June 23, 2025.
- Submittal of Belew Road ROW parcel description to be sent to Denton County.
- TNP is coordinating with traffic signal design for permanent and TCP span wire configurations.
- TNP addressed PBLR comments and resubmitted PBLR on January 10, 2025.
- On February 13, 2025, TxDOT provided Exhibit A review comments.
- TNP is meeting weekly with TxDOT to discuss project.
- **ROW:** There are 267 parcels for acquisition. There are 7 parcels in negotiations, 61 parcels in ED, and 199 parcels in possession. ROW acquisition efforts are on hold due to District budgetary constraints.

[Date]

Texas Transportation Commission
Marc D. Williams, Executive Director
Texas Department of Transportation
125 E. 11th Street
Austin, TX 78701

RE: Joint Regional Support for Expedited Funding – FM 1385, FM 2931, and US 377 Improvements

Dear Commissioners and Executive Director Williams:

On behalf of the Cities of Aubrey, Celina, Pilot Point, and the Towns of Cross Roads, Providence Village and Prosper, we write jointly to express our shared and urgent support for expedited funding and construction of the FM 1385, FM 2931, and US 377 improvement projects.

Our region is experiencing extraordinary growth, and with that growth has come severe traffic congestion, public safety risks, and infrastructure strain. These north-south corridors are among the most critical routes in our area, serving thousands of residents, school buses, emergency responders, and commercial vehicles each day. Without timely improvements, we fear the already hazardous and congested conditions will continue to worsen.

The following projects are advancing through the TxDOT project development process:

- **FM 1385 (Phases 1–3):** Widening from 2-lane rural to 6-lane urban
- **FM 2931:** Widening from 2-lane rural to 6-lane urban (interim 4-lane)
- **US 377 North:** Reconstruction and widening to a 6-lane divided urban arterial

All of these projects have made meaningful progress in environmental clearance, design, and right-of-way activities. However, they remain unfunded for additional right-of-way and construction with "ready to let" dates that stretch as far as 2030. Delays in securing construction funding are preventing our communities from addressing critical infrastructure and safety needs at a time when population and traffic volumes continue to rise sharply.

Enclosed with this letter is a **Joint Resolution** passed by each of our respective governing bodies, reaffirming our united commitment to these projects and urging the Texas Department of Transportation and Transportation Commission to accelerate funding and delivery timelines. These corridors are no longer future priorities — they are immediate concerns affecting the safety, mobility, and quality of life for tens of thousands of North Texans.

We appreciate your consideration of this request and your continued leadership on transportation investment across the state. Our communities stand ready to assist in amplifying public awareness and regional coordination in support of these projects.

Enclosure: Joint Resolution – FM 1385, FM 2931, and US 377

CC:

- Mr. Michael Morris, Executive Director, North Central Texas Council of Governments
- The Honorable Andy Eads, Denton County Judge
- The Honorable Jared Patterson, Texas State Representative
- The Honorable Tan Parker, Texas State Senator
- The Honorable Matt Shaheen, Texas State Representative
- The Honorable Angela Paxton, Texas State Senator
- The Honorable Brent Hagenbuch, Texas State Senator

JOINT RESOLUTION OF THE CITY AND TOWN COUNCILS OF THE CITIES OF AUBREY, CELINA, PILOT POINT, AND THE TOWNS OF CROSS ROADS, PROVIDENCE VILLAGE AND PROSPER URGING THE TEXAS DEPARTMENT OF TRANSPORTATION AND STATE LEADERS TO EXPEDITE FUNDING FOR CRITICAL TRANSPORTATION PROJECTS.

WHEREAS, the Cities of Aubrey, Celina, Pilot Point, and the Towns of Cross Roads, Providence Village and Prosper are among the fastest-growing communities in North Texas, experiencing rapid residential and commercial development that is placing extraordinary demand on local and regional transportation infrastructure; and

WHEREAS, Farm-to-Market Roads 1385 and 2931, and U.S. Highway 377 are essential transportation corridors that serve the commuting, educational, commercial, and emergency response needs of our collective populations; and

WHEREAS, existing roadway conditions along these corridors—originally designed to accommodate rural traffic volumes—have become increasingly unsafe and inefficient due to high congestion, extended delays, and hazardous traffic conditions; and

WHEREAS, the Texas Department of Transportation (TxDOT) is actively advancing improvement projects for:

- FM 1385 (Phases 1–3), to widen the roadway from a 2-lane rural section to a 6-lane urban facility;
- FM 2931, to widen from a 2-lane rural section to a 6-lane urban arterial (interim 4 lanes); and
- U.S. 377 North, to reconstruct and widen the existing facility to a 6-lane divided urban arterial with raised median; and

WHEREAS, each of these projects has received environmental clearance and is progressing through the design, engineering, and right-of-way acquisition phases; however, all remain unfunded for construction and have “ready to let” dates set far into the future—some extending to the year—2030, due to the lack of construction funding; and

WHEREAS, the continued deferral of construction funding threatens the safety, mobility, and economic vitality of the region, and demands urgent action to prevent further deterioration of traffic conditions;

NOW, THEREFORE, BE IT RESOLVED by the City Councils of the Cities of Aubrey, Celina, Pilot Point, and the Town Councils of Cross Roads, Providence Village and Prosper, Texas, that:

1. The governing bodies hereby express their **joint and unified support** for the immediate prioritization and **expedited funding** of the FM 1385, FM 2931, and U.S. 377 improvement projects.
2. The governing bodies respectfully **urge the Texas Department of Transportation, the Texas Transportation Commission, and State Representative Leaders** to work collaboratively to accelerate the construction timelines for these essential regional transportation improvements.
3. The governing bodies affirm that these transportation projects are of **critical regional importance** and represent a top priority for our communities. We remain committed to working collaboratively to **raise public awareness, support planning efforts**, and ensure that the urgency of these improvements is clearly communicated to state decision-makers and the broader public.
4. A copy of this Resolution will be forwarded to the Texas Department of Transportation, the Texas Transportation Commission, and Legislative Representatives, along with supporting documentation summarizing the scope and status of the referenced projects.

Signature Pages follow:

CITY OF AUBREY RESOLUTION NO. 1016-25

PASSED AND APPROVED by the City Council of the City of Aubrey this _____ day of _____, 2025.

APPROVED:

ATTEST:

Chris Rich, Mayor

Jenny Hicks, City Secretary

CITY OF CELINA RESOLUTION NO. _____

PASSED AND APPROVED by the City Council of the City of Celina this _____ day of _____, 2025.

APPROVED:

ATTEST:

_____, Mayor

_____, City Secretary

CITY OF PILOT POINT RESOLUTION NO. _____

PASSED AND APPROVED by the City Council of the City of Pilot Point this _____ day
of _____, 2025.

APPROVED:

ATTEST:

_____, Mayor

_____, City Secretary

TOWN OF PROVIDENCE VILLAGE RESOLUTION NO. _____

PASSED AND APPROVED by the Town Council of the Town of Providence Village this
_____ day of _____, 2025.

APPROVED:

ATTEST:

_____, Mayor

_____, City Secretary

TOWN OF PROVIDENCE VILLAGE RESOLUTION NO. _____

PASSED AND APPROVED by the Town Council of the Town of Prosper this _____ day
of _____, 2025.

APPROVED:

ATTEST:

_____, Mayor

_____, City Secretary



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

Agenda Item

Consider and act on appointing alternate Board Member Eric Probst as a regular member of the Parks and Recreation Board.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

Eric has served on the board as an alternate since June 2024. He lives in the Silverado community and would fill the vacancy of Place 2, which was previously held by an ETJ member of the Silverado community. The term would expire on December 31, 2026.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

I move to appoint Eric Probst to the Parks and Recreation Board as a regular member.



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

Agenda Item

Consider and act to approve the request from Council member(s) identified in the Staff report as an excused absence from the May 22, 2025 and June 26, 2025 Regular City Council meetings.

Staff Contact

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

Summary

Randy Jones absent from the May 22, 2025 and June 26, 2025 regular meetings.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the excused absence.