City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 18, 2025
6:30 PM

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

Notice Regarding Remote Participation of Council Members

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

Call to Order - Determine if a Quorum is Present:

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

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

1. - Swearing in of Firefighters Eloy Arizmendi, Michael Holmes, and Dalton King
   - Years of Service Recognition

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker’s podium, state your name and address and speak

directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

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

2. Approve minutes of the November 20, 2025 meeting.

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 November 20, 2025 Regular City Council meetings.

6. Approve a Memorandum of Understanding with Aubrey Independent School district for the Fire Academy Program.

7. Approve Ordinance No. 943-25 approving an amendment to Chapter 13, "Utilities" of the Code of Ordinances to amend Article 13.02, "Solid Waste and Recycling" to adopt fees reflecting the CPI rate adjustment for Republic Services.

8. Approve the assignment and assumption of the Maylar Development Agreement between DTC Ventures and the City to authorize DTC Ventures, Inc. to assign its interest and obligations in the Development Agreement to GSP Redfearn LLC; and authorizing the Mayor to execute necessary documents.

9. Approve a Development Agreement between Arck Developers, LLC and the City of Aubrey, for the residential and general retail development of an approximate 53.606 acre tract of land generally located at 6411 Knuckles Road, Denton County, within the extraterritorial jurisdiction of the City; and authorizing the Mayor to execute necessary documents.

10. Approve an Amended and Restated Interlocal Agreement between the City and Mustang Special Utility District for Billing Services; and authorize the City Manager to finalize and execute necessary documents.

11. Approve Ordinance No. 944-25 amending Ordinance No. 781-23 and Ordinance No. 869-24 approving the Second Amendment to the Solid Waste and Recycling Franchise Agreement between the City and Republic Services of Lewisville to adjust rates based upon the CPI adjustment provided in the Agreement and to amend

contractual terms related to CPI calculations; and authorize the Mayor to execute necessary documents.

New Business: New items requested for consideration.

12. Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 4B for eighty-six (86) single-family residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located South of E. Blackjack Road, east of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

13. Consideration and action on a Final Plat for Highpointe Ranch Phase 4B for eighty-six (86) residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, East of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

14. Consideration and action on a Final Plat, being a replat of the Sand Dollar Addition 2, creating three (3) lots, and being approximately 43.225 acres out of the J, Bridges Survey, Abstract No. 36, Sand Dollar Addition Block A, Lot 1, identified as an Addition to the City of Aubrey and located in the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (North Texas Natural Select Materials, LLC)

15. Consideration and action on an Amending Plat for Belmont Phase I, containing one-hundred fifty (150) lots in approximately 37.752 acres of land out of the F. Trevino Survey, Abstract No. 1243, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (*Belmont Development, LLC*)

16. Consideration and action on Ordinance No. 941-25 annexing approximately 6.74-acres of land known as a portion of McNatt Road, legally described as being all of the 30-foot wide prescriptive right-of-way of McNatt Road, beginning at the Aubrey City limits and FM 428, continuing to the Future Ike Byrom Road, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, Denton County, Texas.

17. Consideration and action on Ordinance No. 942-25 annexing approximately 13.06-acre tract of land known as a portion of Blackjack Road, legally described as being all of the prescriptive right-of-way of Blackjack Road, generally 30 feet in width along the existing Aubrey City limits and expanding to a total width of 60 feet after departing the existing Aubrey City limits, beginning at east right-of-way line of U.S. Highway 377 continuing to FM 2931, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, and the T. Chambers Survey, Abstract No. 223, Denton County, Texas.

18. Consideration and action on Resolution No. 1032-25 granting a petition requesting annexation by A-Affordable Boat RV & Mini Storage Aubrey, LLC, owners of approximately 10 acres of land, being the entirety of Parcel ID 983657 generally located on the Wilson 10 Acre Subdivision Blk A Lot 1, Denton County, Texas, setting

a Public Hearing for the annexation; authorizing staff to negotiate and enter into a written services agreement with Owner.

19. Receive a presentation from Westwood regarding the design and cost estimate for an Outdoor Sports Complex; Discuss and provide direction to staff.

20. Consideration and action on reappointing and/or removing members to the Historic Preservation Commission.

21. Consideration and action on the addition of a new City Staff position for a Senior Planner.

Department Updates and Discussion:

22. Administration & Finance:

23. Library:

24. Fire Department:
    - Station Construction Update

25. Police Department:
    - Property Room Update

26. Public Works:
    - Water Updates
    - Wastewater Updates

27. Human Resources:

28. Municipal Development:
    - RFP for Tenant Opportunity in Downtown Aubey

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.

29. Discussion regarding future special meeting date(s).

*****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:

30. **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. Simmon*s, et al, Cause No. PR-2024-01392-B, Denton County, Texas
- Municipal Utilities Tyler Tech Contract
- Purchase of Property for Municipal Services
- Downtown Property Purchase
- Hidden Lakes
- Trivedi Farms
- Highpointe Commercial
- Onyx Development
- Downtown Street Abandonment

31. **Section 551.072 Real Property.**Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
    - Property acquisition for municipal purposes

Motion to Recess into Executive Session.

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

-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
November 20, 2025
6:00 PM

The meeting was called to order at 6:02 PM.

Present: Jeff Perry, Chuck Fikes, Matt Jones, Mike Browning, Chris Rich Absent: Randy Jones

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, Fire Chief Eric Schlotter, Police Chief Richard Brooks, Assistant City Manager Leanne Wilson, Library Manager Brittany McLain, HR Director Shaena Williams, Municipal Development Director Christine Gossett, Administrative Clerk Kacey Hagen, Assistant to the City Manager Bailey Thompson

Council Member Mike Browning offered the Invocation and led the Pledge of Allegiance.

Community Announcements:

1.
    - **Mayor Rich announced the Christmas Tree Lighting event at Veterans Memorial Park to be held on December 3rd from 5:30-8:30 PM**
    - **Council Member Jeff Perry announced that Toys for Tots will be at the Tree Lighting; donation box locations can be found online or on his Facebook page; go to toysfortots.org to apply**
    - **Mayor Rich presented Proclamations to the Salvation Army for their Red Kettle Campaign, to Police Chief Richard Brooks for his completion of the Texas Certified Public Manager Program, and to City Secretary Jenny Hicks for her completion of the Certified Municipal Clerks program.**
    - **A swearing-in ceremony was held for Police Officers John Honea and Bryce Lancaster.**

Citizen Input: None

Consent Items:

2. Approve minutes of the October 23, 2025 and November 12, 2025 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the final acceptance of Highpointe Ranch, Phase 2, Public Improvements.

6. Approve Resolution No. 1031-25 ratifying an expenditure of $36,847.50 paid to Minchew Brothers for the emergency repair of a cave-in in the 100 Block of East Sherman Drive; and providing an effective date.
7. Award a bid for Phase 2 Capital Improvement Project — F.M. 428 18-Inch Parallel Force Main to Pittard Construction for an amount not to exceed $1,808,163, and authorize the City Manager to execute necessary documents.
8. Approve Ordinance No. 934-25 amending Ordinance No. 895-25 annexing an approximate 3.243 acres of land as described therein to correct a clerical error by repealing Exhibit B thereto adopting a Written Services Agreement and adopting a new Exhibit B, “Service Plan Agreement Silverado High Country General Retail Tract City of Aubrey, Texas”; directing the City Secretary to file a copy of this Ordinance I the Denton County land records; and providing an effective date.
9. Approve the final acceptance of the Highmeadow Pocket Park Public Improvements and authorize the final payment in the amount of $39,754.34 to Perfect Finish Landscaping.
10. Approve a Job Order Contract purchase through the Interlocal Purchasing System Contract No. 241001 with Minchew Brothers Construction for Dane Street Sewer Repairs, for an amount not to exceed $105,073.50, and authorize the City Manager to execute necessary documents.

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

New Business: New items requested for consideration.

11. Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Assistant City Manager Leanne Wilson provided information.

Council Member Chuck Fikes made a motion to approve the Preliminary Plat . City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

12. Consideration and action on a Final Plat application for Highpointe Ranch Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Assistant City Manager Leanne Wilson provided information.

Council Member Chuck Fikes made a motion to approve the Final Plat. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.
13. Hold a public hearing, consider, and act on an Ordinance No. 937-25 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 from unzoned land previously located in the

City of Aubrey Extraterritorial Jurisdiction to Single-Family Residential 7,500 Square Feet (SF75) on approximately 4.194 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, Tract 18, Denton County, Texas, to allow a Government Use as authorized in the SF75 zoning district. The property is generally located south of Blackjack Road East between FM2931 and US377. DCAD Parcel ID 1074798. (Police Substation Zoning Belmont)

Assistant City Manager Leanne Wilson provided information.

The Public Hearing opened at 6:21 PM and closed at 6:23 PM. No citizens spoke during the public hearing.

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

14. 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 of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to Single-Family Residential 7,500 Square Feet (SF75) on approximately 2.0 acres of land located in the James Bridges Junior Survey, Abstract No. 36 and the Silverado Addition, Phase 3, Block W, Lot 18A, Denton County, Texas, to allow a Government Use as authorized in the SF-75 zoning district. The property is generally located at the southwest corner of Frontier Parkway and FM 2931. DCAD Parcel ID 773540. (Silverado Fire Station Zoning)

    Assistant City Manager Leanne Wilson provided information.

    The Public Hearing opened at 6:24 PM and closed at 6:25 PM. No citizens spoke during the public hearing.

    Council Member Jeff Perry made a motion to approve the rezoning ordinance (Ordinance No. 938-25). City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

15. Conduct a Public Hearing regarding a request from Republic Services of Lewisville for a CPI rate increase for Residential Solid Waste and Recycling Collection Services and Containers and for Commercial Solid Waste Collection Services and Containers; discussion of same.
    -Presentation of rate increase request from Republic Service
    -Public Comment
    -Discussion by Council

    Jeri Harwell, with Republic Services, provided information.

    The Public Hearing opened at 6:26 PM and closed at 6:34 PM. No citizens spoke during the public hearing.

16. Consider and take appropriate action regarding Ordinance No.935-25 amending Chapter 13, "Utilities", Article 13. 02, "Solid Waste and Recycling", Section 13.02.005, "Monthly Rates" of the Aubrey Code of Ordinances to amend various rates for solid

waste and recycling collection services provided to residential and commercial customers; and providing an effective date of December 1, 2025.

Assistant City Manager Leanne Wilson provided information.

Council Member Chuck Fikes made a motion to approve the Ordinance amending the solid waste and recycling rates. Council Member Matt Jones seconded. Motion Passed (3:1). Council Member Jeff Perry opposed.

17. Receive a presentation from Birkhoff Hendricks & Carter regarding a proposed Stormwater Master Plan; Discuss and provide direction to staff.

Engineering Consultant Justin Ivy, with Birkhoff Hendricks and Carter, provided information.

Direction received to work on the downtown area and try to do drainage repairs without having to do roads.

18. Consideration and action on awarding and/or rejecting bids for the Rockhill Pump Station and Ground Storage Tank, and authorize the City Manager to execute necessary documents.

Engineering Consultant Cooper Reinbold, with Birkhoff Hendricks & Carter, provided information.

The following spoke providing additional information as to why their bid (Haynie Leadership Group, Inc) should be accepted.

- **Matt Peterson, A & B Water, 715 Fort Worth Ave, Dallas, TX**
- **Devin Pharis, A & B Water, 715 Fort Worth Ave, Dallas, TX**

Council Member Jeff Perry made a motion to reject the bid from Haynie Leadership Group, Inc. and award the bid to Mayim Municipal Builders, LLC in an amount not to exceed $4,905,645.00. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

19. Receive a presentation and hold discussion regarding the proposed Aubrey 2045 Comprehensive Plan (the “Plan”), conduct a public hearing on the Plan to receive public comment, and consider and take action on an Ordinance amending Chapter 14, “Zoning” to adopt the proposed “Aubrey 2045 Comprehensive Plan”
    - Consultant Presentation of the Plan and Council Discussion
    - Conduct a Public Hearing regarding the Plan.
    - Consider the adoption of an Ordinance 936-25 amending Chapter 14, Zoning, Article 14.03 of Exhibit 14A, “Zoning Ordinance” of the Code of Ordinances to adopt the Aubrey 2045 Comprehensive Plan.

Aden Herrera and Stephen Cook, with Dunaway Associates, presented the proposed Comprehensive Plan.

The Public Hearing opened at 6:58 PM and closed at 7:18 PM. No citizens spoke during the public hearing.

Council Member Matt Jones made a motion to approve with the addition of a Note to Figure 4.1 "Future Land Use Designations" that states "Government Uses as defined in the City of Aubrey Comprehensive Zoning Ordinance are appropriate in each of the land use designation categories listed above. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

20. Consider and act on an Ordinance annexing approximately 5.481-acres of land known as a portion of FM 428 (West Sherman Drive), being legally described as being a part of the D. Cowen Survey, Abstract No. 0304 and J.M. Fisher Survey, Abstract No. 0432, and an existing 100-foot right-of-way, Denton County, Texas., Denton County, Texas; and extending the boundary limits of the City so as to include the described property.

    City Manager Charles Kreidler provided information.

    Council Member Matt Jones made a motion to approve the annexation ordinance (Number 940-25). Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

21. Consider and act on an Ordinance annexing approximately 10.58-acres of land known as a portion of FM 2931 from the existing Aubrey City Limits line to Blackjack Road, being legally described as being a part of the F. H. Pollard Survey, Abstract No. 995, the F. Trevino Survey, Abstract No. 1243, the J. Ryan Survey, Abstract No. 1069, and the T. Chambers Survey, Abstract No. 223, and an existing variable width right-of-way, Denton County, Texas.; and extending the boundary limits of the City to include the described property.

    City Manager Charles Kreidler provided information.

    City Council Member Mike Browning made a motion to approve the annexation ordinance (Number 939-25). Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

22. Conduct the second public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ±13.06-acre tract of land known as a portion of Blackjack Road, legally described as being all of the prescriptive right-of-way of Blackjack Road, generally 30 feet in width along the existing city limits and expanding to a total width of 60 feet after departing the existing city limits, beginning at east right-of-way line of U.S. Highway 377 continuing to FM 2931, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, and the T. Chambers Survey, Abstract No. 223, Denton County, Texas.

    City Manager Charles Kreidler provided information.

    The Public Hearing opened at 7:23 PM and closed at 7:23 PM. No citizens spoke during the public hearing.

    No action taken.

23. Conduct the second public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ±6.74-acre tract of land known as a portion of McNatt Road, legally described as being all of the 30-foot wide prescriptive right-of-way of McNatt Road, beginning at the city limits and FM 428, continuing to the Future Ike Byrom Road, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, , Denton County, Texas. .

    City Manager Charles Kreidler provided information.

    The Public Hearing opened at 7:24 PM and closed at 7:25 PM. No citizens spoke during the public hearing.

    No action.

24. Consideration and action on a Resolution casting votes for candidates in the election of the Denton Central Appraisal District Board of Directors.

    City Manager Charles Kreidler provided information.

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

25. Consideration and action on appointing and/or removing members to the Aubrey Planning and Zoning Commission.

    Council Member Jeff Perry made a motion to remove Chuck Fuller as an alternate, and reappoint Christal Johnson to Place 1, Nicole Shaw to Place 3, and Candace Stone to Place 6 for two- year terms expiring December 31, 2027. Council Member Mike Browning seconded. Motion (4:0). None opposed.

26. Consideration and action on appointing and/or removing member(s) to the Aubrey parks and Recreation Board.

    Council Member Jeff Perry made a motion to remove Amanda Larsen and Deshanda Blair, and reappoint Courtney Kelly to Place 1, Jessica (Milacek) Hamilton to Place 3, and appoint Amy Kramer to Place 5, all for two-year terms ending December 31, 2027. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

Department Updates and Discussion:

27. Administration & Finance:

28. Library:

29. Fire Department:

    Chief Schlotter provided updates regarding Station 2, including the completion of millwork and countertops; the pole still needs to be installed; forms being set and concrete being poured at the dog park and the children park.

30. Police Department:

    Chief Brooks spoke regarding updates to the property room including contractors successfully cut through the haycock block and sealed the door; shelves were delivered today.

31. Public Works:

    Public Works Director Dean Rylant provided the following updates:

    - **Paving is complete at Aubrey Heights**
    - **Dane St sewer line is in place, taps have been made; we need to do manhole work; gas company will be relocating a line.**
    - **Blocks are being installed on the Wastewater Treatment Plant building**
    - **Highpointe Phase 2 is complete.**
    - **Rockhill well is running clean; fence is going up**
    - **16" water line on Blackjack Rd is finished; they will be boring under the railroad to Magnolia soon**

32. Human Resources:

33. Municipal Development:

    MDD Director Christine Gossett provided information on the Local Business Accelerator Program which is an 8-week course for local entrepreneurs. The application deadline is December 12.

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:

34. **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. Simmon*s, et al, Cause No. PR-2024-01392-B, Denton County, Texas
    - School Zone Regulations / Ordinances
    - Purchase of Property for Municipal Services
    - Downtown Property
    - Hidden Lakes
    - Trivedi Farms
    - Highpointe Commercial
    - Onyx Development

35. **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

Council Member Jeff Perry made a motion to recess into Executive Session at 7:38 PM. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

City Council reconvened into regular session at 9:08 PM: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

No additional action taken.

The meeting was adjourned at 9:08 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 18th day of December, 2025.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

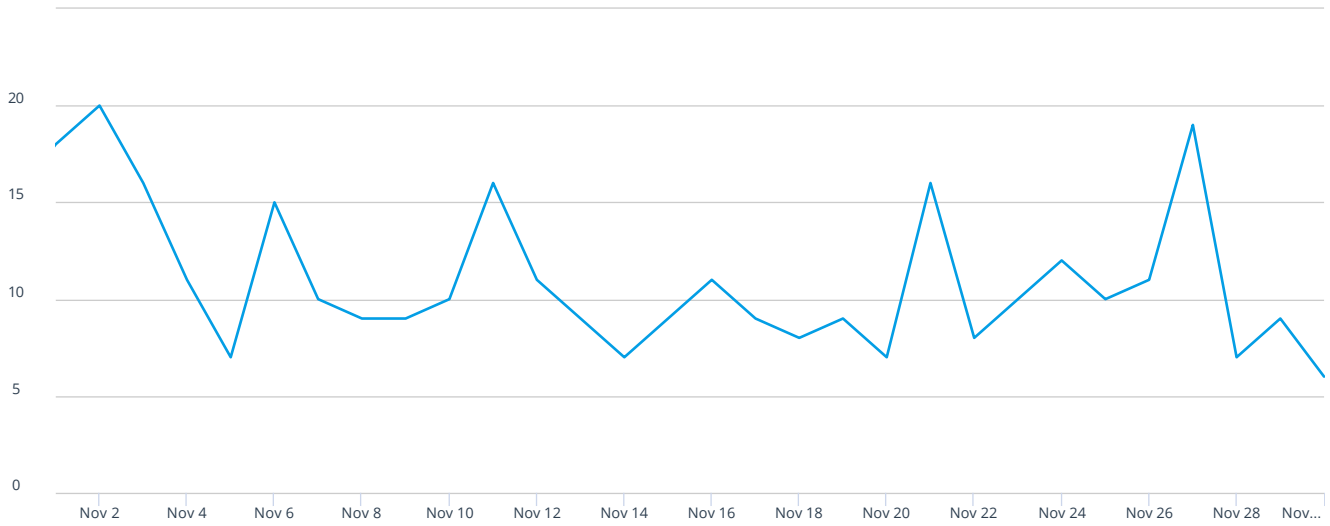
Previous Month Nov 1, 2025 - Nov 30, 2025

35%
FIRE
Percentage of Total Incidents

65%
EMS
Percentage of Total Incidents

329
INCIDENTS
In Selected Time Slice

30
DAYS
In Selected Time Slice





Counts | % Rows | % Columns | % All

Week Ending	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	Total
Aubrey Fire Station 1	9	23	30	21	10									93
Aubrey Fire Station 2	11	18	17	21	30									97
Aubrey Fire Station 3	18	36	26	24	34									138
PV Farm				1										1
Total	38	77	73	67	74									329

NOVEMBER 2025 STAFF REPORT
Aubrey Municipal Development District

Christine Gossett – Executive Director



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

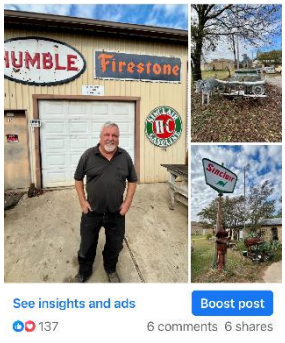
Combined commercial land for sale/lease 150 + acres and combined 15,000 +/- sq ft commercial space available for sale/lease. See Aubrey MDD Real Estate/Sites web page for details:

Real Estate & Maps – Aubrey Municipal Development District





The Aubrey Local Business Accelerator Program kicked off with applications online five applications received as of Nov. 30, 2025. Deadline is Dec. 12, 2025.



Highest performing post was 11/25/25 featuring Brad's Automotive with 17,363 views on Facebook.

Business Activity and Updates

- Mane Pup moved from downtown location and is now mobile.
- Clinica Hispana Vital Salud, 1001 Hwy. 377, Ste. 105

Project Updates:

- Attended Texas Downtown Annual Conference first week of November.
- Kicked off applications and promotions for the Aubrey Local Business Accelerator.
- Website – 90% completion on design and content changes for website redesign.
- Site Selection GIS Map Page: continuous monitoring and updating of properties and photos for commercial sites available in Aubrey City Limits and ETJ. Commercial property listings in business corridors and adjacent areas continue to increase.
- Strategic Plan: Continue progress on goals, projects, and updates to the workplan and timeline for 2025-26 Fiscal Year, including the Downtown Development Project and MDD properties.

Marketing:

- Social Media/Facebook: On-going content management and posts on Aubrey MDD FB page. November's post featuring Brad's Automotive was the highest performing post generating 17,363 Views; 10,050 Reach; and 1,496 Engagements. MDD social media posts feature businesses, activites, events, and business education.
- Website Statistics: November '25 – 794 Visitors and 1,310 Views; October '25 – 431 Visitors and 699 Views; September '25 – 301 Visitors and 534 Views.
- Commercial Development: On-going calls and meetings with prospective businesses and developers.

Sales & Use-Tax Allocation:

- Payment received in November: $107,193.70 *($ 1,779.85 from Gross Audit Collections).*

City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Director

RE: Departmental Report - Nov. 2025

Monthly Report	November 2025		Fiscal Year to date
People & Activity	New Cards Issued	74	168
	Number of Patrons	2723	5772
	Patrons per Hour (Average)	20	18
	Volunteer Hours / Persons	23/5	45.5
	Number of Days Open	17	40
	Number of Hours Open	138	328
Material Usage	Total Items checked out	9030	20247
	Items per Hour (Average)	65	62
	Adult Material Checked Out	1180	2607
	Juvenile Material Checked Out	6308	14411
	Self-Checkout Use	0	0
	Digital Materials Checked Out	1542	3229
	Interlibrary shipped	120	289
	Interlibrary received	139	281
	Reference	205	214
	Computer Sessions	177	380
	Computer Usage (hours)	157	286
Programs	Community Center Event Hrs	0	0
	Total Number of Programs	30	70
	Total Program Attendance	403	1003

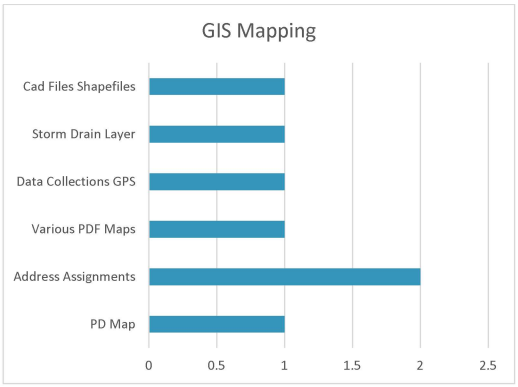
City of Aubrey - Development Services
November 2025 Activity Report

No. Permits Issued

New Single Family	115
Residential Misc	27
Commercial	19
Plat, Re-Plat, Site Plan, or Variance	4
Total	**165**

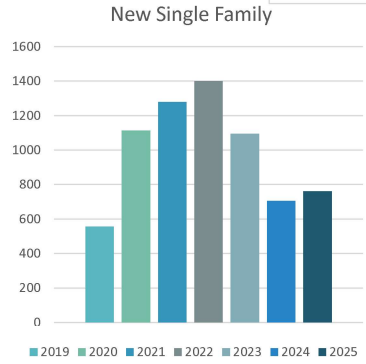
Fees Collected

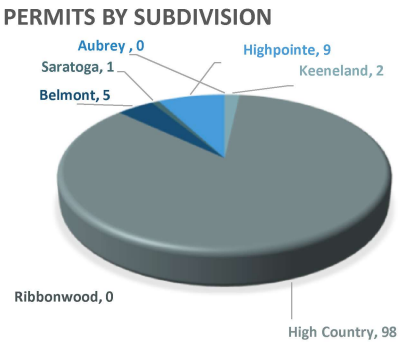
New Single Family	$	600,365.35
Residential Misc	$	4,518.81
Commercial	$	2,674.60
Variance or Zoning	$	5,990.63
Total	**$**	**613,549.39**



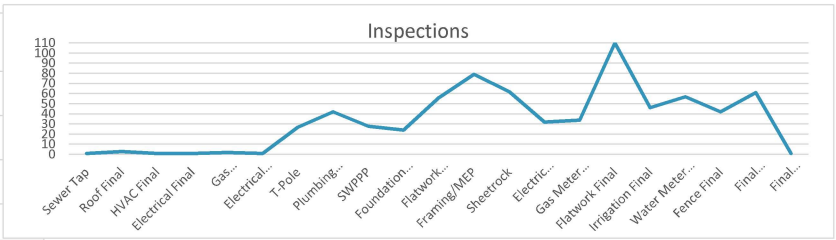
Annual New Single Family

2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024	706
2025 YTD	762
2019 - 2025 Total:	**6,911**









Total House Count



10102

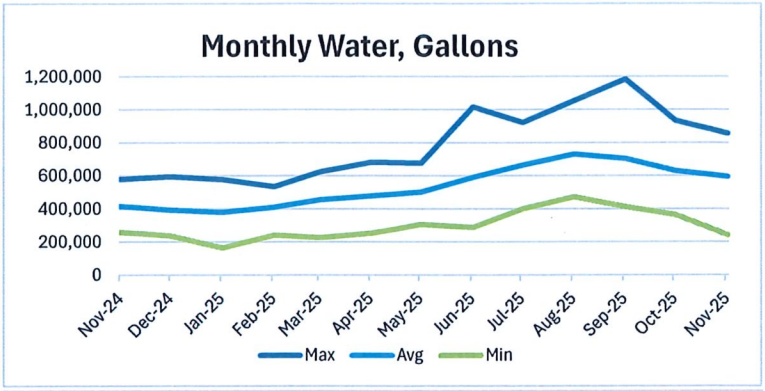
Location	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25
Aubrey Proper	**1454**	**1800**	**1830**	**1865**	**1911**	**1917**
Winn Ridge	**1857**	**1746**	**1746**	**1746**	**1746**	**1746**
Silverado & High Country	**3830**	**3700**	**3723**	**3726**	**3761**	**3779**
Aspen Meadows	**328**	**312**	**312**	**312**	**312**	**312**
Keeneland	**151**	**156**	**164**	**171**	**173**	**175**
Sandbrock	**1791**	**1761**	**1787**	**1809**	**1821**	**1853**
Highpointe	**178**	**191**	**212**	**238**	**281**	**292**
Belmont	**0**	**0**	**0**	**0**	**16**	**28**
Saratoga	**0**	**0**	**0**	**0**	**0**	**0**
Ribbonwood	**0**	**0**	**0**	**0**	**0**	**0**

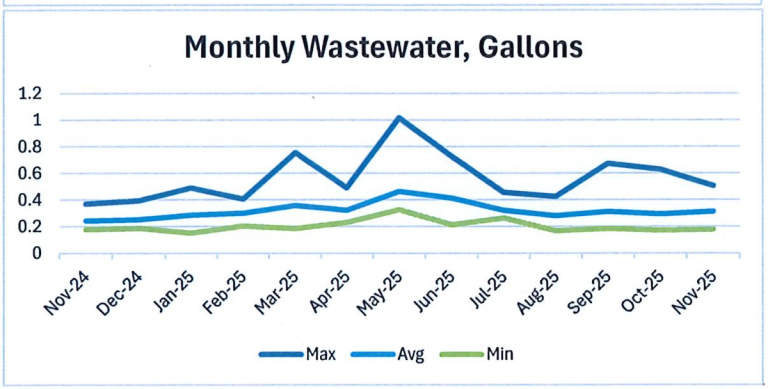
Project Status

Highpointe Ranch, Ph 2	Council made a motion to approve the final acceptance of public improvements. Final plat filed with the County, 2025-460.
Highpointe Ranch, Ph 4A Preliminary Plat	Council made a motion to approve the Preliminary Plat for Highpointe Ranch Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres (Aubrey Blackjack Partners, LLC).
Highpointe Ranch, Ph 4A Final Plat	Council made a motion to approve the Final Plat application for Highpointe Ranch Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres (Aubrey Blackjack Partners, LLC).
Police Substation Zoning	Council made a motion to approve the rezoning Ordinance No. 937-25 amending the Zoning Ordinance from unzoned to Single-Family Residential 7,500 Square Feet (SF75) on approximately 4.194 acres of land and to allow a Government Use as authorized in the SF75 zoning district. DCAD Parcel ID 1074798. (Police Substation Zoning Belmont).
Silverado Fire Station Zoning	Council made a motion to approve the rezoning Ordinance No. 938-25 amending the Zoning Ordinance from unzoned land to Single-Family Residential 7,500 Square Feet (SF75) on approximately 2.0 acres of land and to allow a Government Use as authorized in the SF-75 zoning district. DCAD Parcel ID 773540. (Silverado Fire Station Zoning).

City of Aubrey - Public Works

Nov. 2025 Activity Report





Water Production MG

Nov-25	17,852,300
Oct-25	19,499,000
Sep-25	21,051,800
Daily Average Gal	648,923

Wastewater Treatment MG

Nov-25	9,342,000
Oct-25	8,844,000
Sep-25	9,391,000
Daily Average Gal	306,411

Work Orders

Water & Sewer Maintenance	50
Cut-offs Non Payment	12
Street/Parks	43
Line Locates	80
Billing and Meters	116
Total	301

	Nov-25
Water Impact	$59,364.00
Sewer Impact	$126,904.00
Roadway Impact	$26,961.00
Parks Fee	$76,500.00
Total	$289,729.00

Projects

Highpointe Phase 2	Has been accepted by Council.
HighPointe Phase 3	Finishing the franchise drains as well as the storm drains.
HighPointe Phase 4A	Grading has begun.
HighPointe 4B	Grading has begun.
HighPointe Amenity Center	Rough Grading is now complete.
HighPointe East Phase 1	Paving is underway.
Rockhill Well	A 36-hour test has been conducted and we have begun replacing the fence.
Dane St	Sewer/Service lines & mains are complete, pouring the last manhole and storm drain repair.
Veterans Park Phase 2	Metal roof complete. Sun shades delayed. Punch list walk thru 12/4. Final acceptance in Jan.
WinnRidge 1st Responder Park	Dog park concrete for sidewalk poured. Working on turf. Entire park s/b complete early Feb.
High Meadow Park	Accepted at November Council Meeting.
Sports Complex	Received 3 concepts Dec. 1. Will present to parks board & Council at December meeting.
Aubrey Heights	Cleaning up left over dirt & debris. Has begun installing franchise utilities.
Palomino	50% through paving streets.
Ribbonwood/Saratoga	Did final walk thru last week. Saratoga finishing franchise & cleaning site for walk-thru.
Blackjack/Dane Water Line	Is 75% complete.
West Blackjack Road	Rehabilitation has begun.
Chaparral Ridge	Dirt continues to be moved and have begun forming house lots.
Chaparral Corner	Has started grading work.

City of Aubrey - Police Department

October 2025 Statistical Report

Calls for Police Service		% +/-
October 2025	810	-8%
October 2024	878	
YTD - 2025	7,275	0%
YTD - 2024	7,246	

Calls for Service - Dispatched		% +/-
October 2025	666	-7%
October 2024	716	
YTD - 2025	5,591	1%
YTD - 2024	5,519	

Calls for Service - Officer Initiated		% +/-
October 2025	145	-10%
October 2024	162	
YTD - 2025	1,684	-2%
YTD - 2024	1,727	

Calls for Service By Area

Aubrey		% +/-
October 2025	190	-22%
October 2024	245	
YTD - 2025	1,970	4%
YTD - 2024	1,889	

Providence Village		% +/-
October 2025	310	-7%
October 2024	332	
YTD - 2025	2,544	-4%
YTD - 2024	2,648	

Sandbrock		% +/-
October 2025	61	9%
October 2024	56	
YTD - 2025	586	13%
YTD - 2024	517	

Silverado		% +/-
October 2025	137	7%
October 2024	128	
YTD - 2025	1,190	23%
YTD - 2024	971	

Winn Ridge		% +/-
October 2025	74	-24%
October 2024	98	
YTD - 2025	677	-16%
YTD - 2024	804	

Outside ETJ		% +/-
October 2025	17	70%
October 2024	10	
YTD - 2025	154	-13%
YTD - 2024	177	

Criminal Offenses/Arrests

Criminal Offenses		% +/-
October 2025	89	29%
October 2024	69	
YTD - 2025	705	9%
YTD - 2024	645	

Arrests		% +/-
October 2025	36	50%
October 2024	24	
YTD - 2025	221	-46%
YTD - 2024	407	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		%+/-
October 2025	15	7%
October 2024	14	
YTD - 2025	106	56%
YTD - 2024	68	

Injury Crashes		%+/-
October 2025	7	600%
October 2024	1	
YTD - 2025	48	118%
YTD - 2024	22	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		%+/-
October 2025	5	-29%
October 2024	7	
YTD - 2025	58	23%
YTD - 2024	47	

Injury Crashes		%+/-
October 2025	3	50%
October 2024	2	
YTD - 2025	22	10%
YTD - 2024	20	

Traffic Stops and Citations

Traffic Stops		%+/-
October 2025	942	17%
October 2024	803	
YTD - 2025	7,294	-30%
YTD - 2024	10,412	

Warnings		%+/-
October 2025	803	-3%
October 2024	828	
YTD - 2025	6,874	-29%
YTD - 2024	9,724	

Total Citations		%+/-
October 2025	589	39%
October 2024	423	
YTD - 2025	3,962	-21%
YTD - 2024	5,013	

Citations - Aubrey		%+/-
October 2025	318	37%
October 2024	232	
YTD - 2025	2,284	-13%
YTD - 2024	2,619	

Citations - Providence Village		%+/-
October 2025	191	75%
October 2024	109	
YTD - 2025	1,246	-16%
YTD - 2024	1,491	

Citations - JP 5		%+/-
October 2025	80	-2%
October 2024	82	
YTD - 2025	435	-52%
YTD - 2024	903	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	22	53	75
Welfare Concern	36	36	72
Alarm	13	38	51
Disturbance	23	25	48
Traffic Crash	21	26	47
Noise Complaint	12	17	29
Vehicle Complaint	6	21	27
911 Hangup	6	18	24
Motorist Assist	4	18	22
Reckless Driver	7	14	21

Neighborhood Safety Initiative		%+/-
October 2025	18,547	118%
October 2024	8,499	
YTD - 2025	133,564	63%
YTD - 2024	82,068	

Providence Village Data

Close Patrols - Providence Village		%+/-
October 2025	4,948	66%
October 2024	2,984	
YTD - 2025	40,848	41%
YTD - 2024	28,895	

Walk Through - Providence Village		%+/-
October 2025	128	28%
October 2024	100	
YTD - 2025	1,099	16%
YTD - 2024	947	

Total - Providence Village		%+/-
October 2025	5,076	65%
October 2024	3,084	
YTD - 2025	41,947	41%
YTD - 2024	29,842	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		416
Crime	24	6%
Service Calls	368	88%
Order Maintenance	24	6%
Reported Crime	89	11%

Authorized Strength		%+/-
Sworn - Authorized	37	89%
Sworn - Current	33	
Civilian Authorized	5	60%
Civilian - Current	3	

Criminal Investigations Statistical Data

CID Case Assignment		%+/-
October 2025	89	29%
October 2024	69	
YTD - 2025	705	9%
YTD - 2024	645	

Patrol Case Assignment		%+/-
October 2025	31	82%
October 2024	17	
YTD - 2025	224	-33%
YTD - 2024	335	

CID Arrests		%+/-
October 2025	5	-29%
October 2024	7	
YTD - 2025	34	-52%
YTD - 2024	71	

Case Status - Cleared by Arrest		%+/-
October 2025	36	50%
October 2024	24	
YTD - 2025	247	-39%
YTD - 2024	406	

Case Status - Suspended		%+/-
October 2025	22	100%
October 2024	11	
YTD - 2025	198	-6%
YTD - 2024	211	

Case Status - Cleared by Exception		%+/-
October 2025	2	150%
October 2024	1	
YTD - 2025	11	-45%
YTD - 2024	20	

Case Status - Unfounded		%+/-
October 2025	6	2%
October 2024	3	
YTD - 2025	37	-14%
YTD - 2024	43	

Cases - Open		%+/-
Yearly Total	691	

City of Aubrey - Police Department

November 2025 Statistical Report

Calls for Police Service		% +/-
November 2025	697	2%
November 2024	686	
YTD - 2025	7,972	1%
YTD - 2024	7,932	

Calls for Service - Dispatched		% +/-
November 2025	548	14%
November 2024	480	
YTD - 2025	6,139	2%
YTD - 2024	5,999	

Calls for Service - Officer Initiated		% +/-
November 2025	149	-28%
November 2024	206	
YTD - 2025	1,833	-5%
YTD - 2024	1,933	

Calls for Service By Area

Aubrey		% +/-
November 2025	180	-10%
November 2024	200	
YTD - 2025	2,150	3%
YTD - 2024	2,089	

Providence Village		% +/-
November 2025	252	2%
November 2024	248	
YTD - 2025	2,796	-3%
YTD - 2024	2,896	

Sandbrock		% +/-
November 2025	42	-11%
November 2024	47	
YTD - 2025	628	11%
YTD - 2024	564	

Silverado		% +/-
November 2025	135	30%
November 2024	104	
YTD - 2025	1,325	23%
YTD - 2024	1,075	

Winn Ridge		% +/-
November 2025	62	5%
November2024	59	
YTD - 2025	739	-14%
YTD - 2024	863	

Outside ETJ		% +/-
November 2025	14	-22%
November 2024	18	
YTD - 2025	168	-14%
YTD - 2024	195	

Criminal Offenses/Arrests

Criminal Offenses		% +/-
November 2025	54	-32%
November 2024	79	
YTD - 2025	759	5%
YTD - 2024	724	

Arrests		% +/-
November 2025	21	-28%
November 2024	29	
YTD - 2025	242	-44%
YTD - 2024	436	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		%+/-
November 2025	13	63%
November 2024	8	
YTD - 2025	119	57%
YTD - 2024	76	

Injury Crashes		%+/-
November 2025	9	350%
November 2024	2	
YTD - 2025	57	138%
YTD - 2024	24	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		%+/-
November 2025	6	0%
November 2024	6	
YTD - 2025	64	21%
YTD - 2024	53	

Injury Crashes		%+/-
November 2025	1	-80%
November 2024	5	
YTD - 2025	23	-8%
YTD - 2024	25	

Traffic Stops and Citations

Traffic Stops		%+/-
November 2025	746	2%
November 2024	733	
YTD - 2025	8,040	-28%
YTD - 2024	11,145	

Warnings		%+/-
November 2025	639	-18%
November 2024	779	
YTD - 2025	639	-94%
YTD - 2024	10,503	

Total Citations		%+/-
November 2025	384	23%
November 2024	312	
YTD - 2025	4,346	-18%
YTD - 2024	5,325	

Citations - Aubrey		%+/-
November 2025	207	20%
November 2024	172	
YTD - 2025	2,491	-11%
YTD - 2024	2,791	

Citations - Providence Village		%+/-
November 2025	113	18%
November 2024	96	
YTD - 2025	1,359	-14%
YTD - 2024	1,587	

Citations - JP 5		%+/-
November 2025	64	45%
November 2024	44	
YTD - 2025	499	-47%
YTD - 2024	947	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	30	48	78
Welfare Concern	18	37	55
Alarm	13	42	55
Disturbance	21	14	35
Traffic Crash	14	21	35
Noise Complaint	9	16	25
Reckless Driver	5	19	24
Animal Complaint	10	11	21
Motorist Assist	3	15	18
Road Blockage/ Hazard	6	8	14

Neighborhood Safety Initiative		%+/-
November 2025	17,009	80%
November 2024	9,474	
YTD - 2025	150,573	64%
YTD - 2024	91,542	

Providence Village Data

Close Patrols - Providence Village		% +/-
November 2025	4,349	42%
November 2024	3,063	
YTD - 2025	45,197	41%
YTD - 2024	31,958	

Walk Through - Providence Village		% +/-
November 2025	118	31%
November 2024	90	
YTD - 2025	1,217	17%
YTD - 2024	1,037	

Total - Providence Village		% +/-
November 2025	4,467	42%
November 2024	3,153	
YTD - 2025	46,414	41%
YTD - 2024	32,995	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		360
Crime	18	5%
Service Calls	325	90%
Order Maintenance	17	5%
Reported Crime	54	8%

Authorized Strength		% +/-
Sworn - Authorized	37	86%
Sworn - Current	32	
Civilian Authorized	5	80%
Civilian - Current	4	

Criminal Investigations Statistical Data

CID Case Assignment		% +/-
November 2025	54	-32%
November 2024	79	
YTD - 2025	759	5%
YTD - 2024	724	

Patrol Case Assignment		% +/-
November 2025	20	-41%
November 2024	34	
YTD - 2025	244	-34%
YTD - 2024	369	

CID Arrests		% +/-
November 2025	1	100%
November 2024	0	
YTD - 2025	35	-51%
YTD - 2024	71	

Case Status - Cleared by Arrest		% +/-
November 2025	21	-28%
November 2024	29	
YTD - 2025	268	-38%
YTD - 2024	435	

Case Status - Suspended		% +/-
November 2025	12	-64%
November 2024	33	
YTD - 2025	210	-14%
YTD - 2024	244	

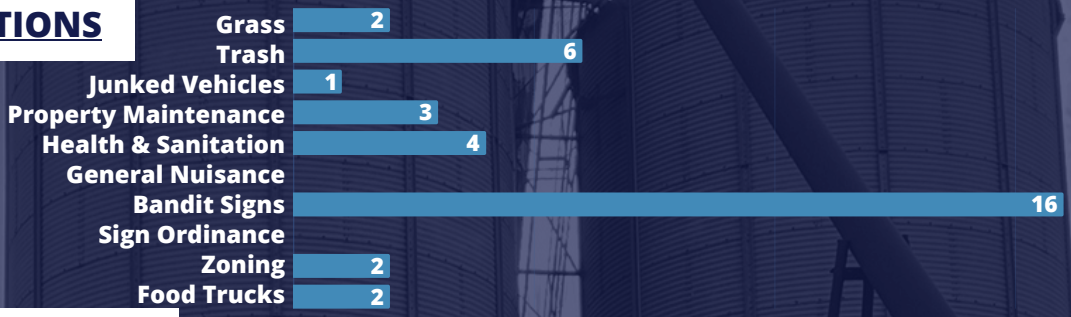
Case Status - Cleared by Exception		% +/-
November 2025	1	-100%
November 2024	2	
YTD - 2025	12	-45%
YTD - 2024	22	

Case Status - Unfounded		% +/-
November 2025	2	-1%
November 2024	3	
YTD - 2025	2	-96%
YTD - 2024	46	

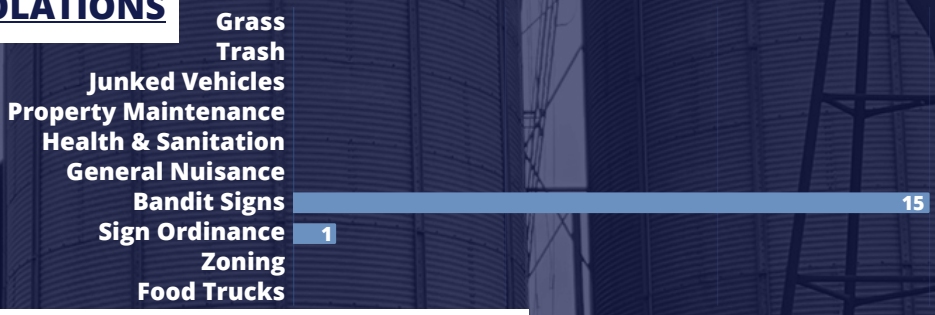
Cases - Open		% +/-
Yearly Total	696	

MUNICIPAL SERVICES REPORT FOR NOVEMBER 2025

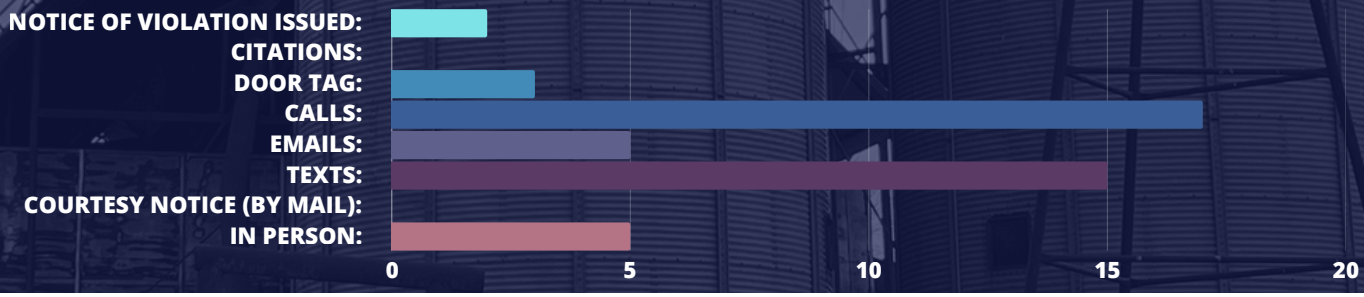
AUBREY VIOLATIONS



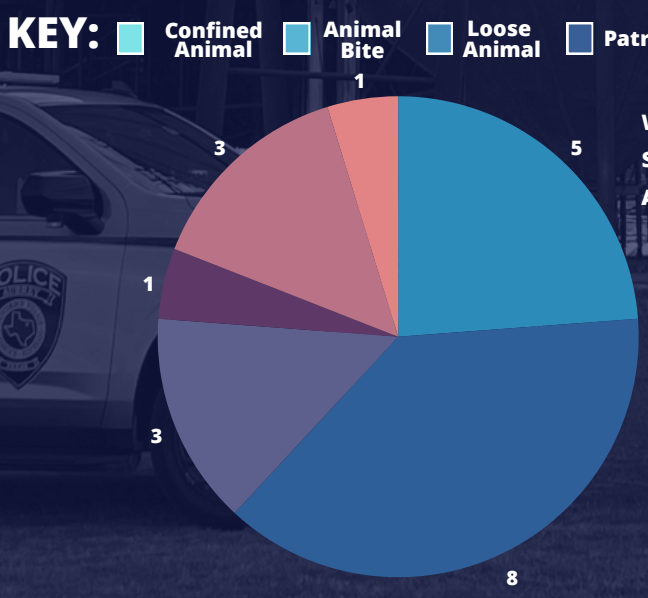
WINN RIDGE VIOLATIONS



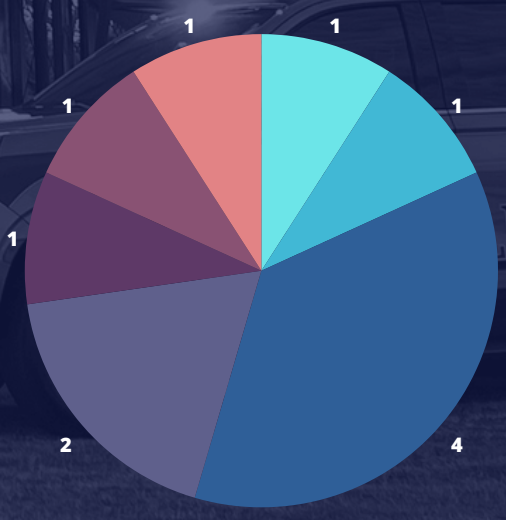
OFFICER COMMUNICATION WITH THE COMMUNITY



ANIMAL SERVICES IN AUBREY



ANIMAL SERVICES IN WINN RIDGE



City of Aubrey - Municipal Court Report

New Cases Filed	
November - Traffic	128
November - Non Ttraffic	2

Total Fines Collected	
November - State	$9,468.00
November - City	$15,969.00

Final Disposition	
November - Traffic	129
November - Non Traffic	3

Fiscal YTD Collected	
YTD - State	$ 26,841.00
YTD - City	$ 41,575.00

Warrants	
Issued	0
Cleared	12
Pending	1287



Monthly Cash Activity

(Unaudited)

November 2025

FUND: ALL
ACCT: ALL
TYPE: ALL CASH
DATES: 11/01/2025-11/30/2025

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
101-11-000-00	0.00	751,142.75	0.00	959.94	740,185.45CR	11,917.24	237,560.23
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	1,224,086.30	0.00	5,622.75	2,184,875.25CR	955,166.20CR	6,385,102.90
101-11-000-90	0.00	119,441.87	0.00	18,539.79	0.00	137,981.66	5,578,519.56
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	212,562.44CR	0.00	1,642.52	71,231.46CR	282,151.38CR	404,599.49
201-11-000-10	0.00	0.00	0.00	0.00	0.00	0.00	200.00
201-11-000-84	0.00	1,217,232.71	0.00	0.00	126,997.53CR	1,090,235.18	8,787,527.27
201-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-000-90	0.00	0.00	0.00	876.62	0.00	876.62	261,686.43
201-11-000-91	0.00	0.00	0.00	2,235.30	0.00	2,235.30	667,273.60
201-11-000-95	0.00	615,786.46CR	0.00	11,853.86	0.00	603,932.60CR	3,179,363.08
201-11-000-96	0.00	96,444.81CR	0.00	66,061.39	0.00	30,383.42CR	19,707,453.57
201-11-012-73	0.00	0.00	0.00	0.00	0.00	0.00	0.00
201-11-032-89	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-84	0.00	1,006,795.42	0.00	0.00	192,671.32CR	814,124.10	17,482,846.77
202-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-11-000-91	0.00	0.00	0.00	2,910.99	0.00	2,910.99	868,983.87
202-11-000-92	0.00	811,678.28CR	0.00	115,597.09	0.50	696,080.69CR	34,093,004.29
202-11-036-37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
203-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
203-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
205-11-000-84	0.00	214,066.99	0.00	0.00	237,306.24CR	23,239.25CR	405,620.96CR
205-11-000-85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-11-000-00	0.00	23,783.23	0.00	702.83	0.00	24,486.06	217,133.86
301-11-000-84	0.00	333,514.09CR	0.00	0.00	0.00	333,514.09CR	713,091.47CR
301-11-000-90	0.00	333,514.09	0.00	4,758.23	0.00	338,272.32	1,465,604.39
401-11-000-00	0.00	0.00	0.00	158.14	0.00	158.14	46,487.96
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	4,805.85CR	4,805.85CR	40,483.12
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	110.28	0.00	110.28	32,418.38
403-11-000-00	0.00	176,676.05CR	0.00	9,051.49	0.00	167,624.56CR	2,595,821.55
403-11-000-10	0.00	0.00	0.00	1,681.99	0.00	1,681.99	494,461.08
404-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-11-000-50	0.00	0.00	0.00	4,555.55	365,092.29CR	360,536.74CR	1,140,298.16
404-11-000-51	0.00	365,092.29CR	0.00	0.34	365,092.29	0.34	100.61
404-11-000-60	0.00	21,455.69CR	0.00	10,354.80	0.00	11,100.89CR	3,083,233.67
404-11-000-70	0.00	143,363.39CR	0.00	6,545.85	0.00	136,817.54CR	1,867,836.03
404-11-000-90	0.00	0.00	0.00	6.33	0.00	6.33	1,886.26
405-11-000-00	0.00	0.00	0.00	3.12	0.00	3.12	917.59
405-11-000-84	0.00	0.00	0.00	0.00	0.00	0.00	72,432.51
406-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-11-000-10	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

FUND: ALL
ACCT: ALL
TYPE: ALL CASH
DATES: 11/01/2025-11/30/2025

ACCOUNT NO#	CHECKS	DEPOSITS	SVC CHARGE	INTEREST	MISC.	NET CHANGE	BALANCE
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	22,494.98CR	22,494.98CR	343,172.26
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	408,490.10CR	0.00	1,371.37	0.00	407,118.73CR	258,911.63
501-11-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-58	0.00	0.00	0.00	854.52	0.00	854.52	251,207.11
501-11-000-59	0.00	0.00	0.00	0.23	0.00	0.23	61.77
501-11-000-60	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-000-61	0.00	0.00	0.00	37.08	0.00	37.08	11,070.63
501-11-000-62	0.00	178,174.53CR	0.00	21,947.13	0.00	156,227.40CR	6,456,376.46
501-11-000-63	0.00	88,296.46CR	0.00	3,931.78	0.00	84,364.68CR	1,134,023.51
501-11-000-64	0.00	3,099,770.57CR	0.00	156,466.79	0.00	2,943,303.78CR	45,145,382.18
501-11-000-84	0.00	3,774,731.66	0.00	0.00	3,252,590.71CR	522,140.95	34,096,864.63CR
501-11-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-11-008-38	0.00	0.00	0.00	3.01	0.00	3.01	901.25
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	11,639.74	0.00	7,420.10	15,060.46CR	3,999.38	2,181,481.48
701-11-000-50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
701-11-000-84	0.00	95,554.05	0.00	0.00	24,291.24CR	71,262.81	24,503.15CR
701-11-000-90	0.00	0.00	0.00	5,739.88	0.00	5,739.88	1,713,460.25
701-11-088-41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-00	0.00	169,797.47	0.00	2,269.40	131,892.36CR	40,174.51	667,467.30
801-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
801-11-000-84	0.00	169,797.47CR	0.00	0.00	168,518.82	1,278.65CR	66,302.77CR
802-11-000-00	0.00	0.00	0.00	0.00	0.00	0.00	295,245.26
802-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	2,208,324.31
802-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	0.38CR
802-11-000-05	0.00	0.00	0.00	0.00	0.00	0.00	0.46
802-11-000-06	0.00	0.00	0.00	0.00	0.00	0.00	0.25
802-11-000-07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
803-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	1,092,783.10
804-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	114,878.00
804-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	40,577.00
804-11-000-03	0.00	0.00	0.00	0.00	0.00	0.00	74,808.00
804-11-000-04	0.00	0.00	0.00	0.00	0.00	0.00	8,313.00
804-11-000-05	0.00	0.00	0.00	0.00	0.00	0.00	57,559.00
804-11-000-06	0.00	0.00	0.00	0.00	0.00	0.00	1,109,635.00
804-11-000-07	0.00	0.00	0.00	0.00	0.00	0.00	19,678.00
805-11-000-01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
805-11-000-02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
805-11-000-03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
805-11-000-04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
805-11-000-05	0.00	0.00	0.00	0.00	0.00	0.00	0.00
805-11-000-06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
805-11-000-07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
901-11-000-00	1,804,533.28CR	7,825,680.99	0.00	5,622.75	4,107,651.07CR	1,919,119.39	1,387,133.84
** TOTALS **	1,804,533.28CR	10,046,364.64	0.00	469,893.24	10,943,534.60CR	2,231,810.00CR	137,979,503.92

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

ACCOUNT	AVERAGE BALANCE
101 11-000-00	339,272.73

FUND: ALL
ACCT: ALL
TYPE: ALL CASH
DATES: 11/01/2025-11/30/2025

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

ACCOUNT	AVERAGE BALANCE
101 11-000-10	200.00
101 11-000-20	0.00
101 11-000-58	0.00
101 11-000-84	7,242,455.48
101 11-000-90	5,516,802.41
101 11-027-87	0.00
200 11-000-84	0.00
201 11-000-00	487,053.52
201 11-000-10	200.00
201 11-000-84	8,301,533.20
201 11-000-85	0.00
201 11-000-90	260,839.03
201 11-000-91	665,112.81
201 11-000-95	3,524,691.82
201 11-000-96	19,656,453.53
201 11-012-73	0.00
201 11-032-89	0.00
202 11-000-84	17,160,512.37
202 11-000-85	0.00
202 11-000-91	866,169.91
202 11-000-92	34,344,801.01
202 11-036-37	0.00
203 11-000-84	0.00
203 11-000-85	0.00
205 11-000-84	339,817.96CR
205 11-000-85	0.00
301 11-000-00	193,464.00
301 11-000-84	668,622.92CR
301 11-000-90	1,416,536.22
401 11-000-00	46,335.09
401 11-000-70	0.00
401 11-000-84	42,162.35
401 11-058-24	0.00
402 11-000-00	32,311.78
403 11-000-00	2,645,963.79
403 11-000-10	492,835.16
404 11-000-00	0.00
404 11-000-50	1,354,949.84
404 11-000-51	100.28
404 11-000-60	3,080,375.93
404 11-000-70	1,947,526.41
404 11-000-90	1,880.14
405 11-000-00	914.57
405 11-000-84	72,432.51
406 11-000-00	0.00
406 11-000-10	0.00
406 11-000-41	0.00
406 11-000-42	0.00
406 11-000-43	0.00

FUND: ALL
ACCT: ALL
TYPE: ALL CASH
DATES: 11/01/2025-11/30/2025

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

ACCOUNT	AVERAGE BALANCE
406 11-000-84	346,921.42
407 11-000-84	0.00
501 11-000-00	0.00
501 11-000-55	399,015.87
501 11-000-56	0.00
501 11-000-58	250,381.07
501 11-000-59	61.55
501 11-000-60	0.00
501 11-000-61	11,034.79
501 11-000-62	6,519,309.02
501 11-000-63	1,165,527.43
501 11-000-64	46,550,073.89
501 11-000-84	34,261,499.60CR
501 11-000-90	0.00
501 11-008-38	898.34
501 11-026-00	0.00
601 11-000-00	0.00
601 11-000-84	0.00
701 11-000-00	2,173,145.44
701 11-000-50	0.00
701 11-000-84	22,768.41CR
701 11-000-90	1,707,911.70
701 11-088-41	0.00
801 11-000-00	665,239.40
801 11-000-02	0.00
801 11-000-84	76,848.48CR
802 11-000-00	295,245.26
802 11-000-01	2,208,324.31
802 11-000-02	0.38CR
802 11-000-05	0.46
802 11-000-06	0.25
802 11-000-07	0.00
803 11-000-01	1,092,783.10
804 11-000-01	114,878.00
804 11-000-02	40,577.00
804 11-000-03	74,808.00
804 11-000-04	8,313.00
804 11-000-05	57,559.00
804 11-000-06	1,109,635.00
804 11-000-07	19,678.00
805 11-000-01	0.00
805 11-000-02	0.00
805 11-000-03	0.00
805 11-000-04	0.00
805 11-000-05	0.00
805 11-000-06	0.00
805 11-000-07	0.00
901 11-000-00	977,002.36

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
General Fund						
101-11-000-00	General Fund Cas	225,642.99	1,082,293.21	1,070,375.97CR	237,560.23	339,272.73
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	7,340,269.10	1,921,194.09	2,876,360.29CR	6,385,102.90	7,242,455.48
101-11-000-90	Investment Accou	5,440,537.90	137,981.66	0.00	5,578,519.56	5,516,802.41
101-11-027-87	Municipal Saving	0.00	0.00	0.00	0.00	0.00
	FUND 101 TOTAL	13,006,649.99	3,141,468.96	3,946,736.26CR	12,201,382.69	13,098,730.62
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	686,750.87	1,642.52	283,793.90CR	404,599.49	487,053.52
201-11-000-10	Cash Drawer	200.00	0.00	0.00	200.00	200.00
201-11-000-84	Claim on Cash Wa	7,697,292.09	1,259,871.96	169,636.78CR	8,787,527.27	8,301,533.20
201-11-000-85	Water Claim on O	0.00	0.00	0.00	0.00	0.00
201-11-000-90	Investment Accou	260,809.81	876.62	0.00	261,686.43	260,839.03
201-11-000-91	Water Impact Fee	665,038.30	2,235.30	0.00	667,273.60	665,112.81
201-11-000-95	Cash - CO 2023 P	3,783,295.68	11,853.86	615,786.46CR	3,179,363.08	3,524,691.82
201-11-000-96	Cash CO 2025 - U	19,737,836.99	66,061.39	96,444.81CR	19,707,453.57	19,656,453.53
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	32,831,223.74	1,342,541.65	1,165,661.95CR	33,008,103.44	32,895,883.91
Sewer Fund						
202-11-000-84	Claim on Cash Se	16,668,722.67	1,009,043.81	194,919.71CR	17,482,846.77	17,160,512.37
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	866,072.88	2,910.99	0.00	868,983.87	866,169.91
202-11-000-92	Utility Funding	34,789,084.98	115,597.59	811,678.28CR	34,093,004.29	34,344,801.01
202-11-036-37	Sewer Reserve ca	0.00	0.00	0.00	0.00	0.00
	FUND 202 TOTAL	52,323,880.53	1,127,552.39	1,006,597.99CR	52,444,834.93	52,371,483.29
Drainage Fund						
203-11-000-84	Claim on Cash Dr	0.00	0.00	0.00	0.00	0.00
203-11-000-85	DrainageClaim on	0.00	0.00	0.00	0.00	0.00
	FUND 203 TOTAL	0.00	0.00	0.00	0.00	0.00

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Solid Waste Fund						
205-11-000-84	Claim on Cash Ga	382,381.71CR	215,067.14	238,306.39CR	405,620.96CR	339,817.96CR
205-11-000-85	Trash Claim on O	0.00	0.00	0.00	0.00	0.00
	FUND 205 TOTAL	382,381.71CR	215,067.14	238,306.39CR	405,620.96CR	339,817.96CR
Debt Service Fund						
301-11-000-00	Debt Service Cas	192,647.80	24,486.06	0.00	217,133.86	193,464.00
301-11-000-84	Claim on Cash De	379,577.38CR	0.00	333,514.09CR	713,091.47CR	668,622.92CR
301-11-000-90	Investment Accou	1,127,332.07	338,272.32	0.00	1,465,604.39	1,416,536.22
	FUND 301 TOTAL	940,402.49	362,758.38	333,514.09CR	969,646.78	941,377.30
Special Revenue Fund						
401-11-000-00	Special Revenue	46,329.82	158.14	0.00	46,487.96	46,335.09
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	45,288.97	912.40	5,718.25CR	40,483.12	42,162.35
401-11-058-24	Seizure Fund Cas	0.00	0.00	0.00	0.00	0.00
	FUND 401 TOTAL	91,618.79	1,070.54	5,718.25CR	86,971.08	88,497.44
TIRZ Jackson Ridge						
402-11-000-00	TIRZ Cash	32,308.10	110.28	0.00	32,418.38	32,311.78
	FUND 402 TOTAL	32,308.10	110.28	0.00	32,418.38	32,311.78
Impact Fees						
403-11-000-00	Impact Fees Cash	2,763,446.11	9,051.49	176,676.05CR	2,595,821.55	2,645,963.79
403-11-000-10	HPR Capital Fund	492,779.09	1,681.99	0.00	494,461.08	492,835.16
	FUND 403 TOTAL	3,256,225.20	10,733.48	176,676.05CR	3,090,282.63	3,138,798.95
Development Fees						
404-11-000-00	Development Fees	0.00	0.00	0.00	0.00	0.00
404-11-000-50	Investment Acct-	1,500,834.90	4,555.55	365,092.29CR	1,140,298.16	1,354,949.84
404-11-000-51	Park Fees Accoun	100.27	365,092.63	365,092.29CR	100.61	100.28
404-11-000-60	Investment acct-	3,094,334.56	10,354.80	21,455.69CR	3,083,233.67	3,080,375.93
404-11-000-70	Investment Acct-	2,004,653.57	6,545.85	143,363.39CR	1,867,836.03	1,947,526.41
404-11-000-90	Investment Accou	1,879.93	6.33	0.00	1,886.26	1,880.14
	FUND 404 TOTAL	6,601,803.23	386,555.16	895,003.66CR	6,093,354.73	6,384,832.60

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
Grant Fund						
405-11-000-00	Grant Fund Cash	914.47	3.12	0.00	917.59	914.57
405-11-000-84	Claim on Cash Gr	72,432.51	0.00	0.00	72,432.51	72,432.51
	FUND 405 TOTAL	73,346.98	3.12	0.00	73,350.10	73,347.08
Holding Acct Dev Agreemts						
406-11-000-00	Developer Cash H	0.00	0.00	0.00	0.00	0.00
406-11-000-10	HPR Capital Acco	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	365,667.24	0.00	22,494.98CR	343,172.26	346,921.42
	FUND 406 TOTAL	365,667.24	0.00	22,494.98CR	343,172.26	346,921.42
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	666,030.36	1,371.37	408,490.10CR	258,911.63	399,015.87
501-11-000-56	Project 38 Fund	0.00	0.00	0.00	0.00	0.00
501-11-000-58	Escrow Cash - AH	250,352.59	854.52	0.00	251,207.11	250,381.07
501-11-000-59	Cash - CO 2022 P	61.54	0.23	0.00	61.77	61.55
501-11-000-60	Cash - CO 2023 P	0.00	0.00	0.00	0.00	0.00
501-11-000-61	Cash - CO 2024 S	11,033.55	37.08	0.00	11,070.63	11,034.79
501-11-000-62	ABP LLC Cash Esc	6,612,603.86	21,947.13	178,174.53CR	6,456,376.46	6,519,309.02
501-11-000-63	HPR Lennar Escro	1,218,388.19	3,931.78	88,296.46CR	1,134,023.51	1,165,527.43
501-11-000-64	Cash CO 2025 Gov	48,088,685.96	156,466.79	3,099,770.57CR	45,145,382.18	46,550,073.89
501-11-000-84	Claim on Cash Ca	34,619,005.58CR	3,774,731.66	3,252,590.71CR	34,096,864.63CR	34,261,499.60CR
501-11-000-90	Investment Accou	0.00	0.00	0.00	0.00	0.00
501-11-008-38	Cash - Water Bon	898.24	3.01	0.00	901.25	898.34
501-11-026-00	Cash in LOGIC -	0.00	0.00	0.00	0.00	0.00
	FUND 501 TOTAL	22,229,048.71	3,959,343.57	7,027,322.37CR	19,161,069.91	20,634,802.36
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

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
MDD						
701-11-000-00	MDD Cash	2,177,482.10	114,613.89	110,614.51CR	2,181,481.48	2,173,145.44
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	95,765.96CR	95,554.05	24,291.24CR	24,503.15CR	22,768.41CR
701-11-000-90	Investment Accou	1,707,720.37	5,739.88	0.00	1,713,460.25	1,707,911.70
701-11-088-41	EDC cash	0.00	0.00	0.00	0.00	0.00
	FUND 701 TOTAL	3,789,436.51	215,907.82	134,905.75CR	3,870,438.58	3,858,288.73
Employee Benefit Trust						
801-11-000-00	Employee Benefit	627,292.79	174,356.47	134,181.96CR	667,467.30	665,239.40
801-11-000-02	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
801-11-000-84	Claim on Cash EB	65,024.12CR	170,008.82	171,287.47CR	66,302.77CR	76,848.48CR
	FUND 801 TOTAL	562,268.67	344,365.29	305,469.43CR	601,164.53	588,390.92
Jackson Ridge PID						
802-11-000-00	Cash Collection	295,245.26	0.00	0.00	295,245.26	295,245.26
802-11-000-01	Cash in Wilmingt	2,208,324.31	0.00	0.00	2,208,324.31	2,208,324.31
802-11-000-02	Cash in Wilmingt	0.38CR	0.00	0.00	0.38CR	0.38CR
802-11-000-05	Cash in Wilmingt	0.46	0.00	0.00	0.46	0.46
802-11-000-06	Cash in Wilmingt	0.25	0.00	0.00	0.25	0.25
802-11-000-07	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
	FUND 802 TOTAL	2,503,569.90	0.00	0.00	2,503,569.90	2,503,569.90
Winn Ridge South PID						
803-11-000-01	Cash in Wilmingt	1,092,783.10	0.00	0.00	1,092,783.10	1,092,783.10
	FUND 803 TOTAL	1,092,783.10	0.00	0.00	1,092,783.10	1,092,783.10
Keeneland PID						
804-11-000-01	Cash in Wilmingt	114,878.00	0.00	0.00	114,878.00	114,878.00
804-11-000-02	Cash in Wilmingt	40,577.00	0.00	0.00	40,577.00	40,577.00
804-11-000-03	Cash In Wilmingt	74,808.00	0.00	0.00	74,808.00	74,808.00
804-11-000-04	Cash in Wilmingt	8,313.00	0.00	0.00	8,313.00	8,313.00
804-11-000-05	Cash in Wilmingt	57,559.00	0.00	0.00	57,559.00	57,559.00
804-11-000-06	Cash in Wilmingt	1,109,635.00	0.00	0.00	1,109,635.00	1,109,635.00
804-11-000-07	Cash in Wilmingt	19,678.00	0.00	0.00	19,678.00	19,678.00
	FUND 804 TOTAL	1,425,448.00	0.00	0.00	1,425,448.00	1,425,448.00

		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE	AVERAGE DAILY BALANCE
High Point Ranch PID						
805-11-000-01	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
805-11-000-02	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
805-11-000-03	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
805-11-000-04	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
805-11-000-05	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
805-11-000-06	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
805-11-000-07	Cash in Wilmingt	0.00	0.00	0.00	0.00	0.00
	FUND 805 TOTAL	0.00	0.00	0.00	0.00	0.00
Pooled Cash Fund						
901-11-000-00	Pooled Cash	531,985.55CR	8,509,663.97	6,590,544.58CR	1,387,133.84	977,002.36
	FUND 901 TOTAL	531,985.55CR	8,509,663.97	6,590,544.58CR	1,387,133.84	977,002.36
	REPORT TOTALS	140,211,313.92	19,617,141.75	21,848,951.75CR	137,979,503.92	140,112,651.80

SELECTION CRITERIA

PRINT CURRENT
FUND: All
ACCOUNT TYPE: ALL CASH
TRANSACTION DATES: 11/01/2025 THRU 11/30/2025
PERIOD 13: EXCLUDE

PRINT OPTIONS

REPORT TYPE: SUMMARY
RECAP ONLY: NO
DESCRIPTIONS: NO

*** END OF REPORT ***



Revenue/Expense by Fund

(Unaudited)

November 2025

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	134,300	24,520.64	30,411.34	0.00	103,888.66	22.64
Taxes	6,783,000	374,450.11	726,695.06	0.00	6,056,304.94	10.71
Grants	74,979	6,846.32	6,846.32	0.00	68,132.68	9.13
Donations	37,200	233.22	506.87	0.00	36,693.13	1.36
Charges for Services	9,202,606	652,489.80	1,089,245.90	0.00	8,113,360.10	11.84
Permits	2,784,780	141,587.69	352,515.34	0.00	2,432,264.66	12.66
Miscellaneous	777,880	43,438.96	86,221.71	0.00	691,658.29	11.08
TOTAL GENERAL REVENUE	19,794,745	1,243,566.74	2,292,442.54	0.00	17,502,302.46	11.58
TOTAL REVENUE	19,794,745	1,243,566.74	2,292,442.54	0.00	17,502,302.46	11.58
EXPENSE SUMMARY						
Administration						
Personnel	797,688	73,230.03	139,320.98	0.00	658,367.02	17.47
Materials & Supplies	17,000	1,062.64	5,065.44	0.00	11,934.56	29.80
Repairs & Maintenance	43,000	4,629.12	8,357.88	4,140.98	30,501.14	29.07
Utilities	23,000	1,724.93	3,796.32	0.00	19,203.68	16.51
Contract Services	625,248	43,171.37	75,137.41	0.00	550,110.59	12.02
Fees & Other Services	306,971	12,029.57	73,795.15	51,960.00	181,215.85	40.97
Miscellaneous	30,000	1,191.43	3,877.87	0.00	26,122.13	12.93
TOTAL Administration	1,842,907	137,039.09	309,351.05	56,100.98	1,477,454.97	19.83
Police Department						
Personnel	4,144,303	433,917.57	799,443.10	0.00	3,344,859.90	19.29
Materials & Supplies	234,143	25,978.79	48,101.43	3,749.19	182,292.38	22.14
Repairs & Maintenance	97,325	4,871.87	35,822.72	(19,512.30)	81,014.58	16.76
Utilities	35,710	3,221.64	7,276.88	0.00	28,433.12	20.38
Contract Services	68,609	625.00	17,926.00	0.00	50,683.00	26.13
Fees & Other Services	238,590	4,768.51	40,882.89	(782.25)	198,489.36	16.81
Public Safety	256,030	59,354.49	113,973.34	5,390.35	136,666.31	46.62
Miscellaneous	70,803	8,545.24	51,464.78	(8,363.67)	27,701.89	60.87
TOTAL Police Department	5,145,513	541,283.11	1,114,891.14	(19,518.68)	4,050,140.54	21.29
Fire Department						
Personnel	6,655,050	791,772.08	1,465,260.19	7,440.00	5,182,349.81	22.13
Materials & Supplies	655,136	37,724.90	110,935.55	6,883.47	537,316.98	17.98
Repairs & Maintenance	531,592	13,560.09	71,025.84	246.00	460,320.16	13.41
Utilities	76,680	10,036.52	20,004.52	0.00	56,675.48	26.09
Contract Services	130,450	0.00	449.99	0.00	130,000.01	0.34
Fees & Other Services	140,650	7,844.54	44,512.85	0.00	96,137.15	31.65
Public Safety	100,893	776.12	46,387.88	4,665.10	49,840.02	50.60
Miscellaneous	80,000	0.00	0.00	0.00	80,000.00	0.00
TOTAL Fire Department	8,370,451	861,714.25	1,758,576.82	19,234.57	6,592,639.61	21.24

101-General Fund
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Engineering						
Personnel	0	20,822.15	20,822.15	0.00	(20,822.15)	0.00
Materials & Supplies	0	780.92	780.92	0.00	(780.92)	0.00
Repairs & Maintenance	0	4,331.23	4,344.19	0.00	(4,344.19)	0.00
Contract Services	0	0.00	8,500.00	0.00	(8,500.00)	0.00
Fees & Other Services	0	0.00	100.00	0.00	(100.00)	0.00
TOTAL Engineering	0	25,934.30	34,547.26	0.00	(34,547.26)	0.00
Streets Department						
Personnel	319,427	15,586.28	41,271.65	0.00	278,155.35	12.92
Materials & Supplies	46,751	5,161.90	6,000.08	1,440.76	39,310.16	15.92
Repairs & Maintenance	72,000	21,486.95	28,193.54	7,979.27	35,827.19	50.24
Utilities	49,270	3,944.63	8,121.66	0.00	41,148.34	16.48
Contract Services	15,000	0.00	0.00	0.00	15,000.00	0.00
Fees & Other Services	3,107	0.00	674.82	0.00	2,432.18	21.72
Miscellaneous	37,500	0.00	0.00	8,418.00	29,082.00	22.45
TOTAL Streets Department	543,055	46,179.76	84,261.75	17,838.03	440,955.22	18.80
Development Services						
Personnel	751,438	64,270.31	130,286.13	0.00	621,151.87	17.34
Materials & Supplies	10,700	1,125.72	2,011.75	0.00	8,688.25	18.80
Repairs & Maintenance	4,000	0.00	133.26	0.00	3,866.74	3.33
Contract Services	1,165,000	104,600.35	222,046.47	0.00	942,953.53	19.06
Fees & Other Services	50,997	6,865.05	7,881.13	0.00	43,115.87	15.45
TOTAL Development Services	1,982,135	176,861.43	362,358.74	0.00	1,619,776.26	18.28
Court						
Personnel	85,724	7,874.78	15,776.56	0.00	69,947.44	18.40
Materials & Supplies	1,000	102.53	239.48	0.00	760.52	23.95
Contract Services	31,900	1,400.00	2,800.00	0.00	29,100.00	8.78
Fees & Other Services	5,685	50.75	642.02	0.00	5,042.98	11.29
TOTAL Court	124,309	9,428.06	19,458.06	0.00	104,850.94	15.65
Parks & Recreation						
Personnel	309,555	28,762.19	63,099.52	0.00	246,455.48	20.38
Materials & Supplies	11,600	1,047.69	1,634.57	0.00	9,965.43	14.09
Repairs & Maintenance	40,000	3,990.38	5,729.47	0.00	34,270.53	14.32
Utilities	11,700	2,863.21	7,694.00	0.00	4,006.00	65.76
Contract Services	4,120	0.00	0.00	0.00	4,120.00	0.00
Fees & Other Services	6,920	142.95	925.40	0.00	5,994.60	13.37
Miscellaneous	225,500	16,543.79	33,974.75	0.00	191,525.25	15.07
TOTAL Parks & Recreation	609,395	53,350.21	113,057.71	0.00	496,337.29	18.55
Library						
Personnel	371,563	34,293.46	67,816.49	0.00	303,746.51	18.25
Materials & Supplies	53,960	4,189.23	6,586.32	1,846.67	45,527.01	15.63
Repairs & Maintenance	88,000	770.82	1,357.82	0.00	86,642.18	1.54
Utilities	22,548	1,654.22	3,600.96	0.00	18,947.04	15.97
Contract Services	1,800	0.00	150.00	0.00	1,650.00	8.33

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fees & Other Services	37,102	1,510.98	9,991.17	0.00	27,110.83	26.93
Miscellaneous	16,400	893.73	1,664.99	0.00	14,735.01	10.15
TOTAL Library	591,373	43,312.44	91,167.75	1,846.67	498,358.58	15.73
Providence Village PD						
Public Safety	0	0.00	0.00	5,079.36	(5,079.36)	0.00
TOTAL Providence Village PD	0	0.00	0.00	5,079.36	(5,079.36)	0.00
Fleet						
Personnel	44,046	30,086.97	53,673.75	0.00	(9,627.75)	121.86
Materials & Supplies	4,000	102.92	139.92	0.00	3,860.08	3.50
Repairs & Maintenance	2,000	40.00	120.00	0.00	1,880.00	6.00
Fees & Other Services	1,000	0.00	174.22	(174.22)	1,000.00	0.00
TOTAL Fleet	51,046	30,229.89	54,107.89	(174.22)	(2,887.67)	105.66
HR						
Personnel	168,567	20,440.46	38,480.54	0.00	130,086.46	22.83
Materials & Supplies	790	15.15	9.85	0.00	780.15	1.25
Contract Services	18,200	1,043.50	2,313.00	0.00	15,887.00	12.71
Fees & Other Services	15,102	0.00	11,993.46	(11,811.47)	14,920.01	1.21
Miscellaneous	48,000	0.00	1,605.63	0.00	46,394.37	3.35
TOTAL HR	250,659	21,499.11	54,402.48	(11,811.47)	208,067.99	16.99
TOTAL EXPENSES	19,510,843	1,946,831.65	3,996,180.65	68,595.24	15,446,067.11	20.83
REVENUE OVER/(UNDER) EXPENSES	283,902	(703,264.91)	(1,703,738.11)	(68,595.24)	2,056,235.35	624.28-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
101-4000-01-4363 Code Enforcement Citati	300	0.00	0.00	0.00	300.00	0.00
101-4000-01-4400 Court Fines and fees	130,000	24,470.64	30,011.34	0.00	99,988.66	23.09
101-4000-01-4410 Warrant Income	4,000	50.00	400.00	0.00	3,600.00	10.00
TOTAL Fines and Fees	134,300	24,520.64	30,411.34	0.00	103,888.66	22.64
Taxes						
101-4000-02-4100 Property Taxes	2,750,000	51,348.70	67,029.64	0.00	2,682,970.36	2.44
101-4000-02-4130 Sales Taxes	2,500,000	221,959.87	415,328.60	0.00	2,084,671.40	16.61
101-4000-02-4140 Franchise Tax-Electric	317,000	0.00	107,576.69	0.00	209,423.31	33.94
101-4000-02-4141 Franchise Tax-Gas	45,000	0.00	3,053.36	0.00	41,946.64	6.79
101-4000-02-4142 Franchise Tax-Telephone	4,000	719.53	794.27	0.00	3,205.73	19.86
101-4000-02-4143 Franchise Tax-Cable TV	12,000	1,631.84	2,094.67	0.00	9,905.33	17.46
101-4000-02-4144 Franchise Tax-Water	840,000	68,475.02	68,475.02	0.00	771,524.98	8.15
101-4000-02-4146 Franchise Tax-Garbage	315,000	30,315.15	62,342.81	0.00	252,657.19	19.79
TOTAL Taxes	6,783,000	374,450.11	726,695.06	0.00	6,056,304.94	10.71
Grants						
101-4000-03-4391 Grants - Police	74,979	6,846.32	6,846.32	0.00	68,132.68	9.13
TOTAL Grants	74,979	6,846.32	6,846.32	0.00	68,132.68	9.13
Donations						
101-4000-04-4392 Donations-Fire	33,000	0.00	0.00	0.00	33,000.00	0.00
101-4000-04-4393 Donations-Library	4,200	233.22	506.87	0.00	3,693.13	12.07
TOTAL Donations	37,200	233.22	506.87	0.00	36,693.13	1.36
Charges for Services						
101-4000-06-4104 Aspen Meadow Police	100,000	7,722.52	11,687.52	0.00	88,312.48	11.69
101-4000-06-4316 Providence Village WCID	615,000	45,470.00	45,470.00	0.00	569,530.00	7.39
101-4000-06-4318 DC FWSD # 10 Elm Ridge	0	0.00	56,705.93	0.00	(56,705.93)	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	156,184.50	156,184.50	0.00	1,118,971.50	12.25
101-4000-06-4402 Silverado Police	1,030,800	92,796.33	140,701.33	0.00	890,098.67	13.65
101-4000-06-4403 Sandbrock Police	477,000	47,003.63	95,896.63	0.00	381,103.37	20.10
101-4000-06-4404 DISD SRO	242,488	0.00	33,164.92	0.00	209,323.08	13.68
101-4000-06-4420 Accident Reports	500	102.00	240.00	0.00	260.00	48.00
101-4000-06-4480 Library fines & fees	500	69.99	274.86	0.00	225.14	54.97
101-4000-06-4481 Public Services - copie	1,500	201.30	1,033.00	0.00	467.00	68.87
101-4000-06-4482 Denton Co Library Pledg	22,500	0.00	0.00	0.00	22,500.00	0.00
101-4000-06-4483 Krugerville Library ILA	5,000	0.00	0.00	0.00	5,000.00	0.00
101-4000-06-4485 Providence Village Libr	32,500	0.00	0.00	0.00	32,500.00	0.00
101-4000-06-4486 Silverado Library Fee	15,000	0.00	18,705.00	0.00	(3,705.00)	124.70
101-4000-06-4501 Community Building rent	2,000	0.00	0.00	0.00	2,000.00	0.00
101-4000-06-4730 Denton County Pledge Fi	1,195,519	0.00	0.00	0.00	1,195,519.00	0.00
101-4000-06-4741 Krugerville ILA Fire	165,000	0.00	42,273.75	0.00	122,726.25	25.62
101-4000-06-4742 Silverado Fire	1,325,000	111,369.19	166,644.19	0.00	1,158,355.81	12.58
101-4000-06-4744 Sandbrock Fire	306,000	32,230.66	40,316.81	0.00	265,683.19	13.18
101-4000-06-4745 Aspen Meadow Fire	110,000	9,265.65	13,840.65	0.00	96,159.35	12.58

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
101-4000-06-4746 Oak Point ILA EMS	27,143	0.00	0.00	0.00	27,143.00	0.00
101-4000-06-4749 Insurance Billing EMS	1,477,000	150,074.03	266,106.81	0.00	1,210,893.19	18.02
TOTAL Charges for Services	9,202,606	652,489.80	1,089,245.90	0.00	8,113,360.10	11.84
Permits						
101-4000-07-4200 Building Permits	1,100,000	60,083.71	151,236.26	0.00	948,763.74	13.75
101-4000-07-4210 Plan Review fees	1,300,000	71,423.98	174,739.08	0.00	1,125,260.92	13.44
101-4000-07-4220 Inspection fees	200,000	6,510.00	17,865.00	0.00	182,135.00	8.93
101-4000-07-4225 Street Inspection Fees	150,000	0.00	0.00	0.00	150,000.00	0.00
101-4000-07-4250 Contractor registration	4,000	660.00	1,815.00	0.00	2,185.00	45.38
101-4000-07-4260 Other Permit fee	14,000	2,010.00	4,360.00	0.00	9,640.00	31.14
101-4000-07-4290 Health Permits	15,000	800.00	2,400.00	0.00	12,600.00	16.00
101-4000-07-4320 Sign Permit	1,300	100.00	100.00	0.00	1,200.00	7.69
101-4000-07-4330 Solicitation permit	360	0.00	0.00	0.00	360.00	0.00
101-4000-07-4350 Alcohol Permit	120	0.00	0.00	0.00	120.00	0.00
TOTAL Permits	2,784,780	141,587.69	352,515.34	0.00	2,432,264.66	12.66
Miscellaneous						
101-4000-09-4430 All Admin Fees	172,380	9,670.00	19,340.00	0.00	153,040.00	11.22
101-4000-09-4435 City Event Fees	80,000	8,646.48	12,846.96	0.00	67,153.04	16.06
101-4000-09-4500 Interest Income	400,000	25,122.48	52,707.07	0.00	347,292.93	13.18
101-4000-09-4540 Other Income	500	0.00	0.00	0.00	500.00	0.00
101-4000-09-4550 Gain on sale of assets	15,000	0.00	0.00	0.00	15,000.00	0.00
101-4000-09-4800 Insurance Proceeds	110,000	0.00	1,327.68	0.00	108,672.32	1.21
TOTAL Miscellaneous	777,880	43,438.96	86,221.71	0.00	691,658.29	11.08
Contingency/FB						
TOTAL REVENUE	19,794,745	1,243,566.74	2,292,442.54	0.00	17,502,302.46	11.58

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Administration % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5101-01-5101 Salaries	640,500	51,837.27	96,269.57	0.00	544,230.43	15.03
101-5101-01-5105 Overtime	4,600	0.00	687.39	0.00	3,912.61	14.94
101-5101-01-5106 Longevity	1,300	1,400.00	1,400.00	0.00	(100.00)	107.69
101-5101-01-5107 Retirement - TMRS	68,565	6,920.85	16,435.31	0.00	52,129.69	23.97
101-5101-01-5108 Payroll Tax Expense (me	9,335	734.17	1,805.33	0.00	7,529.67	19.34
101-5101-01-5109 Group Health Insurance	59,388	6,253.56	15,225.82	0.00	44,162.18	25.64
101-5101-01-5110 Workers Comp TML	1,000	0.00	270.12	0.00	729.88	27.01
101-5101-01-5621 Travel & Training	13,000	6,084.18	7,227.44	0.00	5,772.56	55.60
TOTAL Personnel	797,688	73,230.03	139,320.98	0.00	658,367.02	17.47
Materials & Supplies						
101-5101-03-5050 Office Supplies	12,000	517.21	4,253.54	0.00	7,746.46	35.45
101-5101-03-5081 Uniforms	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5101-03-5090 Postage	2,000	545.43	811.90	0.00	1,188.10	40.60
TOTAL Materials & Supplies	17,000	1,062.64	5,065.44	0.00	11,934.56	29.80
Repairs & Maintenance						
101-5101-04-5120 Building Maintenance	40,000	4,513.90	8,064.20	4,140.98	27,794.82	30.51
101-5101-04-5121 Equipment Maintenance	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5101-04-5122 Vehicle Maintenance	1,000	115.22	293.68	0.00	706.32	29.37
TOTAL Repairs & Maintenance	43,000	4,629.12	8,357.88	4,140.98	30,501.14	29.07
Utilities						
101-5101-05-5616 Utilities -Electricity	8,000	126.92	271.26	0.00	7,728.74	3.39
101-5101-05-5617 Utilities -Gas	2,500	0.00	214.04	0.00	2,285.96	8.56
101-5101-05-5618 Utilities -Telephone	8,500	1,275.64	2,588.15	0.00	5,911.85	30.45
101-5101-05-5619 Utilities -Water/Sewer	4,000	322.37	722.87	0.00	3,277.13	18.07
TOTAL Utilities	23,000	1,724.93	3,796.32	0.00	19,203.68	16.51
Contract Services						
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	87.00	116.00	0.00	1,884.00	5.80
101-5101-06-5300 Benefits Administration	26,400	2,211.35	4,398.65	0.00	22,001.35	16.66
101-5101-06-5620 Legal & Professional	581,848	40,701.02	70,106.76	0.00	511,741.24	12.05
101-5101-06-5685 Storage Building	4,000	172.00	516.00	0.00	3,484.00	12.90
TOTAL Contract Services	625,248	43,171.37	75,137.41	0.00	550,110.59	12.02
Fees & Other Services						
101-5101-07-5150 Printing	15,000	0.00	0.00	0.00	15,000.00	0.00
101-5101-07-5190 Insurance - TML	7,000	0.00	2,590.48	0.00	4,409.52	37.01
101-5101-07-5220 Advertising & Notices	4,800	348.86	960.74	0.00	3,839.26	20.02
101-5101-07-5260 Dues and Membership	9,000	(45.00)	6,515.10	0.00	2,484.90	72.39
101-5101-07-5280 Copier Maintenance cont	10,000	747.00	1,494.00	0.00	8,506.00	14.94
101-5101-07-5320 Appraisal District Fees	36,804	0.00	0.00	0.00	36,804.00	0.00
101-5101-07-5540 Bond Insurance	1,407	0.00	0.00	0.00	1,407.00	0.00
101-5101-07-5665 Technology	217,960	10,955.71	62,211.83	51,960.00	103,788.17	52.38
101-5101-07-5666 Bank Fees	5,000	23.00	23.00	0.00	4,977.00	0.46
TOTAL Fees & Other Services	306,971	12,029.57	73,795.15	51,960.00	181,215.85	40.97

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Administration % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
101-5101-09-5130 Community Development	20,000	1,075.42	3,409.74	0.00	16,590.26	17.05
101-5101-09-5131 Meetings	5,000	116.01	468.13	0.00	4,531.87	9.36
101-5101-09-5133 Marketing & Promotions	5,000	0.00	0.00	0.00	5,000.00	0.00
TOTAL Miscellaneous	30,000	1,191.43	3,877.87	0.00	26,122.13	12.93
Debt Service						
Contingency/FB						
TOTAL Administration	1,842,907	137,039.09	309,351.05	56,100.98	1,477,454.97	19.83

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Police Department % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5102-01-5101 Salaries	3,088,499	319,526.05	538,841.38	0.00	2,549,657.62	17.45
101-5102-01-5105 Overtime	94,883	18,627.52	36,162.30	0.00	58,720.70	38.11
101-5102-01-5106 Longevity	4,950	4,500.00	4,500.00	0.00	450.00	90.91
101-5102-01-5107 Retirement - TMRS	339,557	44,559.70	93,654.58	0.00	245,902.42	27.58
101-5102-01-5108 Payroll Tax Expense (me	46,231	4,815.36	10,411.67	0.00	35,819.33	22.52
101-5102-01-5109 Group Health Insurance	427,594	40,640.18	98,946.17	0.00	328,647.83	23.14
101-5102-01-5110 Workers Comp TML	87,700	0.00	12,171.87	0.00	75,528.13	13.88
101-5102-01-5621 Travel & Training	54,889	1,248.76	4,755.13	0.00	50,133.87	8.66
TOTAL Personnel	4,144,303	433,917.57	799,443.10	0.00	3,344,859.90	19.29
Materials & Supplies						
101-5102-03-5050 Office Supplies	16,968	224.44	4,757.71	0.00	12,210.29	28.04
101-5102-03-5051 Printing	5,000	340.00	340.00	0.00	4,660.00	6.80
101-5102-03-5080 Gas & Oil	175,000	22,811.66	34,714.71	0.00	140,285.29	19.84
101-5102-03-5081 Uniforms	27,376	2,453.51	7,949.94	0.00	19,426.06	29.04
101-5102-03-5082 Ballistic Vests	9,299	0.00	189.89	3,749.19	5,359.92	42.36
101-5102-03-5090 Postage	500	149.18	149.18	0.00	350.82	29.84
TOTAL Materials & Supplies	234,143	25,978.79	48,101.43	3,749.19	182,292.38	22.14
Repairs & Maintenance						
101-5102-04-5120 Building Maintenance	32,325	1,965.84	23,975.67	(19,512.30)	27,861.63	13.81
101-5102-04-5121 Equipment Maintenance	5,000	601.77	601.77	0.00	4,398.23	12.04
101-5102-04-5122 Vehicle Maintenance	60,000	2,304.26	11,245.28	0.00	48,754.72	18.74
TOTAL Repairs & Maintenance	97,325	4,871.87	35,822.72	(19,512.30)	81,014.58	16.76
Utilities						
101-5102-05-5616 Utilities -Electricity	3,500	233.65	1,172.58	0.00	2,327.42	33.50
101-5102-05-5618 Utilities -Telephone	30,010	2,851.22	5,832.62	0.00	24,177.38	19.44
101-5102-05-5619 Utilities -Water/Sewer	2,200	136.77	271.68	0.00	1,928.32	12.35
TOTAL Utilities	35,710	3,221.64	7,276.88	0.00	28,433.12	20.38
Contract Services						
101-5102-06-5240 Drug testing/background	2,300	0.00	0.00	0.00	2,300.00	0.00
101-5102-06-5610 Power DMS	29,259	0.00	17,026.00	0.00	12,233.00	58.19
101-5102-06-5620 Legal and Professional	3,000	625.00	900.00	0.00	2,100.00	30.00
101-5102-06-5621 Childerns' Advocacy Cen	7,000	0.00	0.00	0.00	7,000.00	0.00
101-5102-06-5685 Storage Building - Wils	540	0.00	0.00	0.00	540.00	0.00
101-5102-06-5690 Forensic Testing	26,510	0.00	0.00	0.00	26,510.00	0.00
TOTAL Contract Services	68,609	625.00	17,926.00	0.00	50,683.00	26.13
Fees & Other Services						
101-5102-07-5190 Insurance - TML	45,710	0.00	22,019.04	0.00	23,690.96	48.17
101-5102-07-5220 Advertising & Notices	300	0.00	0.00	0.00	300.00	0.00
101-5102-07-5260 Dues and Memberships	2,855	0.00	0.00	0.00	2,855.00	0.00
101-5102-07-5280 Maintenance contracts	116,307	4,537.60	12,648.10	0.00	103,658.90	10.87
101-5102-07-5660 Administration Fee	43,000	0.00	0.00	0.00	43,000.00	0.00
101-5102-07-5665 Technology	30,418	230.91	6,215.75	(782.25)	24,984.50	17.86
TOTAL Fees & Other Services	238,590	4,768.51	40,882.89	(782.25)	198,489.36	16.81

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Police Department % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Public Safety						
101-5102-08-5070 Police Supplies	14,196	1,176.06	3,120.88	0.00	11,075.12	21.98
101-5102-08-5071 Communications Supplies	11,229	0.00	0.00	15,709.92	(4,480.92)	139.90
101-5102-08-5072 Promotional Supplies	15,440	2,826.00	2,845.00	0.00	12,595.00	18.43
101-5102-08-5625 Ammo/Firearms/Safety Eq	30,000	19,352.43	41,145.68	(10,319.57)	(826.11)	102.75
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	36,000.00	39,500.00	0.00	55,000.00	41.80
101-5102-08-5687 Denton Cty Communicatio	83,169	0.00	27,111.78	0.00	56,057.22	32.60
101-5102-08-5688 Code Compliance	0	0.00	250.00	0.00	(250.00)	0.00
TOTAL Public Safety	256,030	59,354.49	113,973.34	5,390.35	136,666.31	46.62
Miscellaneous						
101-5102-09-5131 Meetings	0	45.00	45.00	0.00	(45.00)	0.00
101-5102-09-5685 Capital - equipment	70,803	8,500.24	51,419.78	(8,363.67)	27,746.89	60.81
TOTAL Miscellaneous	70,803	8,545.24	51,464.78	(8,363.67)	27,701.89	60.87
Debt Service						
TOTAL Police Department	5,145,513	541,283.11	1,114,891.14	(19,518.68)	4,050,140.54	21.29

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Fire Department % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5103-01-5101 Salaries	4,617,400	527,145.57	874,710.86	0.00	3,742,689.14	18.94
101-5103-01-5105 Overtime	450,000	93,472.14	197,047.33	0.00	252,952.67	43.79
101-5103-01-5106 Longevity	10,900	10,850.00	10,850.00	0.00	50.00	99.54
101-5103-01-5107 Retirement - TMRS	553,619	82,090.70	174,231.91	0.00	379,387.09	31.47
101-5103-01-5108 Payroll Tax Expense (me	75,375	8,970.63	19,602.11	0.00	55,772.89	26.01
101-5103-01-5109 Group Health Insurance	712,656	68,032.82	163,873.53	0.00	548,782.47	22.99
101-5103-01-5110 Workers Comp TML	162,000	0.00	22,921.76	0.00	139,078.24	14.15
101-5103-01-5621 Travel/Training	73,100	1,210.22	2,022.69	7,440.00	63,637.31	12.94
TOTAL Personnel	6,655,050	791,772.08	1,465,260.19	7,440.00	5,182,349.81	22.13
Materials & Supplies						
101-5103-03-5080 Gas & Oil	137,250	13,465.04	20,666.18	0.00	116,583.82	15.06
101-5103-03-5081 Uniforms	153,886	16,180.68	20,247.15	5,013.14	128,625.71	16.41
101-5103-03-5090 Postage	200	0.00	21.96	0.00	178.04	10.98
101-5103-03-5150 Office Supplies Former	10,800	2,983.81	4,120.96	0.00	6,679.04	38.16
101-5103-03-5155 Supplies - Medic	353,000	5,095.37	65,879.30	1,870.33	285,250.37	19.19
TOTAL Materials & Supplies	655,136	37,724.90	110,935.55	6,883.47	537,316.98	17.98
Repairs & Maintenance						
101-5103-04-5120 Building Maintenance	65,000	1,673.85	21,763.06	0.00	43,236.94	33.48
101-5103-04-5121 Equipment Maintenace	302,592	330.21	24,717.09	0.00	277,874.91	8.17
101-5103-04-5122 Vehicle Maintenance	164,000	11,556.03	24,545.69	246.00	139,208.31	15.12
TOTAL Repairs & Maintenance	531,592	13,560.09	71,025.84	246.00	460,320.16	13.41
Utilities						
101-5103-05-5616 Utilities -Electricity	30,000	5,577.72	9,786.47	0.00	20,213.53	32.62
101-5103-05-5617 Utilities -Gas	8,200	336.48	404.22	0.00	7,795.78	4.93
101-5103-05-5618 Utilities -Telephone	27,980	2,492.77	5,098.24	0.00	22,881.76	18.22
101-5103-05-5619 Utilities -Water/Sewer	9,000	1,463.56	4,383.61	0.00	4,616.39	48.71
101-5103-05-5620 Direct TV Navo	1,500	165.99	331.98	0.00	1,168.02	22.13
TOTAL Utilities	76,680	10,036.52	20,004.52	0.00	56,675.48	26.09
Contract Services						
101-5103-06-5620 Legal and Professional	130,000	0.00	47.99	0.00	129,952.01	0.04
101-5103-06-5658 Fire Extinguishers	450	0.00	402.00	0.00	48.00	89.33
TOTAL Contract Services	130,450	0.00	449.99	0.00	130,000.01	0.34
Fees & Other Services						
101-5103-07-5190 Insurance - TML	86,250	2,383.00	35,951.67	0.00	50,298.33	41.68
101-5103-07-5260 Dues and Memberships	12,400	2,944.60	3,403.26	0.00	8,996.74	27.45
101-5103-07-5280 Copier Maintenance Cont	2,000	140.00	280.00	0.00	1,720.00	14.00
101-5103-07-5665 Technology	40,000	2,376.94	4,877.92	0.00	35,122.08	12.19
TOTAL Fees & Other Services	140,650	7,844.54	44,512.85	0.00	96,137.15	31.65
Public Safety						
101-5103-08-5070 Firefighting Supplies	45,000	776.12	28,781.85	4,665.10	11,553.05	74.33
101-5103-08-5687 Denton Cty Communicatio	55,893	0.00	17,606.03	0.00	38,286.97	31.50
TOTAL Public Safety	100,893	776.12	46,387.88	4,665.10	49,840.02	50.60

101-General Fund
DEPARTMENT - Fire Department % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
101-5103-09-5132 Employee Appreciation	5,000	0.00	0.00	0.00	5,000.00	0.00
101-5103-09-5685 Capital Expenditures	75,000	0.00	0.00	0.00	75,000.00	0.00
TOTAL Miscellaneous	80,000	0.00	0.00	0.00	80,000.00	0.00
Debt Service						
TOTAL Fire Department	8,370,451	861,714.25	1,758,576.82	19,234.57	6,592,639.61	21.24

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Engineering % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5104-01-5101 Salaries	0	15,265.26	15,265.26	0.00	(15,265.26)	0.00
101-5104-01-5105 Overtime	0	492.83	492.83	0.00	(492.83)	0.00
101-5104-01-5106 Longevity	0	300.00	300.00	0.00	(300.00)	0.00
101-5104-01-5107 Retirement - TMRS	0	2,087.56	2,087.56	0.00	(2,087.56)	0.00
101-5104-01-5108 Payroll Tax Expense (me	0	226.19	226.19	0.00	(226.19)	0.00
101-5104-01-5109 Group Health Insurance	0	2,450.31	2,450.31	0.00	(2,450.31)	0.00
TOTAL Personnel	0	20,822.15	20,822.15	0.00	(20,822.15)	0.00
Materials & Supplies						
101-5104-03-5080 Gas & oil	0	780.92	780.92	0.00	(780.92)	0.00
TOTAL Materials & Supplies	0	780.92	780.92	0.00	(780.92)	0.00
Repairs & Maintenance						
101-5104-04-5122 Vehicle maintenance	0	4,331.23	4,344.19	0.00	(4,344.19)	0.00
TOTAL Repairs & Maintenance	0	4,331.23	4,344.19	0.00	(4,344.19)	0.00
Contract Services						
101-5104-06-5620 Legal and Professional	0	0.00	8,500.00	0.00	(8,500.00)	0.00
TOTAL Contract Services	0	0.00	8,500.00	0.00	(8,500.00)	0.00
Fees & Other Services						
101-5104-07-5260 Dues and Memberships	0	0.00	100.00	0.00	(100.00)	0.00
TOTAL Fees & Other Services	0	0.00	100.00	0.00	(100.00)	0.00
Public Safety						
Miscellaneous						
TOTAL Engineering	0	25,934.30	34,547.26	0.00	(34,547.26)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Streets Department % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5105-01-5101 Salaries	225,748	8,758.80	22,727.19	0.00	203,020.81	10.07
101-5105-01-5105 Overtime	6,000	2,573.60	4,394.44	0.00	1,605.56	73.24
101-5105-01-5106 Longevity	1,000	100.00	100.00	0.00	900.00	10.00
101-5105-01-5107 Retirement - TMRS	27,434	1,486.21	4,892.61	0.00	22,541.39	17.83
101-5105-01-5108 Payroll Tax Expense (me	3,735	162.99	557.53	0.00	3,177.47	14.93
101-5105-01-5109 Group Health Insurance	47,510	2,171.68	7,657.46	0.00	39,852.54	16.12
101-5105-01-5110 Workers Comp TML	3,000	0.00	578.83	0.00	2,421.17	19.29
101-5105-01-5121 Travel & Training	5,000	333.00	363.59	0.00	4,636.41	7.27
TOTAL Personnel	319,427	15,586.28	41,271.65	0.00	278,155.35	12.92
Materials & Supplies						
101-5105-03-5050 Office Supplies	2,000	0.00	136.24	0.00	1,863.76	6.81
101-5105-03-5080 Gas & Oil	8,251	1,717.64	2,419.58	0.00	5,831.42	29.32
101-5105-03-5081 Uniforms	2,500	758.27	758.27	0.00	1,741.73	30.33
101-5105-03-5607 Rock, Sand and Gravel	25,000	2,685.99	2,685.99	0.00	22,314.01	10.74
101-5105-03-5608 Chemicals Purchased	4,000	0.00	0.00	0.00	4,000.00	0.00
101-5105-03-5630 Tools	5,000	0.00	0.00	1,440.76	3,559.24	28.82
TOTAL Materials & Supplies	46,751	5,161.90	6,000.08	1,440.76	39,310.16	15.92
Repairs & Maintenance						
101-5105-04-5121 Equipment Maintenance	10,000	695.93	3,137.81	0.00	6,862.19	31.38
101-5105-04-5122 Vehicle Maintenance	12,000	473.02	604.56	0.00	11,395.44	5.04
101-5105-04-5609 Street Signs	30,000	15,200.00	19,333.17	7,979.27	2,687.56	91.04
101-5105-04-5629 Street maintenance	20,000	5,118.00	5,118.00	0.00	14,882.00	25.59
TOTAL Repairs & Maintenance	72,000	21,486.95	28,193.54	7,979.27	35,827.19	50.24
Utilities						
101-5105-05-5616 Utilities - Electricity	49,270	3,944.63	8,121.66	0.00	41,148.34	16.48
TOTAL Utilities	49,270	3,944.63	8,121.66	0.00	41,148.34	16.48
Contract Services						
101-5105-06-5620 Legal and Professional	15,000	0.00	0.00	0.00	15,000.00	0.00
TOTAL Contract Services	15,000	0.00	0.00	0.00	15,000.00	0.00
Fees & Other Services						
101-5105-07-5190 Insurance - TML	2,207	0.00	674.82	0.00	1,532.18	30.58
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	0.00	0.00	650.00	0.00
TOTAL Fees & Other Services	3,107	0.00	674.82	0.00	2,432.18	21.72
Miscellaneous						
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	0	0.00	0.00	8,418.00	(8,418.00)	0.00
TOTAL Miscellaneous	37,500	0.00	0.00	8,418.00	29,082.00	22.45
TOTAL Streets Department	543,055	46,179.76	84,261.75	17,838.03	440,955.22	18.80

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Development Services % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5107-01-5101 Salaries	550,413	46,970.10	88,030.25	0.00	462,382.75	15.99
101-5107-01-5105 Overtime	11,000	113.51	1,652.04	0.00	9,347.96	15.02
101-5107-01-5106 Longevity	750	850.00	850.00	0.00	(100.00)	113.33
101-5107-01-5107 Retirement - TMRS	59,125	6,231.36	14,840.07	0.00	44,284.93	25.10
101-5107-01-5108 Payroll Tax Expense (me	8,050	673.82	1,657.53	0.00	6,392.47	20.59
101-5107-01-5109 Group Health Insurance	105,000	8,639.44	20,497.58	0.00	84,502.42	19.52
101-5107-01-5110 Workers Comp TML	8,600	0.00	1,526.19	0.00	7,073.81	17.75
101-5107-01-5621 Travel/Training	8,500	792.08	1,232.47	0.00	7,267.53	14.50
TOTAL Personnel	751,438	64,270.31	130,286.13	0.00	621,151.87	17.34
Materials & Supplies						
101-5107-03-5050 Office Supplies	7,000	231.58	474.37	0.00	6,525.63	6.78
101-5107-03-5080 Gas & Oil	3,000	894.14	1,322.51	0.00	1,677.49	44.08
101-5107-03-5081 Uniforms	600	0.00	77.70	0.00	522.30	12.95
101-5107-03-5090 Postage	100	0.00	137.17	0.00	(37.17)	137.17
TOTAL Materials & Supplies	10,700	1,125.72	2,011.75	0.00	8,688.25	18.80
Repairs & Maintenance						
101-5107-04-5122 Vehicle Maintenance	4,000	0.00	133.26	0.00	3,866.74	3.33
TOTAL Repairs & Maintenance	4,000	0.00	133.26	0.00	3,866.74	3.33
Contract Services						
101-5107-06-5620 Legal and Professional	50,000	0.00	3,736.01	0.00	46,263.99	7.47
101-5107-06-5725 Mowing and clean-up	35,000	8,676.20	19,857.40	0.00	15,142.60	56.74
101-5107-06-5763 Inspectors - Bureau Ver	1,000,000	94,920.25	192,825.83	0.00	807,174.17	19.28
101-5107-06-5764 Planners	80,000	1,003.90	5,627.23	0.00	74,372.77	7.03
TOTAL Contract Services	1,165,000	104,600.35	222,046.47	0.00	942,953.53	19.06
Fees & Other Services						
101-5107-07-5190 Insurance - TML	1,837	0.00	561.27	0.00	1,275.73	30.55
101-5107-07-5220 Advertising & Notices	500	4,319.40	4,319.40	0.00	(3,819.40)	863.88
101-5107-07-5260 Dues and Memberships	2,160	2,223.85	2,367.70	0.00	(207.70)	109.62
101-5107-07-5665 Technology	41,500	159.55	255.51	0.00	41,244.49	0.62
101-5107-07-5762 Filing Fees	5,000	162.25	377.25	0.00	4,622.75	7.55
TOTAL Fees & Other Services	50,997	6,865.05	7,881.13	0.00	43,115.87	15.45
Miscellaneous						
Debt Service						
TOTAL Development Services	1,982,135	176,861.43	362,358.74	0.00	1,619,776.26	18.28

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Court % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5108-01-5101 Salaries	64,100	5,433.05	10,186.96	0.00	53,913.04	15.89
101-5108-01-5105 Overtime	1,000	50.40	270.72	0.00	729.28	27.07
101-5108-01-5106 Longevity	400	450.00	450.00	0.00	(50.00)	112.50
101-5108-01-5107 Retirement - TMRS	6,976	771.35	1,787.28	0.00	5,188.72	25.62
101-5108-01-5108 Payroll Tax Expense (me	950	84.14	200.32	0.00	749.68	21.09
101-5108-01-5109 Group Health Insurance	11,878	1,085.84	2,708.13	0.00	9,169.87	22.80
101-5108-01-5110 Workers Comp TML	120	0.00	23.15	0.00	96.85	19.29
101-5108-01-5621 Travel/Training	300	0.00	150.00	0.00	150.00	50.00
TOTAL Personnel	85,724	7,874.78	15,776.56	0.00	69,947.44	18.40
Materials & Supplies						
101-5108-03-5050 Office Supplies	400	36.64	36.64	0.00	363.36	9.16
101-5108-03-5051 Court Supplies	0	0.00	99.95	0.00	(99.95)	0.00
101-5108-03-5090 Postage	500	65.89	102.89	0.00	397.11	20.58
101-5108-03-5150 Printing	100	0.00	0.00	0.00	100.00	0.00
TOTAL Materials & Supplies	1,000	102.53	239.48	0.00	760.52	23.95
Repairs & Maintenance						
Contract Services						
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	0.00	0.00	14,000.00	0.00
101-5108-06-5765 Contract Svcs - Judge	15,000	1,400.00	2,800.00	0.00	12,200.00	18.67
TOTAL Contract Services	31,900	1,400.00	2,800.00	0.00	29,100.00	8.78
Fees & Other Services						
101-5108-07-5190 Insurance - TML	1,300	0.00	561.27	0.00	738.73	43.17
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	50.75	80.75	0.00	3,919.25	2.02
TOTAL Fees & Other Services	5,685	50.75	642.02	0.00	5,042.98	11.29
Debt Service						
TOTAL Court	124,309	9,428.06	19,458.06	0.00	104,850.94	15.65

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Parks & Recreation % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5110-01-5101 Salaries	201,990	19,139.21	35,914.13	0.00	166,075.87	17.78
101-5110-01-5105 Overtime	26,000	1,361.26	5,597.27	0.00	20,402.73	21.53
101-5110-01-5106 Longevity	100	150.00	150.00	0.00	(50.00)	150.00
101-5110-01-5107 Retirement - TMRS	21,965	2,684.57	7,274.89	0.00	14,690.11	33.12
101-5110-01-5108 Payroll Tax Expense (me	2,990	283.85	809.36	0.00	2,180.64	27.07
101-5110-01-5109 Group Health Insurance	53,010	5,076.60	12,830.17	0.00	40,179.83	24.20
101-5110-01-5110 Workers Comp TML	2,000	0.00	426.41	0.00	1,573.59	21.32
101-5110-01-5121 Travel & Training	1,500	66.70	97.29	0.00	1,402.71	6.49
TOTAL Personnel	309,555	28,762.19	63,099.52	0.00	246,455.48	20.38
Materials & Supplies						
101-5110-03-5050 Office Supplies	1,000	85.18	417.22	0.00	582.78	41.72
101-5110-03-5080 Gas & Oil	3,400	883.66	1,130.01	0.00	2,269.99	33.24
101-5110-03-5081 Uniforms	1,300	78.85	78.85	0.00	1,221.15	6.07
101-5110-03-5150 Printing	400	0.00	0.00	0.00	400.00	0.00
101-5110-03-5608 Chemicals	3,000	0.00	0.00	0.00	3,000.00	0.00
101-5110-03-5630 Small Tools	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5110-03-5903 Parts and Fittings	500	0.00	8.49	0.00	491.51	1.70
TOTAL Materials & Supplies	11,600	1,047.69	1,634.57	0.00	9,965.43	14.09
Repairs & Maintenance						
101-5110-04-5121 Equipment Maintenance	8,000	402.00	1,675.46	0.00	6,324.54	20.94
101-5110-04-5122 Vehicle Maintenance	2,000	1,828.71	1,992.56	0.00	7.44	99.63
101-5110-04-5630 Park Maintenance	30,000	1,759.67	2,061.45	0.00	27,938.55	6.87
TOTAL Repairs & Maintenance	40,000	3,990.38	5,729.47	0.00	34,270.53	14.32
Utilities						
101-5110-05-5616 Utilities - Electricity	6,500	0.00	729.26	0.00	5,770.74	11.22
101-5110-05-5619 Utilities - Water/Sewer	5,200	2,863.21	6,964.74	0.00	(1,764.74)	133.94
TOTAL Utilities	11,700	2,863.21	7,694.00	0.00	4,006.00	65.76
Contract Services						
101-5110-06-5685 STORAGE BUILDING	4,120	0.00	0.00	0.00	4,120.00	0.00
TOTAL Contract Services	4,120	0.00	0.00	0.00	4,120.00	0.00
Fees & Other Services						
101-5110-07-5190 Insurance - TML	2,400	0.00	647.62	0.00	1,752.38	26.98
101-5110-07-5260 Memberships and Dues	520	0.00	0.00	0.00	520.00	0.00
101-5110-07-5665 Technology	4,000	142.95	277.78	0.00	3,722.22	6.94
TOTAL Fees & Other Services	6,920	142.95	925.40	0.00	5,994.60	13.37
Miscellaneous						
101-5110-09-5131 City Events	160,000	16,543.79	33,945.76	0.00	126,054.24	21.22
101-5110-09-5631 Capital - equipment	65,500	0.00	28.99	0.00	65,471.01	0.04
TOTAL Miscellaneous	225,500	16,543.79	33,974.75	0.00	191,525.25	15.07
TOTAL Parks & Recreation	609,395	53,350.21	113,057.71	0.00	496,337.29	18.55

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Library % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5111-01-5101 Salaries	286,000	25,076.94	47,012.56	0.00	238,987.44	16.44
101-5111-01-5105 Overtime	6,000	508.89	533.08	0.00	5,466.92	8.88
101-5111-01-5106 Longevity	400	550.00	550.00	0.00	(150.00)	137.50
101-5111-01-5107 Retirement - TMRS	20,911	3,005.71	7,007.74	0.00	13,903.26	33.51
101-5111-01-5108 Payroll Tax Expense (me	3,152	371.36	901.62	0.00	2,250.38	28.60
101-5111-01-5109 Group Health Insurance	51,000	4,750.56	11,665.72	0.00	39,334.28	22.87
101-5111-01-5110 Workers Comp TML	600	0.00	115.77	0.00	484.23	19.30
101-5111-01-5621 Travel/Training	3,500	30.00	30.00	0.00	3,470.00	0.86
TOTAL Personnel	371,563	34,293.46	67,816.49	0.00	303,746.51	18.25
Materials & Supplies						
101-5111-03-5050 Office Supplies	5,460	97.98	101.96	0.00	5,358.04	1.87
101-5111-03-5052 Library Supplies	4,000	145.91	472.77	0.00	3,527.23	11.82
101-5111-03-5090 Postage	500	8.94	139.35	0.00	360.65	27.87
101-5111-03-5661 Collection Development	44,000	3,936.40	5,872.24	1,846.67	36,281.09	17.54
TOTAL Materials & Supplies	53,960	4,189.23	6,586.32	1,846.67	45,527.01	15.63
Repairs & Maintenance						
101-5111-04-5120 Building Maintenance	87,000	365.00	952.00	0.00	86,048.00	1.09
101-5111-04-5121 Equipment Maintenance	1,000	405.82	405.82	0.00	594.18	40.58
TOTAL Repairs & Maintenance	88,000	770.82	1,357.82	0.00	86,642.18	1.54
Utilities						
101-5111-05-5616 Utilities - Electricity	16,000	1,244.59	2,757.60	0.00	13,242.40	17.24
101-5111-05-5618 Utilities - Telephone	4,248	183.99	367.98	0.00	3,880.02	8.66
101-5111-05-5619 Utilities - Water/Sewer	2,300	225.64	475.38	0.00	1,824.62	20.67
TOTAL Utilities	22,548	1,654.22	3,600.96	0.00	18,947.04	15.97
Contract Services						
101-5111-06-5620 Legal & Professional	300	0.00	0.00	0.00	300.00	0.00
101-5111-06-5658 Fire Extinguishers	1,500	0.00	150.00	0.00	1,350.00	10.00
TOTAL Contract Services	1,800	0.00	150.00	0.00	1,650.00	8.33
Fees & Other Services						
101-5111-07-5150 Printing	500	0.00	0.00	0.00	500.00	0.00
101-5111-07-5190 Insurance - TML	12,650	0.00	4,749.20	0.00	7,900.80	37.54
101-5111-07-5260 Dues and Memberships	4,352	0.00	2,380.00	0.00	1,972.00	54.69
101-5111-07-5280 Copier Maintenance Cont	2,600	218.00	436.00	0.00	2,164.00	16.77
101-5111-07-5665 Technology	17,000	1,292.98	2,425.97	0.00	14,574.03	14.27
TOTAL Fees & Other Services	37,102	1,510.98	9,991.17	0.00	27,110.83	26.93
Miscellaneous						
101-5111-09-5130 Community Development	13,400	8.99	780.25	0.00	12,619.75	5.82
101-5111-09-5667 Senior Programs	3,000	884.74	884.74	0.00	2,115.26	29.49
TOTAL Miscellaneous	16,400	893.73	1,664.99	0.00	14,735.01	10.15
TOTAL Library	591,373	43,312.44	91,167.75	1,846.67	498,358.58	15.73

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Providence Village PD % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Materials & Supplies						
Repairs & Maintenance						
Utilities						
Contract Services						
Fees & Other Services						
Public Safety						
101-5114-08-5071 Communications Supplies	0	0.00	0.00	5,079.36	(5,079.36)	0.00
TOTAL Public Safety	0	0.00	0.00	5,079.36	(5,079.36)	0.00
Miscellaneous						
Debt Service						
TOTAL Providence Village PD	0	0.00	0.00	5,079.36	(5,079.36)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - Fleet

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5115-01-5101 Salaries	30,996	20,679.16	35,424.52	0.00	(4,428.52)	114.29
101-5115-01-5105 Overtime	0	792.74	2,515.28	0.00	(2,515.28)	0.00
101-5115-01-5106 Longevity	0	1,200.00	1,200.00	0.00	(1,200.00)	0.00
101-5115-01-5107 Retirement - TMRS	3,300	2,947.36	5,730.75	0.00	(2,430.75)	173.66
101-5115-01-5108 Payroll Tax Expense (me	450	325.87	639.23	0.00	(189.23)	142.05
101-5115-01-5109 Group Health Insurance	8,800	4,141.84	8,163.97	0.00	636.03	92.77
101-5115-01-5110 Workers Comp - TML	200	0.00	0.00	0.00	200.00	0.00
101-5115-01-5621 Travel & Training	300	0.00	0.00	0.00	300.00	0.00
TOTAL Personnel	44,046	30,086.97	53,673.75	0.00	(9,627.75)	121.86
Materials & Supplies						
101-5115-03-5080 Gas & Oil	1,000	84.42	84.42	0.00	915.58	8.44
101-5115-03-5122 Vehicle Maintenance	2,500	18.50	55.50	0.00	2,444.50	2.22
101-5115-03-5630 Tools	500	0.00	0.00	0.00	500.00	0.00
TOTAL Materials & Supplies	4,000	102.92	139.92	0.00	3,860.08	3.50
Repairs & Maintenance						
101-5115-04-5120 Building Maintenance	2,000	40.00	120.00	0.00	1,880.00	6.00
TOTAL Repairs & Maintenance	2,000	40.00	120.00	0.00	1,880.00	6.00
Contract Services						
Fees & Other Services						
101-5115-07-5665 Technology	1,000	0.00	174.22	(174.22)	1,000.00	0.00
TOTAL Fees & Other Services	1,000	0.00	174.22	(174.22)	1,000.00	0.00
Miscellaneous						
TOTAL Fleet	51,046	30,229.89	54,107.89	(174.22)	(2,887.67)	105.66

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

101-General Fund
DEPARTMENT - HR % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
101-5117-01-5101 Salaries	131,000	14,924.66	27,983.72	0.00	103,016.28	21.36
101-5117-01-5106 Longevity	50	100.00	100.00	0.00	(50.00)	200.00
101-5117-01-5107 Retirement - TMRS	13,957	1,953.20	4,645.65	0.00	9,311.35	33.29
101-5117-01-5108 Payroll Tax Expense (me	1,900	213.73	526.94	0.00	1,373.06	27.73
101-5117-01-5109 Group Health Insurance	18,290	1,402.46	3,377.82	0.00	14,912.18	18.47
101-5117-01-5110 Workers Comp TML	320	0.00	0.00	0.00	320.00	0.00
101-5117-01-5621 Travel & Training	3,050	1,846.41	1,846.41	0.00	1,203.59	60.54
TOTAL Personnel	168,567	20,440.46	38,480.54	0.00	130,086.46	22.83
Materials & Supplies						
101-5117-03-5050 Office Supplies	300	15.15	9.85	0.00	290.15	3.28
101-5117-03-5081 Uniforms	490	0.00	0.00	0.00	490.00	0.00
TOTAL Materials & Supplies	790	15.15	9.85	0.00	780.15	1.25
Repairs & Maintenance						
Utilities						
Contract Services						
101-5117-06-5190 Driving Record Monitori	3,300	610.00	919.00	0.00	2,381.00	27.85
101-5117-06-5240 Drug Testing/background	12,500	433.50	1,394.00	0.00	11,106.00	11.15
101-5117-06-5300 Benefits Admininstratio	2,400	0.00	0.00	0.00	2,400.00	0.00
TOTAL Contract Services	18,200	1,043.50	2,313.00	0.00	15,887.00	12.71
Fees & Other Services						
101-5117-07-5220 Advertising & Notices	500	0.00	0.00	0.00	500.00	0.00
101-5117-07-5260 Dues and Memberships	650	0.00	0.00	0.00	650.00	0.00
101-5117-07-5665 Technology	13,952	0.00	11,993.46	(11,811.47)	13,770.01	1.30
TOTAL Fees & Other Services	15,102	0.00	11,993.46	(11,811.47)	14,920.01	1.21
Miscellaneous						
101-5117-09-5131 Meetings	1,000	0.00	0.00	0.00	1,000.00	0.00
101-5117-09-5132 Employee Appreciation	20,000	0.00	0.00	0.00	20,000.00	0.00
101-5117-09-5133 Marketing & Promotions	2,000	0.00	0.00	0.00	2,000.00	0.00
101-5117-09-5134 Tuition Reimbursement	25,000	0.00	1,605.63	0.00	23,394.37	6.42
TOTAL Miscellaneous	48,000	0.00	1,605.63	0.00	46,394.37	3.35
Contingency/FB						
TOTAL HR	250,659	21,499.11	54,402.48	(11,811.47)	208,067.99	16.99
TOTAL EXPENSES	19,510,843	1,946,831.65	3,996,180.65	68,595.24	15,446,067.11	20.83
REVENUE OVER/(UNDER) EXPENSES	283,902	(703,264.91)	(1,703,738.11)	(68,595.24)	2,056,235.35	624.28-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

201-Water Fund
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	780,312	4,607.53	25,368.89	0.00	754,943.11	3.25
Charges for Services	2,350,000	209,257.17	456,361.80	0.00	1,893,638.20	19.42
Miscellaneous	60,000	85,674.69	180,167.02	0.00	(120,167.02)	300.28
TOTAL GENERAL REVENUE	3,190,312	299,539.39	661,897.71	0.00	2,528,414.29	20.75
TOTAL REVENUE	3,190,312	299,539.39	661,897.71	0.00	2,528,414.29	20.75
EXPENSE SUMMARY						
Water						
Personnel	488,373	49,790.52	105,494.44	0.00	382,878.56	21.60
Materials & Supplies	240,000	61,546.58	215,102.48	8,175.00	16,722.52	93.03
Repairs & Maintenance	480,791	13,832.59	29,680.80	0.00	451,110.20	6.17
Utilities	147,200	4,829.85	21,837.22	0.00	125,362.78	14.84
Contract Services	98,650	9,768.45	12,702.69	0.00	85,947.31	12.88
Fees & Other Services	90,703	5,533.86	12,243.24	0.00	78,459.76	13.50
Debt Service	722,606	0.00	0.00	0.00	722,606.00	0.00
Contingency/FB	698,640	8,220.00	16,440.00	13,200.00	669,000.00	4.24
TOTAL Water	2,966,963	153,521.85	413,500.87	21,375.00	2,532,087.13	14.66
TOTAL EXPENSES	2,966,963	153,521.85	413,500.87	21,375.00	2,532,087.13	14.66
REVENUE OVER/(UNDER) EXPENSES	223,349	146,017.54	248,396.84	(21,375.00)	(3,672.84)	101.64

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

201-Water Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
201-4000-01-4012 Late Penalties-Water	30,000	2,882.53	6,760.89	0.00	23,239.11	22.54
201-4000-01-4013 Application fee	7,500	1,260.00	3,200.00	0.00	4,300.00	42.67
201-4000-01-4014 Reconnects	6,000	465.00	1,380.00	0.00	4,620.00	23.00
201-4000-01-4630 Bank Fees collected	0	0.00	60.00	0.00	(60.00)	0.00
201-4000-01-4710 Water Impact Fees	736,812	0.00	13,968.00	0.00	722,844.00	1.90
TOTAL Fines and Fees	780,312	4,607.53	25,368.89	0.00	754,943.11	3.25
Charges for Services						
201-4000-06-4010 Water Billings	2,000,000	143,615.90	373,241.93	0.00	1,626,758.07	18.66
201-4000-06-4011 Water Conection/Tap Fee	100,000	2,421.50	14,529.00	0.00	85,471.00	14.53
201-4000-06-4019 Billing Adjustments	0	63,219.77	68,590.87	0.00	(68,590.87)	0.00
201-4000-06-4020 Infrastructure Inspecti	250,000	0.00	0.00	0.00	250,000.00	0.00
TOTAL Charges for Services	2,350,000	209,257.17	456,361.80	0.00	1,893,638.20	19.42
Miscellaneous						
201-4000-09-4500 Interest Income	60,000	16,608.30	36,263.54	0.00	23,736.46	60.44
201-4000-09-4506 Interest Income-CO2025	0	66,061.39	136,913.48	0.00	(136,913.48)	0.00
201-4000-09-4540 Other Income	0	3,005.00	6,990.00	0.00	(6,990.00)	0.00
TOTAL Miscellaneous	60,000	85,674.69	180,167.02	0.00	(120,167.02)	300.28
Contingency/FB						
TOTAL REVENUE	3,190,312	299,539.39	661,897.71	0.00	2,528,414.29	20.75

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

201-Water Fund
DEPARTMENT - Water % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
201-5201-01-5101 Salaries	346,333	31,908.25	61,764.09	0.00	284,568.91	17.83
201-5201-01-5105 Overtime	12,000	4,154.59	10,453.37	0.00	1,546.63	87.11
201-5201-01-5106 Longevity	450	500.00	500.00	0.00	(50.00)	111.11
201-5201-01-5107 TMRS Contribution	38,409	4,753.16	11,929.63	0.00	26,479.37	31.06
201-5201-01-5108 Payroll Tax Expense (me	5,202	517.75	1,341.35	0.00	3,860.65	25.79
201-5201-01-5109 Group Health Insurance	71,266	7,421.95	17,139.04	0.00	54,126.96	24.05
201-5201-01-5110 Workmens Comp TML	9,013	0.00	1,736.50	0.00	7,276.50	19.27
201-5201-01-5621 Travel/Training	5,700	534.82	630.46	0.00	5,069.54	11.06
TOTAL Personnel	488,373	49,790.52	105,494.44	0.00	382,878.56	21.60
Materials & Supplies						
201-5201-03-5050 Office Supplies	6,000	56.00	56.00	0.00	5,944.00	0.93
201-5201-03-5080 Gas & Oil	20,000	4,882.59	7,363.11	0.00	12,636.89	36.82
201-5201-03-5081 Uniforms	5,000	0.00	892.36	0.00	4,107.64	17.85
201-5201-03-5090 Postage	11,500	1,332.98	2,731.90	0.00	8,768.10	23.76
201-5201-03-5150 Printing	4,500	498.63	1,017.57	0.00	3,482.43	22.61
201-5201-03-5608 Rock, Sand & Gravel	5,000	2,685.99	4,631.07	0.00	368.93	92.62
201-5201-03-5630 Tools	6,000	0.00	1,828.15	0.00	4,171.85	30.47
201-5201-03-5903 Parts and Fittings	30,000	0.00	723.12	0.00	29,276.88	2.41
201-5201-03-5904 Chlorine	12,000	945.36	3,403.30	0.00	8,596.70	28.36
201-5201-03-5905 Meters	140,000	51,145.03	192,455.90	8,175.00	(60,630.90)	143.31
TOTAL Materials & Supplies	240,000	61,546.58	215,102.48	8,175.00	16,722.52	93.03
Repairs & Maintenance						
201-5201-04-5120 Building Maintenance	18,500	873.40	1,338.40	0.00	17,161.60	7.23
201-5201-04-5121 Equipment Maintenance	40,000	1,276.13	6,069.03	0.00	33,930.97	15.17
201-5201-04-5122 Vehicle Maintenance	8,000	1,701.81	3,072.82	0.00	4,927.18	38.41
201-5201-04-5902 Water System Maintenanc	414,291	9,981.25	19,200.55	0.00	395,090.45	4.63
TOTAL Repairs & Maintenance	480,791	13,832.59	29,680.80	0.00	451,110.20	6.17
Utilities						
201-5201-05-5616 Utilities - Electricity	135,000	4,345.23	20,279.66	0.00	114,720.34	15.02
201-5201-05-5617 Utilities - Gas	4,000	0.00	557.96	0.00	3,442.04	13.95
201-5201-05-5618 Utilities - Telephone	7,000	484.62	999.60	0.00	6,000.40	14.28
201-5201-05-5619 Utilities - Water/Sewer	1,200	0.00	0.00	0.00	1,200.00	0.00
TOTAL Utilities	147,200	4,829.85	21,837.22	0.00	125,362.78	14.84
Contract Services						
201-5201-06-5620 Legal & Professional	38,650	9,768.45	12,528.45	0.00	26,121.55	32.42
201-5201-06-5766 Consultant - engineerin	60,000	0.00	174.24	0.00	59,825.76	0.29
TOTAL Contract Services	98,650	9,768.45	12,702.69	0.00	85,947.31	12.88
Fees & Other Services						
201-5201-07-5190 Insurance - TML	9,000	0.00	3,885.71	0.00	5,114.29	43.17
201-5201-07-5220 Advertising & Notices	750	585.08	585.08	0.00	164.92	78.01
201-5201-07-5260 Dues & Memberships	4,700	0.00	0.00	0.00	4,700.00	0.00
201-5201-07-5261 Permits-TCEQ	6,087	3,978.80	6,294.49	0.00	(207.49)	103.41

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

201-Water Fund
DEPARTMENT - Water % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
201-5201-07-5262 UTRW membership	3,041	0.00	0.00	0.00	3,041.00	0.00
201-5201-07-5280 Maintenance contract -	2,000	187.00	327.00	0.00	1,673.00	16.35
201-5201-07-5624 Equipment Rental	6,000	(120.00)	(120.00)	0.00	6,120.00	2.00-
201-5201-07-5665 Technology	8,250	162.98	210.96	0.00	8,039.04	2.56
201-5201-07-5666 Bank fees	9,875	0.00	0.00	0.00	9,875.00	0.00
201-5201-07-5901 Lab Fees	20,000	740.00	1,060.00	0.00	18,940.00	5.30
201-5201-07-5906 Groundwater Pumpage Fee	15,000	0.00	0.00	0.00	15,000.00	0.00
201-5201-07-5909 AMR Annual Fees	6,000	0.00	0.00	0.00	6,000.00	0.00
TOTAL Fees & Other Services	90,703	5,533.86	12,243.24	0.00	78,459.76	13.50
Debt Service						
201-5201-98-5801 2016 Bond Principal	230,000	0.00	0.00	0.00	230,000.00	0.00
201-5201-98-5866 2016 Bond Interest	116,700	0.00	0.00	0.00	116,700.00	0.00
201-5201-98-5867 2023 CO Bond Principal	60,000	0.00	0.00	0.00	60,000.00	0.00
201-5201-98-5868 2023 CO Bond Interest	315,906	0.00	0.00	0.00	315,906.00	0.00
TOTAL Debt Service	722,606	0.00	0.00	0.00	722,606.00	0.00
Contingency/FB						
201-5201-99-4090 Administrative fee	98,640	8,220.00	16,440.00	0.00	82,200.00	16.67
201-5201-99-5902 Capital - equipment	0	0.00	0.00	13,200.00	(13,200.00)	0.00
201-5201-99-9900 Depreciation expense	600,000	0.00	0.00	0.00	600,000.00	0.00
TOTAL Contingency/FB	698,640	8,220.00	16,440.00	13,200.00	669,000.00	4.24
TOTAL Water	2,966,963	153,521.85	413,500.87	21,375.00	2,532,087.13	14.66
TOTAL EXPENSES	2,966,963	153,521.85	413,500.87	21,375.00	2,532,087.13	14.66
REVENUE OVER/(UNDER) EXPENSES	223,349	146,017.54	248,396.84	(21,375.00)	(3,672.84)	101.64

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

202-Sewer Fund
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	946,615	21,044.60	141,310.96	0.00	805,304.04	14.93
Charges for Services	1,150,000	78,435.99	182,234.69	0.00	967,765.31	15.85
Miscellaneous	1,623,884	118,508.08	249,452.80	0.00	1,374,431.20	15.36
TOTAL GENERAL REVENUE	3,720,499	217,988.67	572,998.45	0.00	3,147,500.55	15.40
TOTAL REVENUE	3,720,499	217,988.67	572,998.45	0.00	3,147,500.55	15.40
EXPENSE SUMMARY						
Sewer						
Personnel	481,990	73,684.95	136,523.69	0.00	345,466.31	28.33
Materials & Supplies	60,400	9,194.02	15,695.46	0.00	44,704.54	25.99
Repairs & Maintenance	192,000	20,155.73	30,213.53	11,639.68	150,146.79	21.80
Utilities	172,500	13,969.39	31,572.04	0.00	140,927.96	18.30
Contract Services	14,000	9,768.45	12,528.45	0.00	1,471.55	89.49
Fees & Other Services	90,856	(2,315.69)	13,643.09	0.00	77,212.73	15.02
Debt Service	1,798,934	0.00	0.00	0.00	1,798,934.00	0.00
Contingency/FB	0	0.00	0.00	53,378.70	(53,378.70)	0.00
TOTAL Sewer	2,810,680	124,456.85	240,176.26	65,018.38	2,505,485.18	10.86
TOTAL EXPENSES	2,810,680	124,456.85	240,176.26	65,018.38	2,505,485.18	10.86
REVENUE OVER/(UNDER) EXPENSES	909,819	93,531.82	332,822.19	(65,018.38)	642,015.37	29.43

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

202-Sewer Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
202-4000-01-4021 Late Penalties - Sewer	10,000	1,294.60	3,000.96	0.00	6,999.04	30.01
202-4000-01-4710 Sewer Impact Fees	936,615	19,750.00	138,310.00	0.00	798,305.00	14.77
TOTAL Fines and Fees	946,615	21,044.60	141,310.96	0.00	805,304.04	14.93
Charges for Services						
202-4000-06-4020 Sewer Billings	1,150,000	78,435.99	182,234.69	0.00	967,765.31	15.85
TOTAL Charges for Services	1,150,000	78,435.99	182,234.69	0.00	967,765.31	15.85
Miscellaneous						
202-4000-09-4500 Interest Income	1,623,884	118,508.08	249,452.80	0.00	1,374,431.20	15.36
TOTAL Miscellaneous	1,623,884	118,508.08	249,452.80	0.00	1,374,431.20	15.36
Contingency/FB						
TOTAL REVENUE	3,720,499	217,988.67	572,998.45	0.00	3,147,500.55	15.40

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

202-Sewer Fund
DEPARTMENT - Sewer % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
202-5202-01-5101 Salaries	340,933	57,087.07	93,562.46	0.00	247,370.54	27.44
202-5202-01-5105 Overtime	45,000	1,701.38	6,817.88	0.00	38,182.12	15.15
202-5202-01-5106 Longevity	1,350	350.00	350.00	0.00	1,000.00	25.93
202-5202-01-5107 Retirement - TMRS	31,860	7,688.00	16,216.47	0.00	15,643.53	50.90
202-5202-01-5108 Payroll Tax Expense (me	4,311	851.18	1,848.17	0.00	2,462.83	42.87
202-5202-01-5109 Group Health Insurance	47,510	5,740.56	15,934.87	0.00	31,575.13	33.54
202-5202-01-5110 Workers Comp TML	6,026	0.00	1,302.57	0.00	4,723.43	21.62
202-5202-01-5621 Travel/training	5,000	266.76	491.27	0.00	4,508.73	9.83
TOTAL Personnel	481,990	73,684.95	136,523.69	0.00	345,466.31	28.33
Materials & Supplies						
202-5202-03-5050 Office Supplies	5,000	32.71	314.72	0.00	4,685.28	6.29
202-5202-03-5080 Gas & Oil	14,000	1,934.18	2,881.26	0.00	11,118.74	20.58
202-5202-03-5081 Uniforms	3,500	109.99	442.42	0.00	3,057.58	12.64
202-5202-03-5090 Postage	300	0.00	0.00	0.00	300.00	0.00
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	4,587.04	5,540.09	0.00	2,459.91	69.25
202-5202-03-5608 Chemicals Purchased	10,000	0.00	0.00	0.00	10,000.00	0.00
202-5202-03-5630 Tools	5,000	209.88	1,466.43	0.00	3,533.57	29.33
202-5202-03-5903 Parts and Fittings	3,000	807.66	958.28	0.00	2,041.72	31.94
202-5202-03-5904 Chlorine	11,000	1,512.56	4,092.26	0.00	6,907.74	37.20
TOTAL Materials & Supplies	60,400	9,194.02	15,695.46	0.00	44,704.54	25.99
Repairs & Maintenance						
202-5202-04-5120 Building Maintenance	5,000	402.50	1,057.79	0.00	3,942.21	21.16
202-5202-04-5121 Equipment Maintenance	35,000	991.57	4,600.08	0.00	30,399.92	13.14
202-5202-04-5122 Vehicle Maintenance	7,000	317.90	522.05	0.00	6,477.95	7.46
202-5202-04-5902 Sewer System Maintenanc	60,000	17,042.30	22,603.65	7,250.00	30,146.35	49.76
202-5202-04-5903 WWTP Maintenance	85,000	1,401.46	1,429.96	4,389.68	79,180.36	6.85
TOTAL Repairs & Maintenance	192,000	20,155.73	30,213.53	11,639.68	150,146.79	21.80
Utilities						
202-5202-05-5616 Utilities - Electricity	55,500	223.32	5,788.24	0.00	49,711.76	10.43
202-5202-05-5618 Utilities - Telephone	7,000	610.10	1,250.56	0.00	5,749.44	17.87
202-5202-05-5619 Utilities - Water/Sewer	100,000	13,135.97	24,533.24	0.00	75,466.76	24.53
202-5202-05-5621 Utilities - Sludge Disp	10,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL Utilities	172,500	13,969.39	31,572.04	0.00	140,927.96	18.30
Contract Services						
202-5202-06-5620 Legal & Professional	6,000	9,768.45	12,528.45	0.00	(6,528.45)	208.81
202-5202-06-5766 Consultant - engineerin	8,000	0.00	0.00	0.00	8,000.00	0.00
TOTAL Contract Services	14,000	9,768.45	12,528.45	0.00	1,471.55	89.49
Fees & Other Services						
202-5202-07-5190 Insurance - TML	15,000	0.00	6,476.19	0.00	8,523.81	43.17
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	(2,315.69)	0.00	0.00	4,700.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

202-Sewer Fund
DEPARTMENT - Sewer % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
202-5202-07-5540 Bond Insurance	31,416	0.00	0.00	0.00	31,415.82	0.00
202-5202-07-5624 Equipment Rental	15,000	0.00	6,445.70	0.00	8,554.30	42.97
202-5202-07-5665 Technology	9,000	0.00	0.00	0.00	9,000.00	0.00
202-5202-07-5901 Lab Fees	15,000	0.00	721.20	0.00	14,278.80	4.81
TOTAL Fees & Other Services	90,856	(2,315.69)	13,643.09	0.00	77,212.73	15.02
Debt Service						
202-5202-98-5845 Interest - 2024A CO	1,798,934	0.00	0.00	0.00	1,798,934.00	0.00
TOTAL Debt Service	1,798,934	0.00	0.00	0.00	1,798,934.00	0.00
Contingency/FB						
202-5202-99-5902 Capital - equipment	0	0.00	0.00	53,378.70	(53,378.70)	0.00
TOTAL Contingency/FB	0	0.00	0.00	53,378.70	(53,378.70)	0.00
TOTAL Sewer	2,810,680	124,456.85	240,176.26	65,018.38	2,505,485.18	10.86
TOTAL EXPENSES	2,810,680	124,456.85	240,176.26	65,018.38	2,505,485.18	10.86
REVENUE OVER/(UNDER) EXPENSES	909,819	93,531.82	332,822.19	(65,018.38)	642,015.37	29.43

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

205-Solid Waste Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Charges for Services	2,546,000	210,704.76	283,353.28	0.00	2,262,646.72	11.13
TOTAL GENERAL REVENUE	2,546,000	210,704.76	283,353.28	0.00	2,262,646.72	11.13
TOTAL REVENUE	2,546,000	210,704.76	283,353.28	0.00	2,262,646.72	11.13
EXPENSE SUMMARY						
Solid Waste						
Fees & Other Services	2,546,000	228,433.13	453,642.77	0.00	2,092,357.23	17.82
TOTAL Solid Waste	2,546,000	228,433.13	453,642.77	0.00	2,092,357.23	17.82
TOTAL EXPENSES	2,546,000	228,433.13	453,642.77	0.00	2,092,357.23	17.82
REVENUE OVER/(UNDER) EXPENSES	0	(17,728.37)	(170,289.49)	0.00	170,289.49	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

205-Solid Waste Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
205-4000-06-4025 Garbage Billings	2,546,000	210,704.76	283,353.28	0.00	2,262,646.72	11.13
TOTAL Charges for Services	2,546,000	210,704.76	283,353.28	0.00	2,262,646.72	11.13
Miscellaneous						
Contingency/FB						
TOTAL REVENUE	2,546,000	210,704.76	283,353.28	0.00	2,262,646.72	11.13

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

205-Solid Waste Fund
DEPARTMENT - Solid Waste % OF YEAR COMPLETED: 16.67

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	9,505.30	9,505.30	0.00	106,494.70	8.19
205-5205-07-5931 Franchise Fees 15%	315,000	30,315.15	62,342.81	0.00	252,657.19	19.79
205-5205-07-5941 Republic Waste	2,115,000	188,612.68	381,794.66	0.00	1,733,205.34	18.05
TOTAL Fees & Other Services	2,546,000	228,433.13	453,642.77	0.00	2,092,357.23	17.82
Contingency/FB						
TOTAL Solid Waste	2,546,000	228,433.13	453,642.77	0.00	2,092,357.23	17.82
TOTAL EXPENSES	2,546,000	228,433.13	453,642.77	0.00	2,092,357.23	17.82
REVENUE OVER/(UNDER) EXPENSES	0	(17,728.37)	(170,289.49)	0.00	170,289.49	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

301-Debt Service Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	1,465,000	23,783.23	31,061.23	0.00	1,433,938.77	2.12
Miscellaneous	28,500	5,461.06	7,874.59	0.00	20,625.41	27.63
Contingency/FB	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL GENERAL REVENUE	1,927,419	29,244.29	38,935.82	0.00	1,888,483.18	2.02
TOTAL REVENUE	1,927,419	29,244.29	38,935.82	0.00	1,888,483.18	2.02
EXPENSE SUMMARY						
Debt Service						
Fees & Other Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Debt Service	1,923,919	0.00	0.00	0.00	1,923,919.00	0.00
TOTAL Debt Service	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
TOTAL EXPENSES	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
REVENUE OVER/(UNDER) EXPENSES	0	29,244.29	38,935.82	0.00	(38,935.82)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

301-Debt Service Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
301-4000-02-4100 Property Taxes	1,465,000	23,783.23	31,061.23	0.00	1,433,938.77	2.12
TOTAL Taxes	1,465,000	23,783.23	31,061.23	0.00	1,433,938.77	2.12
Miscellaneous						
301-4000-09-4500 Interest Income	28,500	5,461.06	7,874.59	0.00	20,625.41	27.63
TOTAL Miscellaneous	28,500	5,461.06	7,874.59	0.00	20,625.41	27.63
Contingency/FB						
301-4000-99-4091 Transfers in	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL Contingency/FB	433,919	0.00	0.00	0.00	433,919.00	0.00
TOTAL REVENUE	1,927,419	29,244.29	38,935.82	0.00	1,888,483.18	2.02

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

301-Debt Service Fund
DEPARTMENT - Debt Service % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fees & Other Services						
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
Debt Service						
301-5301-98-5850 2020 Time Warrant Princ	38,000	0.00	0.00	0.00	38,000.00	0.00
301-5301-98-5851 2020 Time Warrant Inter	9,264	0.00	0.00	0.00	9,264.00	0.00
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	0.00	0.00	5,740.00	0.00
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	0.00	0.00	2,796.00	0.00
301-5301-98-5864 2019 Time Warrant Princ	101,000	0.00	0.00	0.00	101,000.00	0.00
301-5301-98-5865 2019 Time Warrant Inter	12,389	0.00	0.00	0.00	12,389.00	0.00
301-5301-98-5866 2020 GO Refunding Prini	562,000	0.00	0.00	0.00	562,000.00	0.00
301-5301-98-5867 2020 GO Refunding Inter	6,880	0.00	0.00	0.00	6,880.00	0.00
301-5301-98-5868 2022 CO Public Safety P	290,000	0.00	0.00	0.00	290,000.00	0.00
301-5301-98-5869 2022 CO Public Safety I	455,850	0.00	0.00	0.00	455,850.00	0.00
301-5301-98-5871 Interest - CO 2024 FS#2	339,000	0.00	0.00	0.00	339,000.00	0.00
TOTAL Debt Service	1,923,919	0.00	0.00	0.00	1,923,919.00	0.00
Contingency/FB						
TOTAL Debt Service	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
TOTAL EXPENSES	1,927,419	0.00	0.00	0.00	1,927,419.00	0.00
REVENUE OVER/(UNDER) EXPENSES	0	29,244.29	38,935.82	0.00	(38,935.82)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

401-Special Revenue Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	16,600	912.40	10,157.99	0.00	6,442.01	61.19
Taxes	10,000	0.00	1,648.75	0.00	8,351.25	16.49
Grants	4,128	0.00	0.00	0.00	4,128.00	0.00
Miscellaneous	3,000	158.14	324.85	0.00	2,675.15	10.83
TOTAL GENERAL REVENUE	33,728	1,070.54	12,131.59	0.00	21,596.41	35.97
TOTAL REVENUE	33,728	1,070.54	12,131.59	0.00	21,596.41	35.97
EXPENSE SUMMARY						
Officers Training Fund						
Personnel	3,000	0.00	0.00	0.00	3,000.00	0.00
Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Fees & Other Services	4,000	5,718.25	5,718.25	1,200.00	(2,918.25)	172.96
TOTAL Officers Training Fund	10,500	5,718.25	5,718.25	1,200.00	3,581.75	65.89
Seizure						
Court Technology						
Court Security						
TOTAL EXPENSES	10,500	5,718.25	5,718.25	1,200.00	3,581.75	65.89
REVENUE OVER/(UNDER) EXPENSES	23,228	(4,647.71)	6,413.34	(1,200.00)	18,014.66	22.44

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

401-Special Revenue Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
401-4000-01-4310 Court Security Fee	4,600	502.34	1,402.13	0.00	3,197.87	30.48
401-4000-01-4421 Child Safety Fees	8,000	0.00	7,608.17	0.00	391.83	95.10
401-4000-01-4710 Court Technology Fee	4,000	410.06	1,147.69	0.00	2,852.31	28.69
TOTAL Fines and Fees	16,600	912.40	10,157.99	0.00	6,442.01	61.19
Taxes						
401-4000-02-4170 Hotel/Motel Tax	10,000	0.00	1,648.75	0.00	8,351.25	16.49
TOTAL Taxes	10,000	0.00	1,648.75	0.00	8,351.25	16.49
Grants						
401-4000-03-4701 NCTCOG/State Comp/LEOSE	4,128	0.00	0.00	0.00	4,128.00	0.00
TOTAL Grants	4,128	0.00	0.00	0.00	4,128.00	0.00
Miscellaneous						
401-4000-09-4500 Interest Income	3,000	158.14	324.85	0.00	2,675.15	10.83
TOTAL Miscellaneous	3,000	158.14	324.85	0.00	2,675.15	10.83
Contingency/FB						
TOTAL REVENUE	33,728	1,070.54	12,131.59	0.00	21,596.41	35.97

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

401-Special Revenue Fund
DEPARTMENT - Officers Training Fund % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
401-5401-01-5621 Travel/training	3,000	0.00	0.00	0.00	3,000.00	0.00
TOTAL Personnel	3,000	0.00	0.00	0.00	3,000.00	0.00
Materials & Supplies						
Contract Services						
401-5401-06-5677 Child Safety - Child Ad	3,500	0.00	0.00	0.00	3,500.00	0.00
TOTAL Contract Services	3,500	0.00	0.00	0.00	3,500.00	0.00
Fees & Other Services						
401-5401-07-5665 Court Technology	4,000	5,718.25	5,718.25	1,200.00	(2,918.25)	172.96
TOTAL Fees & Other Services	4,000	5,718.25	5,718.25	1,200.00	(2,918.25)	172.96
Public Safety						
Contingency/FB						
TOTAL Officers Training Fund	10,500	5,718.25	5,718.25	1,200.00	3,581.75	65.89

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

401-Special Revenue Fund
DEPARTMENT - Seizure

% OF YEAR COMPLETED: 16.67

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

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

401-Special Revenue Fund
DEPARTMENT - Court Technology % OF YEAR COMPLETED: 16.67

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

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

401-Special Revenue Fund
DEPARTMENT - Court Security % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Contingency/FB						
TOTAL EXPENSES	10,500	5,718.25	5,718.25	1,200.00	3,581.75	65.89
REVENUE OVER/(UNDER) EXPENSES	23,228	(4,647.71)	6,413.34	(1,200.00)	18,014.66	22.44

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

402-TIRZ Jackson Ridge
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
Miscellaneous	10,000	110.28	837.82	0.00	9,162.18	8.38
TOTAL GENERAL REVENUE	910,000	110.28	837.82	0.00	909,162.18	0.09
TOTAL REVENUE	910,000	110.28	837.82	0.00	909,162.18	0.09
EXPENSE SUMMARY						
TIRZ						
Fees & Other Services	900,000	0.00	877,723.94	0.00	22,276.06	97.52
TOTAL TIRZ	900,000	0.00	877,723.94	0.00	22,276.06	97.52
TOTAL EXPENSES	900,000	0.00	877,723.94	0.00	22,276.06	97.52
REVENUE OVER/(UNDER) EXPENSES	10,000	110.28	(876,886.12)	0.00	886,886.12	8,768.86-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

402-TIRZ Jackson Ridge

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
402-4000-02-4100 Property Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
TOTAL Taxes	900,000	0.00	0.00	0.00	900,000.00	0.00
Grants						
Donations						
Miscellaneous						
402-4000-09-4500 Interest Income	10,000	110.28	837.82	0.00	9,162.18	8.38
TOTAL Miscellaneous	10,000	110.28	837.82	0.00	9,162.18	8.38
Contingency/FB						
TOTAL REVENUE	910,000	110.28	837.82	0.00	909,162.18	0.09

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

402-TIRZ Jackson Ridge
DEPARTMENT - TIRZ % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Materials & Supplies						
Fees & Other Services						
402-5402-07-5665 Jackson Ridge PID TIRZ	900,000	0.00	852,790.19	0.00	47,209.81	94.75
402-5402-07-5670 Keeneland PID TIRZ Cred	0	0.00	24,933.75	0.00	(24,933.75)	0.00
TOTAL Fees & Other Services	900,000	0.00	877,723.94	0.00	22,276.06	97.52
TOTAL TIRZ	900,000	0.00	877,723.94	0.00	22,276.06	97.52
TOTAL EXPENSES	900,000	0.00	877,723.94	0.00	22,276.06	97.52
REVENUE OVER/(UNDER) EXPENSES	10,000	110.28	(876,886.12)	0.00	886,886.12	8,768.86-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

403-Impact Fees
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	14,000	10,733.48	20,733.14	0.00	(6,733.14)	148.09
TOTAL GENERAL REVENUE	14,000	10,733.48	20,733.14	0.00	(6,733.14)	148.09
TOTAL REVENUE	14,000	10,733.48	20,733.14	0.00	(6,733.14)	148.09
EXPENSE SUMMARY						
MCTF						
REVENUE OVER/(UNDER) EXPENSES	14,000	10,733.48	20,733.14	0.00	(6,733.14)	148.09

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

403-Impact Fees

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
Miscellaneous						
403-4000-09-4500 Interest Income	14,000	9,051.49	18,552.06	0.00	(4,552.06)	132.51
403-4000-09-4501 Interest Inc HPR Capita	0	1,681.99	2,181.08	0.00	(2,181.08)	0.00
TOTAL Miscellaneous	14,000	10,733.48	20,733.14	0.00	(6,733.14)	148.09
Contingency/FB						
TOTAL REVENUE	14,000	10,733.48	20,733.14	0.00	(6,733.14)	148.09

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

403-Impact Fees
DEPARTMENT - MCTF

% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
Fees & Other Services						
Contingency/FB						
REVENUE OVER/(UNDER) EXPENSES	14,000	10,733.48	20,733.14	0.00	(6,733.14)	148.09

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

404-Development Fees
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Fines and Fees	464,200	12,255.00	73,530.00	0.00	390,670.00	15.84
Permits	1,176,800	77,683.00	333,695.00	0.00	843,105.00	28.36
Miscellaneous	100,000	21,462.87	45,017.23	0.00	54,982.77	45.02
Contingency/FB	1,000,000	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL GENERAL REVENUE	2,741,000	111,400.87	452,242.23	0.00	2,288,757.77	16.50
TOTAL REVENUE	2,741,000	111,400.87	452,242.23	0.00	2,288,757.77	16.50
EXPENSE SUMMARY						
MCSF						
Contract Services	2,348,000	42,754.34	37,037.18	175,032.30	2,135,930.52	9.03
TOTAL MCSF	2,348,000	42,754.34	37,037.18	175,032.30	2,135,930.52	9.03
TOTAL EXPENSES	2,348,000	42,754.34	37,037.18	175,032.30	2,135,930.52	9.03
REVENUE OVER/(UNDER) EXPENSES	393,000	68,646.53	415,205.05	(175,032.30)	152,827.25	61.11

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

404-Development Fees

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Fines and Fees						
404-4000-01-4310 Street Impact Fees	464,200	12,255.00	73,530.00	0.00	390,670.00	15.84
TOTAL Fines and Fees	464,200	12,255.00	73,530.00	0.00	390,670.00	15.84
Charges for Services						
Permits						
404-4000-07-4200 Development Fees	10,000	32,683.00	32,683.00	0.00	(22,683.00)	326.83
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	0.00	26,512.00	0.00	373,488.00	6.63
404-4000-07-4710 Park Development Fees	691,800	45,000.00	274,500.00	0.00	417,300.00	39.68
TOTAL Permits	1,176,800	77,683.00	333,695.00	0.00	843,105.00	28.36
Miscellaneous						
404-4000-09-4500 Interest Income	100,000	21,462.53	45,016.62	0.00	54,983.38	45.02
404-4000-09-4501 Interest Income Park Fe	0	0.34	0.61	0.00	(0.61)	0.00
TOTAL Miscellaneous	100,000	21,462.87	45,017.23	0.00	54,982.77	45.02
Contingency/FB						
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	111,400.87	452,242.23	0.00	2,288,757.77	16.50

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

404-Development Fees
DEPARTMENT - MCSF % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
Contract Services						
404-5404-06-5912 Capital Expenditure - P	328,000	39,754.34	2,970.00	153,129.76	171,900.24	47.59
404-5404-06-5913 Capital Expenditure - F	1,610,000	3,000.00	34,067.18	21,902.54	1,554,030.28	3.48
404-5404-06-5914 Capital Expenditure - S	410,000	0.00	0.00	0.00	410,000.00	0.00
TOTAL Contract Services	2,348,000	42,754.34	37,037.18	175,032.30	2,135,930.52	9.03
Public Safety						
Contingency/FB						
TOTAL MCSF	2,348,000	42,754.34	37,037.18	175,032.30	2,135,930.52	9.03
TOTAL EXPENSES	2,348,000	42,754.34	37,037.18	175,032.30	2,135,930.52	9.03
REVENUE OVER/(UNDER) EXPENSES	393,000	68,646.53	415,205.05	(175,032.30)	152,827.25	61.11

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

405-Grant Fund
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	20,000	3.12	6.41	0.00	19,993.59	0.03
USDOJ PD Vests	104,000	0.00	0.00	0.00	104,000.00	0.00
Grant Revenue	102,000	0.00	0.00	0.00	102,000.00	0.00
TOTAL GENERAL REVENUE	226,000	3.12	6.41	0.00	225,993.59	0.00
TOTAL REVENUE	226,000	3.12	6.41	0.00	225,993.59	0.00
EXPENSE SUMMARY						
Grants						
CDBG Water lines	206,000	1,680.18	1,680.18	55,431.67	148,888.15	27.72
TOTAL Grants	206,000	1,680.18	1,680.18	55,431.67	148,888.15	27.72
TOTAL EXPENSES	206,000	1,680.18	1,680.18	55,431.67	148,888.15	27.72
REVENUE OVER/(UNDER) EXPENSES	20,000	(1,677.06)	(1,673.77)	(55,431.67)	77,105.44	285.53-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

405-Grant Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
Miscellaneous						
405-4000-09-4500 Interest Income	20,000	3.12	6.41	0.00	19,993.59	0.03
TOTAL Miscellaneous	20,000	3.12	6.41	0.00	19,993.59	0.03
Tocker Foundation-Libry						
USDOJ PD Vests						
405-4000-82-4125 TxDOT Main St Improveme	104,000	0.00	0.00	0.00	104,000.00	0.00
TOTAL USDOJ PD Vests	104,000	0.00	0.00	0.00	104,000.00	0.00
CJD Video,Computers						
CDBG Water Lines						
Grant Revenue						
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
Contingency/FB						
TOTAL REVENUE	226,000	3.12	6.41	0.00	225,993.59	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

405-Grant Fund
DEPARTMENT - Grants % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
Miscellaneous						
Tocker Foundation Libry						
USDOJ PD Vests						
CJD Video,Computers						
CDBG Water lines						
405-5405-84-5121 TxDot Grant	104,000	0.00	0.00	0.00	104,000.00	0.00
405-5405-84-5123 ARPA Pump Station Gener	102,000	1,680.18	1,680.18	55,431.67	44,888.15	55.99
TOTAL CDBG Water lines	206,000	1,680.18	1,680.18	55,431.67	148,888.15	27.72
Contingency/FB						
TOTAL Grants	206,000	1,680.18	1,680.18	55,431.67	148,888.15	27.72
TOTAL EXPENSES	206,000	1,680.18	1,680.18	55,431.67	148,888.15	27.72
REVENUE OVER/(UNDER) EXPENSES	20,000	(1,677.06)	(1,673.77)	(55,431.67)	77,105.44	285.53-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

406-Holding Acct Dev Agreemts
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Charges for Services	880,000	0.00	(410,523.12)	0.00	1,290,523.12	46.65-
TOTAL GENERAL REVENUE	880,000	0.00	(410,523.12)	0.00	1,290,523.12	46.65-
TOTAL REVENUE	880,000	0.00	(410,523.12)	0.00	1,290,523.12	46.65-
EXPENSE SUMMARY						
Development Agreements						
Contract Services	880,000	16,762.08	36,033.03	0.00	843,966.97	4.09
TOTAL Development Agreements	880,000	16,762.08	36,033.03	0.00	843,966.97	4.09
TOTAL EXPENSES	880,000	16,762.08	36,033.03	0.00	843,966.97	4.09
REVENUE OVER/(UNDER) EXPENSES	0	(16,762.08)	(446,556.15)	0.00	446,556.15	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

406-Holding Acct Dev Agreemts

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Charges for Services						
406-4000-06-4500 Developer Contributions	0	0.00	(1,856.25)	0.00	1,856.25	0.00
406-4000-06-4501 Regatta (Silverado) DA	20,000	0.00	(5,505.27)	0.00	25,505.27	27.53-
406-4000-06-4502 Venable Development Agr	0	0.00	(4,327.63)	0.00	4,327.63	0.00
406-4000-06-4503 Jackson Ridge Developme	0	0.00	(1,310.50)	0.00	1,310.50	0.00
406-4000-06-4505 Sandbrock Horizon Deer	0	0.00	6,957.61	0.00	(6,957.61)	0.00
406-4000-06-4509 Keeneland Developmenet	10,000	0.00	(10,167.08)	0.00	20,167.08	101.67-
406-4000-06-5407 DA - Aubrey Plant/N/S	100,000	0.00	24,639.60	0.00	75,360.40	24.64
406-4000-06-5408 PSA - High Point Ranch	50,000	0.00	(240,972.91)	0.00	290,972.91	481.95-
406-4000-06-5411 DA Pecan Creek	50,000	0.00	(5,291.27)	0.00	55,291.27	10.58-
406-4000-06-5413 High Point Ranch Commer	50,000	0.00	(22,558.28)	0.00	72,558.28	45.12-
406-4000-06-5414 HPR - Lennar	200,000	0.00	(55,965.43)	0.00	255,965.43	27.98-
406-4000-06-5415 Duck Point MM Aubrey	100,000	0.00	(37,523.15)	0.00	137,523.15	37.52-
406-4000-06-5416 ARCK Development (Knuck	50,000	0.00	(26,150.89)	0.00	76,150.89	52.30-
406-4000-06-5417 Aubrey Hts PSA	50,000	0.00	(28,282.53)	0.00	78,282.53	56.57-
406-4000-06-5418 Ribbonwood	50,000	0.00	15,477.71	0.00	34,522.29	30.96
406-4000-06-5419 Lennar Loyd Ranch	50,000	0.00	(49,479.73)	0.00	99,479.73	98.96-
406-4000-06-5420 Project Alpha US 377	50,000	0.00	(8,653.09)	0.00	58,653.09	17.31-
406-4000-06-5421 Blackjack 4Star	50,000	0.00	(1,896.92)	0.00	51,896.92	3.79-
406-4000-06-5422 Hidden Lake	0	0.00	(20,890.68)	0.00	20,890.68	0.00
406-4000-06-5423 HMR Grand Restaurant PS	0	0.00	(4,389.84)	0.00	4,389.84	0.00
406-4000-06-5424 Pretium - 428 Mixed Use	0	0.00	24,361.00	0.00	(24,361.00)	0.00
406-4000-06-5425 Cencor Acquisition	0	0.00	(9,345.74)	0.00	9,345.74	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	(2,732.63)	0.00	2,732.63	0.00
406-4000-06-5428 7 Eleven	0	0.00	(3,149.20)	0.00	3,149.20	0.00
406-4000-06-5429 Amberwood Duplex	0	0.00	7,500.00	0.00	(7,500.00)	0.00
406-4000-06-5430 403 S Main Development	0	0.00	3,489.98	0.00	(3,489.98)	0.00
406-4000-06-5431 Bouchie Addition	0	0.00	5,000.00	0.00	(5,000.00)	0.00
406-4000-06-5432 Popeyes	0	0.00	10,000.00	0.00	(10,000.00)	0.00
406-4000-06-5433 Trailhead	0	0.00	25,000.00	0.00	(25,000.00)	0.00
406-4000-06-5434 Onyx Land Acquisitions	0	0.00	2,500.00	0.00	(2,500.00)	0.00
TOTAL Charges for Services	880,000	0.00	(410,523.12)	0.00	1,290,523.12	46.65-
Miscellaneous						
TOTAL REVENUE	880,000	0.00	(410,523.12)	0.00	1,290,523.12	46.65-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

406-Holding Acct Dev Agreemts
DEPARTMENT - Development Agreements % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contract Services						
406-5406-06-5720 Silverado (Regatta) Dev	20,000	71.03	601.17	0.00	19,398.83	3.01
406-5406-06-5723 DA - Aubrey Plant/N/S	100,000	396.32	697.97	0.00	99,302.03	0.70
406-5406-06-5724 CV Impact Credit PH2 Of	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-5725 Keenland Addition	10,000	0.00	0.00	0.00	10,000.00	0.00
406-5406-06-5727 DA - Maylar	0	0.00	1,298.68	0.00	(1,298.68)	0.00
406-5406-06-5728 DA - RIBBONWOOD	50,000	1,822.70	2,595.32	0.00	47,404.68	5.19
406-5406-06-5729 Sweet Cow / Aub Hts	0	1,253.82	3,106.15	0.00	(3,106.15)	0.00
406-5406-06-5733 403 S Main Development	0	994.16	1,898.37	0.00	(1,898.37)	0.00
406-5406-06-6460 Duck Point MM Aubrey	100,000	1,727.91	4,014.90	0.00	95,985.10	4.01
406-5406-06-6461 High Point Ranch Commer	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6462 Pecan Creek Residential	50,000	0.00	3,815.42	0.00	46,184.58	7.63
406-5406-06-6463 HPR - Lennar Onsites	200,000	2,470.99	2,470.99	0.00	197,529.01	1.24
406-5406-06-6465 DA Lennar Loyd Ranch	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6470 DA US 377 Project Alpha	50,000	514.79	514.79	0.00	49,485.21	1.03
406-5406-06-6471 Blackjack 4Star PSA	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6472 ARCK Development (Knuck	50,000	2,230.74	2,568.24	0.00	47,431.76	5.14
406-5406-06-6473 Aubrey Hts PSA Expense	50,000	0.00	0.00	0.00	50,000.00	0.00
406-5406-06-6476 Pretium - 428 Mixed Use	0	3,768.24	4,752.66	0.00	(4,752.66)	0.00
406-5406-06-6483 Bouchie Addition	0	0.00	337.50	0.00	(337.50)	0.00
406-5406-06-6485 Trailhead	0	0.00	2,250.00	0.00	(2,250.00)	0.00
406-5406-06-6486 Onyx Land Acquisitions	0	1,511.38	5,110.87	0.00	(5,110.87)	0.00
TOTAL Contract Services	880,000	16,762.08	36,033.03	0.00	843,966.97	4.09
TOTAL Development Agreements	880,000	16,762.08	36,033.03	0.00	843,966.97	4.09
TOTAL EXPENSES	880,000	16,762.08	36,033.03	0.00	843,966.97	4.09
REVENUE OVER/(UNDER) EXPENSES	0	(16,762.08)	(446,556.15)	0.00	446,556.15	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

501-Capital Projects Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Penalties & Interest	227,255	157,878.48	333,702.85	0.00	(106,447.85)	146.84
Charges for Services	0	264,470.99	729,081.00	0.00	(729,081.00)	0.00
Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
Contingency/FB	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL GENERAL REVENUE	80,214,371	422,349.47	1,062,783.85	0.00	79,151,587.15	1.32
TOTAL REVENUE	80,214,371	422,349.47	1,062,783.85	0.00	79,151,587.15	1.32
EXPENSE SUMMARY						
Capital Projects						
Contract Services	200,000	0.00	0.00	2,063.00	197,937.00	1.03
Miscellaneous	81,026,438	2,484,177.80	3,218,437.14	2,246,040.83	75,561,960.03	6.74
Debt Service	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00
TOTAL Capital Projects	82,233,218	2,484,177.80	3,218,437.14	2,248,103.83	76,766,677.03	6.65
TOTAL EXPENSES	82,233,218	2,484,177.80	3,218,437.14	2,248,103.83	76,766,677.03	6.65
REVENUE OVER/(UNDER) EXPENSES	(2,018,847)	(2,061,828.33)	(2,155,653.29)	(2,248,103.83)	2,384,910.12	218.13

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

501-Capital Projects Fund

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Penalties & Interest						
501-4000-05-4500 Interest Income	227,255	1,411.69	3,845.55	0.00	223,409.45	1.69
501-4000-05-4503 Interest Income - CO 20	0	156,466.79	329,857.30	0.00	(329,857.30)	0.00
TOTAL Penalties & Interest	227,255	157,878.48	333,702.85	0.00	(106,447.85)	146.84
Charges for Services						
501-4000-06-4500 Developer Contrib ABP L	0	176,174.53	583,264.80	0.00	(583,264.80)	0.00
501-4000-06-4510 Developer Cont Lennar H	0	88,296.46	145,816.20	0.00	(145,816.20)	0.00
TOTAL Charges for Services	0	264,470.99	729,081.00	0.00	(729,081.00)	0.00
Miscellaneous						
501-4000-09-4900 Bond proceeds	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
TOTAL Miscellaneous	57,350,000	0.00	0.00	0.00	57,350,000.00	0.00
Contingency/FB						
501-4000-99-4091 Transfers In	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL Contingency/FB	22,637,116	0.00	0.00	0.00	22,637,116.00	0.00
TOTAL REVENUE	80,214,371	422,349.47	1,062,783.85	0.00	79,151,587.15	1.32

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

501-Capital Projects Fund
DEPARTMENT - Capital Projects % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Capital						
Contract Services						
501-5501-06-5765 IT Projects	50,000	0.00	0.00	2,063.00	47,937.00	4.13
501-5501-06-5766 Engineering	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contract Services	200,000	0.00	0.00	2,063.00	197,937.00	1.03
Miscellaneous						
501-5501-09-5634 Inflow & Infiltration (	0	62,968.50	62,968.50	42,105.00	(105,073.50)	0.00
501-5501-09-5650 Capital Public Safety 2	3,000,000	65,291.80	58,416.76	(51,278.14)	2,992,861.38	0.24
501-5501-09-5651 Capital Vehicle Replace	1,947,436	180,385.65	454,595.67	932,674.68	560,165.65	71.24
501-5501-09-5652 Capital Project 38	3,500,000	0.00	0.00	0.00	3,500,000.00	0.00
501-5501-09-5653 2027 Fire Truck Metro F	0	1,126,220.00	1,126,220.00	1,126,220.00	(2,252,440.00)	0.00
501-5501-09-5655 Capital 305 S Main	1,325,000	0.00	0.00	0.00	1,325,000.00	0.00
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	4,409.00	84,660.18	79,873.43	5,543,802.39	2.88
501-5501-09-5659 Council Chambers 2023	89,411	0.00	0.00	4,269.58	85,141.42	4.78
501-5501-09-5660 HW 377 Utility Relocate	6,000,000	9,357.71	56,924.24	0.00	5,943,075.76	0.95
501-5501-09-5661 Blackjack House	0	3,848.46	0.00	0.00	0.00	0.00
501-5501-09-5662 Fire Training Land 10 A	0	0.00	10,000.00	0.00	(10,000.00)	0.00
501-5501-09-5689 Street Projects	0	3,288.20	37,766.19	8,532.28	(46,298.47)	0.00
501-5501-09-5690 Admin Projects	282,000	0.00	196,646.98	0.00	85,353.02	69.73
501-5501-09-5901 Water System Expansion	1,816,707	0.00	0.00	0.00	1,816,707.00	0.00
501-5501-09-5902 Capex Water	43,000	0.00	0.00	22,002.00	20,998.00	51.17
501-5501-09-5950 Sewer System Expansion	56,929,548	0.00	0.00	0.00	56,929,548.00	0.00
501-5501-09-5951 Capex Sewer	210,000	25,249.03	25,249.03	81,642.00	103,108.97	50.90
501-5501-09-5952 2024 Ph 2 Offsites	0	267,816.40	300,757.61	0.00	(300,757.61)	0.00
501-5501-09-5953 WWTP Expansion	0	53,148.29	33,840.16	0.00	(33,840.16)	0.00
501-5501-09-5954 UTRWD Delivery Point	0	0.00	4,929.75	0.00	(4,929.75)	0.00
501-5501-09-5956 Rock Hill Water Well	0	191,543.76	243,637.31	0.00	(243,637.31)	0.00
501-5501-09-5958 104 Sycamore	0	325,995.89	325,995.89	0.00	(325,995.89)	0.00
501-5501-09-5960 Trevedi Well	0	10,756.00	16,134.00	0.00	(16,134.00)	0.00
501-5501-09-5961 Faulkner Ground Storage	0	18,992.25	26,789.25	0.00	(26,789.25)	0.00
501-5501-09-5963 Frontier St Reconstruct	0	28,487.03	47,643.86	0.00	(47,643.86)	0.00
501-5501-09-5964 McNatt St Extension	0	13,697.59	13,697.59	0.00	(13,697.59)	0.00
501-5501-09-5965 Pecan Ck LS Expand Ph3	0	1,465.00	9,618.96	0.00	(9,618.96)	0.00
501-5501-09-5966 Storm Water Master Plan	0	14,750.00	34,750.00	0.00	(34,750.00)	0.00
501-5501-09-5967 Dane St. Project	0	0.00	18,872.92	0.00	(18,872.92)	0.00
501-5501-09-5969 Veterans Park Ph 2	0	0.00	(99,527.05)	0.00	99,527.05	0.00
501-5501-09-5970 Winn Ridge Park	0	9,346.00	9,346.00	0.00	(9,346.00)	0.00
501-5501-09-5972 Sports Complex	0	0.00	51,342.10	0.00	(51,342.10)	0.00
501-5501-09-5980 DRAINAGE IMPROVEMENT -	0	67,161.24	67,161.24	0.00	(67,161.24)	0.00
TOTAL Miscellaneous	81,026,438	2,484,177.80	3,218,437.14	2,246,040.83	75,561,960.03	6.74
Debt Service						
501-5501-98-5899 Bond Issue Costs	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00
TOTAL Debt Service	1,006,780	0.00	0.00	0.00	1,006,780.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

501-Capital Projects Fund
DEPARTMENT - Capital Projects % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contingency/FB						
TOTAL Capital Projects	82,233,218	2,484,177.80	3,218,437.14	2,248,103.83	76,766,677.03	6.65
TOTAL EXPENSES	82,233,218	2,484,177.80	3,218,437.14	2,248,103.83	76,766,677.03	6.65
REVENUE OVER/(UNDER) EXPENSES	(2,018,847)	(2,061,828.33)	(2,155,653.29)	(2,248,103.83)	2,384,910.12	218.13

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

701-MDD
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	975,000	107,193.79	203,710.56	0.00	771,289.44	20.89
Miscellaneous	127,020	13,159.98	27,051.48	0.00	99,968.52	21.30
TOTAL GENERAL REVENUE	1,102,020	120,353.77	230,762.04	0.00	871,257.96	20.94
TOTAL REVENUE	1,102,020	120,353.77	230,762.04	0.00	871,257.96	20.94
EXPENSE SUMMARY						
MDD						
Personnel	161,609	12,832.47	26,033.60	0.00	135,575.40	16.11
Materials & Supplies	7,000	44.94	360.58	0.00	6,639.42	5.15
Repairs & Maintenance	41,000	1,633.19	2,742.99	0.00	38,257.01	6.69
Utilities	2,445	41.18	299.36	0.00	2,145.64	12.24
Contract Services	88,174	10,370.78	18,185.31	0.00	69,988.69	20.62
Fees & Other Services	86,105	888.07	22,402.90	0.00	63,702.10	26.02
Miscellaneous	501,500	0.00	300.90	0.00	501,199.10	0.06
Debt Service	0	15,060.46	30,120.92	0.00	(30,120.92)	0.00
Contingency/FB	342,400	1,450.00	2,900.00	0.00	339,500.00	0.85
TOTAL MDD	1,230,233	42,321.09	103,346.56	0.00	1,126,886.44	8.40
TOTAL EXPENSES	1,230,233	42,321.09	103,346.56	0.00	1,126,886.44	8.40
REVENUE OVER/(UNDER) EXPENSES	(128,213)	78,032.68	127,415.48	0.00	(255,628.48)	99.38-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

701-MDD

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
701-4000-02-4130 Sales Taxes	975,000	107,193.79	203,710.56	0.00	771,289.44	20.89
TOTAL Taxes	975,000	107,193.79	203,710.56	0.00	771,289.44	20.89
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	109,000	13,159.98	27,051.48	0.00	81,948.52	24.82
701-4000-09-4730 Property Rental Income	18,020	0.00	0.00	0.00	18,020.00	0.00
TOTAL Miscellaneous	127,020	13,159.98	27,051.48	0.00	99,968.52	21.30
Contingency/FB						
TOTAL REVENUE	1,102,020	120,353.77	230,762.04	0.00	871,257.96	20.94

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

701-MDD
DEPARTMENT - MDD % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
701-5176-01-5101 Salaries	116,900	9,509.16	17,829.67	0.00	99,070.33	15.25
701-5176-01-5106 Longevity	50	100.00	100.00	0.00	(50.00)	200.00
701-5176-01-5107 TMRS Contribution	12,455	1,249.20	2,964.26	0.00	9,490.74	23.80
701-5176-01-5108 Payroll Tax Expense (me	1,696	131.33	323.03	0.00	1,372.97	19.05
701-5176-01-5109 Group Health Insurance	11,878	1,362.78	3,262.01	0.00	8,615.99	27.46
701-5176-01-5110 Workmens Comp TML	230	0.00	38.58	0.00	191.42	16.77
701-5176-01-5621 Travel/training	18,400	480.00	1,516.05	0.00	16,883.95	8.24
TOTAL Personnel	161,609	12,832.47	26,033.60	0.00	135,575.40	16.11
Capital						
Materials & Supplies						
701-5176-03-5050 Office Supplies	2,000	44.94	50.92	0.00	1,949.08	2.55
701-5176-03-5060 Promotional Materials	5,000	0.00	309.66	0.00	4,690.34	6.19
TOTAL Materials & Supplies	7,000	44.94	360.58	0.00	6,639.42	5.15
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	41,000	1,633.19	2,742.99	0.00	38,257.01	6.69
TOTAL Repairs & Maintenance	41,000	1,633.19	2,742.99	0.00	38,257.01	6.69
Utilities						
701-5176-05-5616 Utilities - Electricity	1,850	0.00	214.40	0.00	1,635.60	11.59
701-5176-05-5618 Telephone	595	41.18	84.96	0.00	510.04	14.28
TOTAL Utilities	2,445	41.18	299.36	0.00	2,145.64	12.24
Contract Services						
701-5176-06-5620 Legal & Professional	63,000	6,370.78	14,185.31	0.00	48,814.69	22.52
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	4,000.00	4,000.00	0.00	4,500.00	47.06
701-5176-06-7863 Strategic Plan	13,674	0.00	0.00	0.00	13,674.00	0.00
TOTAL Contract Services	88,174	10,370.78	18,185.31	0.00	69,988.69	20.62
Fees & Other Services						
701-5176-07-5150 Printing	3,000	0.00	326.03	0.00	2,673.97	10.87
701-5176-07-5190 Insurance - TML	930	0.00	366.98	0.00	563.02	39.46
701-5176-07-5260 Dues & Memberships	14,500	0.00	11,850.00	0.00	2,650.00	81.72
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	130.00	0.00	1,270.00	9.29
701-5176-07-5665 Technology/Promotional	38,800	31.97	7,128.54	0.00	31,671.46	18.37
701-5176-07-5667 Marketing and Advertisi	27,475	791.10	2,601.35	0.00	24,873.65	9.47
TOTAL Fees & Other Services	86,105	888.07	22,402.90	0.00	63,702.10	26.02
Miscellaneous						
701-5176-09-5131 Meetings	1,500	0.00	300.90	0.00	1,199.10	20.06
701-5176-09-5630 Property Purchase	500,000	0.00	0.00	0.00	500,000.00	0.00
TOTAL Miscellaneous	501,500	0.00	300.90	0.00	501,199.10	0.06

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

701-MDD
DEPARTMENT - MDD % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service						
701-5176-98-5801 Principal Bank Note 202	0	7,481.19	15,163.01	0.00	(15,163.01)	0.00
701-5176-98-5802 Interest Bank Note 2025	0	7,579.27	14,957.91	0.00	(14,957.91)	0.00
TOTAL Debt Service	0	15,060.46	30,120.92	0.00	(30,120.92)	0.00
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	2,900.00	0.00	14,500.00	16.67
701-5176-99-5700 Grant Match	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5750 Economic Incentives	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5800 Municipal Projects	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL Contingency/FB	342,400	1,450.00	2,900.00	0.00	339,500.00	0.85
TOTAL MDD	1,230,233	42,321.09	103,346.56	0.00	1,126,886.44	8.40
TOTAL EXPENSES	1,230,233	42,321.09	103,346.56	0.00	1,126,886.44	8.40
REVENUE OVER/(UNDER) EXPENSES	(128,213)	78,032.68	127,415.48	0.00	(255,628.48)	99.38-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

801-Employee Benefit Trust
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Miscellaneous	1,577,500	172,066.87	421,250.51	0.00	1,156,249.49	26.70
TOTAL GENERAL REVENUE	1,577,500	172,066.87	421,250.51	0.00	1,156,249.49	26.70
TOTAL REVENUE	1,577,500	172,066.87	421,250.51	0.00	1,156,249.49	26.70
EXPENSE SUMMARY						
Insurance Premiums						
Personnel	1,396,500	19,642.25	154,960.58	0.00	1,241,539.42	11.10
TOTAL Insurance Premiums	1,396,500	19,642.25	154,960.58	0.00	1,241,539.42	11.10
TOTAL EXPENSES	1,396,500	19,642.25	154,960.58	0.00	1,241,539.42	11.10
REVENUE OVER/(UNDER) EXPENSES	181,000	152,424.62	266,289.93	0.00	(85,289.93)	147.12

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

801-Employee Benefit Trust

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Miscellaneous						
801-4000-09-4430 Employer Insurance Prem	1,260,000	143,838.80	353,184.44	0.00	906,815.56	28.03
801-4000-09-4440 Employee Insurance Prem	302,500	25,060.23	61,301.02	0.00	241,198.98	20.26
801-4000-09-4480 Flex Spending Account	10,000	898.44	2,207.71	0.00	7,792.29	22.08
801-4000-09-4500 Interest Income	5,000	2,269.40	4,557.34	0.00	442.66	91.15
TOTAL Miscellaneous	1,577,500	172,066.87	421,250.51	0.00	1,156,249.49	26.70
TOTAL REVENUE	1,577,500	172,066.87	421,250.51	0.00	1,156,249.49	26.70

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

801-Employee Benefit Trust
DEPARTMENT - Insurance Premiums % OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Personnel						
801-5000-01-4090 Administrative Fee	1,500	170.00	334.00	0.00	1,166.00	22.27
801-5000-01-5111 Health Insurance	1,160,000	0.00	110,060.88	0.00	1,049,939.12	9.49
801-5000-01-5112 Dental Insurance	90,000	0.00	8,460.28	0.00	81,539.72	9.40
801-5000-01-5113 Vision Insurance	15,000	1,129.16	2,681.57	0.00	12,318.43	17.88
801-5000-01-5115 Life Insurance	75,000	10,152.24	20,180.54	0.00	54,819.46	26.91
801-5000-01-5117 Voluntary Policies	20,000	3,857.26	4,913.02	0.00	15,086.98	24.57
801-5000-01-5118 Flex Spending	15,000	665.29	2,499.59	0.00	12,500.41	16.66
801-5000-01-5119 New Benefits	12,000	2,178.30	4,340.70	0.00	7,659.30	36.17
801-5000-01-5120 Medical Air Services	8,000	1,490.00	1,490.00	0.00	6,510.00	18.63
TOTAL Personnel	1,396,500	19,642.25	154,960.58	0.00	1,241,539.42	11.10
TOTAL Insurance Premiums	1,396,500	19,642.25	154,960.58	0.00	1,241,539.42	11.10
TOTAL EXPENSES	1,396,500	19,642.25	154,960.58	0.00	1,241,539.42	11.10
REVENUE OVER/(UNDER) EXPENSES	181,000	152,424.62	266,289.93	0.00	(85,289.93)	147.12



Balance Sheet by Fund

(Unaudited)

November 2025

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
101-11-000-00	General Fund Cash	237,560.23		
101-11-000-10	Cash on hand - Court drawer	200.00		
101-11-000-84	Claim on Cash General	6,385,102.90		
101-11-000-90	Investment Account	5,578,519.56		
101-11-013-10	Accounts Receivable	(40,182.08)		
101-11-013-20	Taxes Receivable	29,733.55		
101-11-013-25	Emergicon EMS AR	2,436,287.00		
101-11-013-33	Allowance for Taxes	(6,317.42)		
101-11-013-35	Allowance for EMS AR	(2,059,539.00)		
101-11-013-37	Sales Tax Receivable	415,328.60		
101-11-015-00	Court Fees Receivable	485,879.43		
101-11-015-50	Allowance for Court Fees	(315,018.34)		
101-11-021-00	Prepaids	76,744.40		
101-11-050-00	Inventory	32,450.64		
101-13-000-80	Due from other funds EBT	50,000.00		
101-19-000-00	Net Pension Asset	169,424.00		
			13,476,173.47	
	TOTAL ASSETS			13,476,173.47
LIABILITIES				
101-21-010-00	Accounts Payable Pooled	202,511.72		
101-21-010-01	Accounts Payable-General Fund	12,170.20		
101-21-010-14	Deferred Revenue Taxes	23,416.13		
101-21-010-15	Deferred Revenue Court	170,861.39		
101-21-010-16	Deferred Revenue EMS	376,748.00		
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	72.30		
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	(459.56)		
101-21-029-80	104 Sycamore Deposit	1,300.00		
101-23-901-00	Due to Payroll Fund	(0.02)		
	TOTAL LIABILITIES		787,826.02	
EQUITY				
101-31-033-00	Fund Balance General Fund	12,212,111.55		
101-31-033-80	Net Pension Obligation	165,312.00		
	TOTAL BEGINNING EQUITY	12,377,423.55		

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

101-General Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
	TOTAL REVENUE	2,292,442.54		
	TOTAL EXPENSES	3,996,180.65		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(1,703,738.11)		
	(WILL CLOSE TO FUND BAL.)	2,014,662.01		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		12,688,347.45	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			13,476,173.47

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
201-11-000-00	Water Fund Cash	404,599.49		
201-11-000-10	Cash Drawer	200.00		
201-11-000-84	Claim on Cash Water	8,787,527.27		
201-11-000-90	Investment Account	261,686.43		
201-11-000-91	Water Impact Fees	667,273.60		
201-11-000-95	Cash - CO 2023 Ph1 Offsites	3,179,363.08		
201-11-000-96	Cash CO 2025 - Utility	19,707,453.57		
201-11-013-00	Accounts receivable - UB	119,766.80		
201-11-013-21	Accounts Receivable - Unbilled	97,051.57		
201-11-013-22	Allowance for Uncollect Water	(35,079.55)		
201-11-027-00	Discount on Bonds	145,094.40		
201-11-050-00	Inventory	458,669.38		
201-12-016-10	Land	227,028.41		
201-12-016-30	Water System	19,391,728.84		
201-12-016-50	Machinery and Equipment	1,611,892.40		
201-12-016-60	Vehicles	233,800.44		
201-12-016-67	Office Equipment	29,862.00		
201-12-016-80	Buildings and improvements	236,414.92		
201-12-016-90	Construction in Progress	(1,157,607.51)		
201-12-017-00	Accumulated Depreciation	(7,699,119.53)		
201-13-000-00	Due from other funds	368,290.00		
201-19-000-00	Net Pension Asset	10,700.00		
			47,046,596.01	
	TOTAL ASSETS			47,046,596.01
LIABILITIES				
201-21-010-00	Accounts Payable Pooled	35,544.28		
201-21-010-05	Unapplied Credits	8,113.58		
201-21-010-17	Deferred Pension Inflows	10,300.00		
201-21-010-18	Net Pension Liability	6,500.00		
201-21-010-19	Deferred Pension Outflows	(35,200.00)		
201-21-020-17	Deferred OPEB Inflows	4,100.00		
201-21-020-19	Deferred OPEB Outflows	(1,900.00)		
201-21-021-10	Accrued Vacation Payable- wate	24,067.25		
201-21-021-11	Accrued Sick Leave	36,796.97		
201-21-021-20	Accrued Interest Payable	55,381.75		
201-21-021-60	Unearned Revenue HPR256	203,700.00		
201-21-023-00	Water TMRS Due to state	(881.00)		
201-21-023-41	Credit Card Fees Payable	43,628.79		
201-21-027-00	Bond Premium	590,095.26		
201-21-029-10	Bonds Payable - Series 2016	4,005,000.00		
201-21-029-75	Bonds Payable - Series 2023	8,110,000.00		
201-21-029-76	Bonds Payable - Series 2025	19,842,700.00		
201-21-029-80	Customer Deposits	221,133.06		
201-21-029-81	Customer Refunds Payable	3,145.89		
201-23-901-00	Due to Payroll Fund	(3,102.78)		
	TOTAL LIABILITIES		33,159,123.05	

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

201-Water Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
======				
201-31-033-02	Fund balance - Water/Sewer	11,413,633.37		
201-31-033-10	Developer Contributions	0.47		
201-31-033-80	Net Pension Benefit Obligation	9,219.00		
	TOTAL BEGINNING EQUITY	11,422,852.84		
	TOTAL REVENUE	661,897.71		
	TOTAL EXPENSES	413,500.87		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	248,396.84		
	(WILL CLOSE TO FUND BAL.)	2,216,223.28		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		13,887,472.96	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			47,046,596.01
				==========

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

202-Sewer Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
202-11-000-84	Claim on Cash Sewer	17,482,846.77		
202-11-000-91	Sewer Impact Fees	868,983.87		
202-11-000-92	Utility Funding Series 2024A	34,093,004.29		
202-11-013-01	Accounts Receivable - UB	63,460.95		
202-11-013-21	Accounts Receivable - Unbilled	49,620.20		
202-11-013-22	Allowance for Doubtful Account	(18,587.63)		
202-11-050-00	Inventory	60,254.36		
202-12-016-40	Sewer System	13,970,120.61		
202-12-016-61	Vac Truck Lease Asset	469,107.00		
202-12-016-90	Construction in Progress	975,991.68		
202-12-017-01	Accum Amort Vac Trk Lease	(67,015.29)		
			67,947,786.81	
	TOTAL ASSETS			67,947,786.81
LIABILITIES				
202-21-010-00	Accounts Payable Pooled	22,728.28		
202-21-021-10	Accrued Vacation Payable	14,044.97		
202-21-021-11	Accured Sick Leave	10,562.05		
202-21-021-60	Unearned Revenue HPR256	370,510.00		
202-21-027-00	Bond Premium	2,564,850.30		
202-21-028-02	Vac Truck Lease	417,987.56		
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	(13,116.03)		
	TOTAL LIABILITIES		53,669,307.13	
EQUITY				
202-31-033-00	Fund Balance	7,868,512.55		
202-31-033-10	Developer Contributions	(0.09)		
202-31-033-50	Restricted for Sewer Impact	739,050.73		
	TOTAL BEGINNING EQUITY	8,607,563.19		
	TOTAL REVENUE	572,998.45		
	TOTAL EXPENSES	240,176.26		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	332,822.19		
	(WILL CLOSE TO FUND BAL.)	5,338,094.30		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		14,278,479.68	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			67,947,786.81

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

205-Solid Waste Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
205-11-000-84	Claim on Cash Garbage	(405,620.96)		
205-11-013-00	Accounts Receivable - UB	30,483.90		
205-11-013-10	Accounts receivable	95,428.23		
205-11-013-21	Accounts Receivable - Unbilled	33,322.40		
205-11-013-22	Allowance for Doubtful Account	(8,928.70)		
			(255,315.13)	
	TOTAL ASSETS			(255,315.13)
LIABILITIES				
205-21-010-00	Accounts Payable Pooled	202,423.50		
205-21-021-90	Sales Tax Payable	(2,192.72)		
205-23-000-00	Due to other funds	16,219.00		
	TOTAL LIABILITIES		216,449.78	
EQUITY				
205-31-033-00	Fund Balance	(266,232.87)		
	TOTAL BEGINNING EQUITY	(266,232.87)		
	TOTAL REVENUE	283,353.28		
	TOTAL EXPENSES	453,642.77		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(170,289.49)		
	(WILL CLOSE TO FUND BAL.)	(35,242.55)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(471,764.91)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			(255,315.13)

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

301-Debt Service Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
301-11-000-00	Debt Service Cash	217,133.86		
301-11-000-84	Claim on Cash Debt Service	(713,091.47)		
301-11-000-90	Investment Account	1,465,604.39		
301-11-013-00	Property Taxes Receivable	17,494.72		
301-11-013-10	Allowance for Uncollect Taxes	(5,000.38)		
301-13-000-00	Due from other funds	114,820.00		
			1,096,961.12	
	TOTAL ASSETS			1,096,961.12
LIABILITIES				
301-21-029-90	Deferred Taxes-I&S	12,494.34		
	TOTAL LIABILITIES		12,494.34	
EQUITY				
301-31-033-01	Fund Balance - Restricted	418,676.06		
	TOTAL BEGINNING EQUITY	418,676.06		
	TOTAL REVENUE	38,935.82		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	38,935.82		
	(WILL CLOSE TO FUND BAL.)	626,854.90		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		1,084,466.78	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			1,096,961.12

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

401-Special Revenue Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
401-11-000-00	Special Revenue Cash	46,487.96		
401-11-000-84	Claim on Cash Special Revenue	40,483.12		
			86,971.08	
	TOTAL ASSETS			86,971.08
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	540.76		
	TOTAL BEGINNING EQUITY	69,651.21		
	TOTAL REVENUE	12,131.59		
	TOTAL EXPENSES	5,718.25		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	6,413.34		
	(WILL CLOSE TO FUND BAL.)	10,906.53		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		86,971.08	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			86,971.08

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

402-TIRZ Jackson Ridge

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
402-11-000-00	TIRZ Cash	32,418.38		
402-11-000-84	Claim on Cash TIRZ	(81,267.42)		
			(48,849.04)	
	TOTAL ASSETS			(48,849.04)
LIABILITIES				
EQUITY				
402-31-033-06	Fund balance - TIRZ Fund	800,993.31		
	TOTAL BEGINNING EQUITY	800,993.31		
	TOTAL REVENUE	837.82		
	TOTAL EXPENSES	877,723.94		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(876,886.12)		
	(WILL CLOSE TO FUND BAL.)	27,043.77		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(48,849.04)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			(48,849.04)

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

403-Impact Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
403-11-000-00	Impact Fees Cash	2,595,821.55		
403-11-000-10	HPR Capital Funding	494,461.08		
403-11-000-84	Claim on Cash Impact Fees	(2,650,668.12)		
			439,614.51	
	TOTAL ASSETS			439,614.51
LIABILITIES				
EQUITY				
403-31-033-20	Restricted FB- Street Impact	375,334.51		
	TOTAL BEGINNING EQUITY	375,334.51		
	TOTAL REVENUE	20,733.14		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	20,733.14		
	(WILL CLOSE TO FUND BAL.)	43,546.86		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		439,614.51	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			439,614.51

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

404-Development Fees

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
404-11-000-50	Investment Acct-Park Fees	1,140,298.16		
404-11-000-51	Park Fees Account	100.61		
404-11-000-60	Investment acct-Fire Station	3,083,233.67		
404-11-000-70	Investment Acct-Street Fees	1,867,836.03		
404-11-000-84	Claim on Cash Development Fees	6,313,887.53		
404-11-000-90	Investment Account	1,886.26		
			12,407,242.26	
	TOTAL ASSETS			12,407,242.26
LIABILITIES				
404-21-010-00	Accounts Payable Pooled	39,754.34		
	TOTAL LIABILITIES		39,754.34	
EQUITY				
404-31-033-00	Fund Balance	11,163,523.06		
	TOTAL BEGINNING EQUITY	11,163,523.06		
	TOTAL REVENUE	452,242.23		
	TOTAL EXPENSES	37,037.18		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	415,205.05		
	(WILL CLOSE TO FUND BAL.)	788,759.81		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		12,367,487.92	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			12,407,242.26

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

405-Grant Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
405-11-000-00	Grant Fund Cash	917.59		
405-11-000-84	Claim on Cash Grants	72,432.51		
			73,350.10	
	TOTAL ASSETS			73,350.10
LIABILITIES				
405-21-010-00	Account Payable Pooled	1,680.18		
	TOTAL LIABILITIES		1,680.18	
EQUITY				
405-31-033-04	Fund Balance - Grant Fund	73,343.69		
	TOTAL BEGINNING EQUITY	73,343.69		
	TOTAL REVENUE	6.41		
	TOTAL EXPENSES	1,680.18		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(1,673.77)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		71,669.92	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			73,350.10

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

406-Holding Acct Dev Agreemts

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
406-11-000-84	Claim on Cash Holding	343,172.26		
			343,172.26	
	TOTAL ASSETS			343,172.26
LIABILITIES				
406-21-010-00	Accounts Payable Pooled	16,762.08		
406-23-000-00	Due to Other Funds	368,290.00		
	TOTAL LIABILITIES		385,052.08	
EQUITY				
406-31-033-00	Fund Balance	404,676.33		
	TOTAL BEGINNING EQUITY	404,676.33		
	TOTAL REVENUE	(410,523.12)		
	TOTAL EXPENSES	36,033.03		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(446,556.15)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(41,879.82)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			343,172.26

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

501-Capital Projects Fund

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
501-11-000-55	Vehicle Replacement Fund	258,911.63		
501-11-000-58	Escrow Cash - AHE	251,207.11		
501-11-000-59	Cash - CO 2022 Public Safety	61.77		
501-11-000-61	Cash - CO 2024 Station 2	11,070.63		
501-11-000-62	ABP LLC Cash Escrow	6,456,376.46		
501-11-000-63	HPR Lennar Escrow	1,134,023.51		
501-11-000-64	Cash CO 2025 Govt	45,145,382.18		
501-11-000-84	Claim on Cash Capital Projects	(34,096,864.63)		
501-11-008-38	Cash - Water Bond S16	901.25		
			19,161,069.91	
	TOTAL ASSETS			19,161,069.91
LIABILITIES				
501-21-010-00	Accounts Payable Pooled	1,090,850.00		
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	6,430,232.49		
501-21-021-61	Unearned Revenue - HPR Lennar	1,391,456.68		
501-21-021-65	Unearned Revenue - AHE	251,207.11		
501-21-028-36	Bonds Payable Series 2025 Govt	49,607,300.00		
501-21-028-37	Bond Premium - Series 2025 Gov	1,038,703.39		
	TOTAL LIABILITIES		60,031,131.67	
EQUITY				
501-31-033-03	Restricted FB - Contruction	943,971.38		
	TOTAL BEGINNING EQUITY	943,971.38		
	TOTAL REVENUE	1,062,783.85		
	TOTAL EXPENSES	3,218,437.14		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(2,155,653.29)		
	(WILL CLOSE TO FUND BAL.)	(39,658,379.85)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(40,870,061.76)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			19,161,069.91

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
701-11-000-00	MDD Cash	2,181,481.48		
701-11-000-84	Claim on Cash MDD	(24,503.15)		
701-11-000-90	Investment Account	1,713,460.25		
701-11-013-37	Sales Tax Receivable	203,710.56		
701-12-015-00	Land	1,046,886.75		
701-12-015-10	Buildings and improvements	1,516,887.80		
701-12-017-00	Accumulated Depreciation	(94,025.00)		
			6,543,898.69	
	TOTAL ASSETS			6,543,898.69
LIABILITIES				
701-21-010-00	Accounts Payable Pooled	3,438.63		
701-21-021-10	Accrued Vacation	792.00		
701-21-029-10	Bank Note Payable 2025	1,300,000.00		
	TOTAL LIABILITIES		1,304,230.63	
EQUITY				
701-31-040-10	Fund Balance - MDD	3,712,426.29		
	TOTAL BEGINNING EQUITY	3,712,426.29		
	TOTAL REVENUE	230,762.04		
	TOTAL EXPENSES	103,346.56		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	127,415.48		
	(WILL CLOSE TO FUND BAL.)	1,399,826.29		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		5,239,668.06	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,543,898.69

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

801-Employee Benefit Trust

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
801-11-000-00	Employee Benefit Trust Cash	667,467.30		
801-11-000-84	Claim on Cash EBT	(66,302.77)		
			601,164.53	
	TOTAL ASSETS			601,164.53
LIABILITIES				
801-21-010-13	Accounts Payable	(113,468.76)		
801-23-000-00	Due to other funds	50,000.00		
	TOTAL LIABILITIES		(63,468.76)	
EQUITY				
801-31-033-00	Fund Balance	(36,849.64)		
	TOTAL BEGINNING EQUITY	(36,849.64)		
	TOTAL REVENUE	421,250.51		
	TOTAL EXPENSES	154,960.58		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	266,289.93		
	(WILL CLOSE TO FUND BAL.)	435,193.00		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		664,633.29	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			601,164.53

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Approve the request from Council member(s) identified in the Staff report as an excused absence from the November 20, 2025 Regular City Council meetings.

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

Summary
Randy Jones from the November 20, 2025 meeting

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Approve a Memorandum of Understanding with Aubrey Independent School district for the Fire Academy Program.

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

Summary
This school year we started a collaborative effort with Aubrey ISD to provide a fire academy program in the high school through their CTE program. Off-duty firefighters contract with the school district and provide instruction during a class period each day. The program has been very well received and at this time there are 17 students in the class.
The fire academy is a 2-year program starting in a students junior year. Year one covers firefighter 1 and hazmat awareness material and year 2 covers firefighter 2 and hazmat operations material.
This MOU was missed at the beginning of the program and is a housekeeping item to ensure all bases are covered regarding the administration of the program.

Financial Summary
There is no significant financial impact to the City regarding the fire academy program.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny, table) the MOU with Aubrey ISD for the Fire Academy Program.

Memorandum of Understanding

Aubrey Independent School District

&

Aubrey Fire Department

2025-2026

Statement of Intent:

This Career and Technical Education agreement facilitates the enrollment of students from Aubrey ISD and neighboring districts in the Aubrey Fire Department training academy within the Aubrey Independent School District.

Aubrey Independent School District Equal Opportunity Policy Statement

It is the policy of Aubrey ISD not to discriminate on the basis of race, color, national origin, sex, or handicap in its vocational programs, services, or activities and provides equal access to the Boy Scouts and other designated youth groups as required by Title VI of the Civil Rights Act of 1964, as amended; Title IX of the Education Amendments of 1972; and Section 504 of the Rehabilitation Act of 1973, as amended. For nondiscrimination inquiries, please contact Aubrey ISD at 940-668-0060.

This Memorandum of Understanding (hereinafter "MOU") is made and entered into between Aubrey Independent School District (hereinafter "Aubrey ISD" or "AISD") and the Aubrey Fire Department (hereinafter "Department" or "AFD"), henceforth individually referred to as the "Party," or collectively as the "Parties."

I. **Term**: This MOU shall be valid for one (1) year, starting from the date it is last signed by all Parties. It will remain in effect unless this Agreement is terminated early according to its terms.. This Agreement may be renewed for additional one (1) year terms by AISD by

providing AFD with a written notice of its intent to renew not later than thirty (30) days prior to the expiration of the then current term.

II. **Scope of MOU**: The parties agree to the scope of this MOU as follows:

A. **Purpose**: To allow eligible high school students at AISD to enroll in firefighter courses, culminating in enrolled students earning an opportunity to prepare and take the Texas Commission on Fire Protection (TCFP) firefighter exam. Other certifications students may attempt include Basic Structure Fire Protection and Emergency Medical Technician (EMT) Basic. Courses will be taught primarily at Aubrey High School, except for designated activities that may need to be taught offsite.

B. **Governance**: The Aubrey Fire Academy shall be governed by state and federal laws, rules, and regulations, as well as AISD and AFD rules, regulations, policies, and procedures.

C. **Description of Services**: The Parties shall offer Firefighter (Fire Academy) courses in such sequence as provided in Exhibit A of this MOU attached and incorporated as if fully stated herein.

D. **Conditions of Service**:

1. Parties shall agree on the number of students per class conducted at Aubrey High School.

2. Any misconduct, behavioral problems, and disciplinary measures resulting from violating AISD or AFD policies shall be reported in writing to school administrators. The school principal will determine disciplinary action for violations, and AFD may refuse students with a record of disciplinary issues or in response to a violation occurring during the term of this Agreement.

E. **Responsibilities of the High School**:

1. Adhere to the policies of AISD and AFD that were set forth for the Fire Academy program.

2. Responsible for student disciplinary action.

3. Provide a classroom and space for storage as necessary.

4. Cover the cost of turnouts (PPE) for students who will not fit into a department-provided setup. This also includes the cost of rental for live burn activities since expired turnouts cannot be used for these exercises.

5. Cover the cost of industry-based certifications required to complete the Fire Science program of study.

6. Provide orientations and staff development for AFD trainers involved with the Aubrey Fire Academy.

7. Host a mandatory orientation for enrolled students and their parents in coordination with the AFD.
8. Ensure students meet the guidelines and qualifications to participate in the fire academy per AISD and AFD specifications.

F. **Responsibilities of the Aubrey Fire Department (AFD)**:

1. AFD will provide an instructor or instructors every school day to teach firefighting courses to high school students. A representative must contact Aubrey High School as soon as practicable to allow AISD adequate time to schedule a substitute if all AFD instructors are unavailable.
2. AFD must ensure that all instructors utilized in Aubrey Fire Academy are certified trainers as required by the Texas Commission on Fire Protection (TCFP) and background-checked by Aubrey ISD.
3. AFD shall submit to Aubrey ISD the name and all necessary identifying information of all instructors as necessary to enable Aubrey ISD to obtain the national criminal history information on covered employees, as that term is defined under Texas Education Section 22.08341, before they begin the work. AFD's submission will include the employee's written authorization for Aubrey ISD to obtain such criminal history information. Aubrey ISD may, in its sole discretion, prohibit the use of any employee to perform the work after its review of the criminal history information, but cannot disclose the criminal history information to AFD. Aubrey ISD shall cover the cost of obtaining any criminal history information.
4. Provide a primary teacher of record who will communicate with students, parents, and administration and enter grades into the grade book for students.
5. Responsible for providing the required curriculum and preparing students for the certifications listed in II.A of this Agreement.
6. Provide all necessary equipment at Aubrey High School except for turnouts that need to be rented for live burn exercises or where department turnouts do not fit students. All supplies and equipment provided by the department shall conform to all local, state, and federal laws, rules, and regulations relating to them.
7. Notwithstanding any provision in this MOU, AFD is not obligated to provide any service or perform any obligations where it determines that such service, obligation, or duty may interfere with the department's primary mission to provide fire prevention, emergency medical response, and public education to the citizens of Aubrey, as well as a quick and effective response for fire suppression and disaster management.

8. AFD is not obligated to hire Aubrey Fire Academy students at the program's conclusion. However, AFD will assist qualified candidates in job placement efforts in good faith.

G. **Instructional Calendar**: Fire Academy's instructional calendar will be based on the AISD master calendar. Additional time outside school hours, including Saturdays or summer, must be communicated to AISD and approved before communication with students and parents.

H. **Media and Public Relations**: All media, marketing materials, and public relations regarding Aubrey Fire Academy will be managed according to AISD and AFD protocols and by mutual agreement of all Parties. The list of students who are ineligible for photo publishing is kept by the campus registrar and must be utilized to ensure no student on the list is used in any social media or marketing materials. AISD will provide the list to AFD at the beginning of each instruction term.

I. **Applicable Law**: Each party represents and warrants to the other that it will comply with all applicable state and federal laws, rules, and regulations ("Applicable Laws") that relate to their respective obligations under this MOU. Applicable laws include, but are not limited to, the Family Educational Rights and Privacy Act, and the regulations promulgated thereunder; the Americans with Disabilities Act of 1990, as amended; Section 504 of the Rehabilitation Act of 1973; Title IX of the Education Amendments of 1972, and Texas Public Information Act.

1. **Family Educational Rights and Privacy Act (FERPA), 20 U.S.C. § 1232g**

    a. AFD and AISD acknowledge that each has a legal obligation to maintain the confidentiality and privacy of Student records and information in accordance with FERPA.

    b. The AISD hereby designates the AFD as a "School Official" with "Legitimate Educational Interests" in academic and other data pertaining to students enrolled in Firefighter Courses ("Student Information").

    c. The AFD acknowledges and agrees that for the purposes of this MOU, it will be designated as a "School Official" with "Legitimate Educational Interests" in Student Information.

    d. As a School Official with Legitimate Educational Interests, as the U.S. Department of Education has interpreted those terms under FERPA and its implementing regulations, the AFD agrees to abide by the limitations and requirements imposed by 34 C.F.R. 99.33(a) on School Officials.

    e. Each of the parties represents warrants, and agrees that it will regard all Student Information it receives or in its possession as confidential and that it will not disclose such Student Information, except as permitted or required by this MOU;

required by law, including, without limitation, FERPA; or as otherwise authorized by the AISD, as appropriate, in writing.

f. Parties must destroy any Student information received from the other Party under this MOU when such Student information is no longer needed for the purposes contemplated under this MOU, or in compliance with state retention laws.

2. **Americans with Disabilities Act of 1990, as amended, 42 U.S.C. § 12101 et seq. ("ADA") and Section 504 of the Rehabilitation Act of 1973, 9 U.S.C. § 701 et seq. ("Section 504")**: The parties shall collaborate to provide disability services to students with disabilities in accordance with ADA and Section 504 requirements. A Party shall promptly notify the other upon receipt of a complaint concerning a student or employee participating in an activity provided under this MOU.

3. **Title IX of the Education Amendments of 1972 (Title IX) 20 U.S.C. §§ 1681-1688**: The Parties agree to collaborate to address any complaint of sexual misconduct involving AISD students/employees and/or AFD employees. Each party shall promptly notify the other party upon receipt of a complaint concerning a student or employee participating in an activity provided under this MOU. All AFD employees performing instructor duties and teaching courses contemplated under this MOU must participate in Title IX Compliance training. Nothing herein shall limit AFD's own investigation of complaints related to its employees. Sexual misconduct is any act of sex/gender-based discrimination or harassment, sexual harassment, sexual violence, sexual exploitation, relationship violence, sex/gender-based stalking, or any other conduct that threatens the health and safety of any person based on actual, expressed, or perceived gender identity.

4. **Texas Public Information Act:** The Parties hereto acknowledge that the Texas Public Information Act ("TPIA") applies to each respectively. In the event that a Party receives a valid request from a requestor for copies or examination of information that may be confidential and subject to this Agreement pursuant to TPIA or other applicable law or policy, the receiving Party shall promptly notify the non-receiving Party and shall thereafter prepare and timely file with he Texas Attorney General or other appropriate official such statement, briefs, or other applicable statements in order to seek exemption from disclosure of Confidential Information.

J. **Insurance**: Parties to this MOU shall maintain the following insurance limits:

1. Insurance Requirements for AISD:

a. The AISD shall assure the AFD that students participating in Fire Academy have health insurance and professional liability coverage. The AISD shall furnish the AFD with a certificate of insurance showing proof of professional liability coverage.

2. Insurance requirements for AFD:

a. AFD shall maintain in full force and effect, while this agreement remains effective, an insurance program, having a combination of self-insurance and insurance, evidenced by a certificate of insurance provided to AISD, insuring against claims for bodily injury, property damage, and personal injury. – ADF will maintain appropriate workers' compensation coverage for all employees performing instructor duties.

K. **Limitations of Authority**:

1. No party to this MOU has the authority to act for or on behalf of any other party to the MOU, except as provided in this MOU. No other authority, power, partnership, or rights are granted or implied.

2. This MOU represents the entire agreement by and between the parties and supersedes all previous letters, understandings, or oral agreements between the parties. No Party to this MOU may make, revise, alter, or otherwise diverge from the terms, conditions, and policies, which are subject to this MOU without a written amendment to this MOU. Changes to this MOU are subject to the approval of the AISD and AFD.

3. No party to this MOU may incur any debt, obligation, expense, or liability of any kind against another party to the MOU without the other party's express written approval.

L. **Immunity**: Nothing in this Agreement shall waive or be deemed to waive the respective immunities of Aubrey ISD and AFD.

M. **Indemnification:** To the extent permitted under Texas law and without waiving any defenses including governmental immunity, each party to this MOU agrees to be responsible for its own acts of negligence, which may arise in connection with any and all claims for damages, costs and expenses to persons and property that may arise out of or be occasioned by this MOU or any of its activities or from any act or omission of any employee or invitee of the parties to this MOU. The provisions in this paragraph are solely for the benefit of the parties to this MOU and are not intended to create or grant any rights, contractually or otherwise, to any third party.

III. **Termination**: This MOU may be terminated upon:

A. Written notice by AISD or AFD to the other Party at least ninety (90) days prior to the Date of Termination. If the Date of Termination under this sub-section occurs during the program semester for which students are currently placed, the term of this Agreement will extend to the day after the end of that program semester; or

B. Material breach of this MOU

1. If a party believes that another party has materially breached this MOU, the non-breaching party shall give the breaching party written notice of the alleged breach. The breaching party shall have thirty (30) days to cure the alleged breach from the date it receives written notice. If the breach is not cured, termination is immediate. However, if the breach occurs during the academic term and is not cured during the term, students enrolled in Firefighter Courses under this MOU will be allowed to finish their coursework without penalty.

2. A material breach of this MOU includes but is not limited to, a violation of AISD or AFD policies, a misrepresentation or false statement by one of the parties, or non-performance of a party's duties.

IV. **Notices**: All notices given pursuant to this MOU must be in writing and mailed or delivered via U.S. mail or electronic mail to the respective parties at the addresses shown below unless and until otherwise agreed to in writing by the parties. Any party has the right to designate in writing to the other parties any change of name, change of person, or address to which notices shall be sent.

A. Aubrey ISD
Dr. Shannon Saylor, Superintendent
415 Tisdell Lane
Aubrey, TX 76227
Phone: 940-668-0060
Email: ssaylor@aubreyisd.net

B. Aubrey Fire Department
Chief Eric Schlotter, Fire Chief
200 Sycamore Street
Aubrey, TX 76227
Phone: 940-365-9785
Email: eschlotter@aubreytx.gov

V. **Nondiscrimination**: Parties to this MOU shall not discriminate on the basis of race, color, religion, gender, national origin, age, sex, disability, sexual orientation, gender identity, or gender expression.

VI. **Signatory Clause**: The individuals executing this MOU on behalf of AISD and AFD acknowledge that they are duly authorized to execute this MOU. All parties hereby acknowledge that they have read, understand, and shall comply with the terms and conditions of this MOU and its attachments. This MOU shall not become effective until executed by each party. Therefore, the parties to this MOU shall begin their respective duties only after the last party has signed and dated this MOU.

VII. **Relationship of the Parties**: This Agreement does not and shall not be construed to create a general partnership, or joint venture. AFD and AISD shall be and remain independent entities with respect to the performance of their respective duties and obligations under this Agreement. It is understood that no student or faculty of AISD is an employee or agent of AFD.

VIII. **Governing Law**. The obligation and undertaking of each of the Parties to the Agreement are and shall be performed in Denton County, Texas. The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning the Agreement shall be in Denton County, Texas.

IX. **Assignment.** No Party may assign their interest in the Agreement without the written permission of the other Party.

DULY EXECUTED AS FOLLOWS:

AUBREY ISD SCHOOL DISTRICT

_____ _____

Dr. Shannon Saylor
Superintendent

Date

AUBREY FIRE DEPARTMENT

_____ _____

Chief Eric Schlotter
Aubrey Fire Chief

Date

EXHIBIT A

Aubrey Fire Academy Course Sequence

YEAR 1 11th Grade		YEAR 2 (beginning 2026-27) 12th Grade	
Course	Hrs/Credits	Course	Hrs/Credits
Firefighter I 13029900	258/2	Firefighter II 1303000	387/3
		Certification(s): TCFP Basic Structural Firefighter Emergency Medical Technician (EMT)	

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Approve Ordinance No. 943-25 approving an amendment to Chapter 13, "Utilities" of the Code of Ordinances to amend Article 13.02, "Solid Waste and Recycling" to adopt fees reflecting the CPI rate adjustment for Republic Services.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
The City of Aubrey has entered into an Exclusive Franchise Agreement for the Collection, Hauling, and Disposal of Municipal Solid Waste and Recycling, with Republic Services. In this agreement, Section 9, Rate Adjustment, allows for service rate increases by the Dallas, Fort Worth, Arlington Consumer Price Index — Water, Sewer, Trash annually.

Republic Services requested the rolling average CPI of a 5.38% increase. The ordinance adopting this increase was approved at the November 20, 2025, Council Meeting. A scrivener's error was later identified in the extra cart rate and Exhibit A was not included.

This item addresses the necessary revisions needed.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table, or deny) the ordinance.

CITY OF AUBREY, TEXAS
ORDINANCE NO. 943-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, AMENDING CHAPTER 13, "UTILITIES" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY BY AMENDING ARTICLE 13.02, "SOLID WASTE AND RECYCLING", BY REPEALING SECTION 13.02.005, "MONTHLY RATES", IN ITS ENTIRETY AND TO ADOPT A NEW SECTION 13.02.005, "MONTHLY RATES" TO PROVIDE FOR UPDATED SOLID WASTE AND RECYCLING SERVICES RATE INCREASE FOR RESIDENTIAL SOLID WASTE AND RECYCLING COLLECTION SERVICES AND CONTAINERS AND FOR COMMERCIAL SOLID WASTE COLLECTION SERVICES PURSUANT TO THE FRANCHISE AGREEMENT BETWEEN THE CITY AND REPUBLIC SERVICES OF LEWISVILLE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING A SAVINGS AND CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas (the "City") is a home rule municipality in Denton County, created in accordance with provision of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the collection of municipal solid waste and recyclable materials is a governmental function performed for the protection of the public health, safety, and general welfare; and

WHEREAS, in 2023, the City entered into a Franchise Agreement for Solid Waste and Recycling Services for the City of Aubrey, Texas, by and between the City of Aubrey and Allied Waste Systems, Inc. dba Republic Services of Lewisville ("Republic") and the City (the "Franchise Agreement"); and

WHEREAS, in 2024 pursuant to the Franchise Agreement, the City received a request from Republic for a Consumer Price Index (CPI) rate increase for Residential Solid Waste and Recycling Collection Services and Commercial Solid Waste Collection Services and Containers as authorized by the Franchise Agreement (the "Services"); and

WHEREAS, in 2025 pursuant to the Franchise Agreement, the City received a request from Republic for a Consumer Price Index (CPI) rate increase for Residential Solid Waste and Recycling Collection Services and Commercial Solid Waste Collection Services and Containers as authorized by the Franchise Agreement (the "Services"); and

WHEREAS, after consideration of the request and allowing public comments, the City Council reviewed costs and the Franchise Agreement and determined the fees proposed herein are not excessive; rather, the fees for Services are determined to be reasonable and necessary and in accordance with the rate of change in inflation over time;

and

WHEREAS, because the rate increase impacts all the fees for all Services provided by Republic pursuant to the Franchise Agreement, the City Council finds that it is in the public interest and necessary to repeal Article 13.002.05 and to adopt a new Article 13.02.005 to increase rates in accordance with the Franchise Agreement as provided below;

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

Section 1. Findings Incorporated. The recitals set forth above are legislative findings of the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Amendment.

2.01 Chapter 13, "Utilities" Article 13.02, "Solid Waste and Recycling", Section 13.02.005, "Monthly Rates", of the Code of Ordinances of the City of Aubrey, Texas, is hereby repealed in its entirety and a new Section 13.02.005, "Monthly Rates", of Article 13.02 of Chapter 13 of the Code of Ordinances is hereby adopted to be and read in its entirety as follows, and all provisions of Article 13.02 not herein expressly repealed or amended hereby to remain in full force and effect:

"Article 13.02 Solid Waste and Recycling

Section 13.02.005 Monthly rates.

The following monthly rates are hereby established by the City Council for solid waste and recycling collection services provided to residential and commercial customers as set out below:

(1) Residential unit services.

(A) The rate for solid waste and recycling collection services provided to each residential unit, shall be $12.15 per month for trash collection once per week, and $4.43 per month for recycling collection once per week.

(B) The rates for each residential unit that has a head of household aged 65 years old or older and/or handicapped residential unit, shall be $11.10 per month for trash collection once per week and $3.89 per month for recycling collection once per week.

(C) The rate for residential unit bulk pickup and/or extra trash collection services is $0.39 per month for collection every week.

(D) The rate for the annual household hazardous waste, electronic waste and shredding event service collection is $0.72.

(E) These rates apply to all residential units that are located within the city's corporate limits and billed by the city for solid waste and recycling services. The stated rates above do not include the applicable state and local sales tax and franchise fee. Franchise fee charges shall be based upon current franchise agreement.

(F) Miscellaneous fees for residential unit services:

(i) Extra trash:

a. Extra 95-gallon trash cart: 7.66 per month.

b. Extra 95-gallon recycle cart: $5.55 per month.

(ii) Special pick up for residential heavy bulk (less than 100 pounds): $122.06 per pickup. Heavy bulk (100 pounds or more): $194.19 per pickup.

(2) Commercial Unit Services. The rates for solid waste and recycling services provided to each commercial unit per month, for each container utilized, are as follows:

(A) Commercial containers.

i. Rates:

	Solid Waste Collections Per week				**Recycling Collections Per Week**
Container Size	**1**	**2**	**3**	**4**	**1**
98 Gallon Cart	$31.06	NA	NA	NA	$13.28
2 cubic yd.	$79.00	$157.99	$238.63	$317.86	$122.30
3 cubic yd.	$114.33	$220.67	$342.99	$457.20	$144.53
4 cubic yd.	$144.44	$270.78	$433.28	$577.32	$162.66
6 cubic yd.	$228.66	$347.57	$565.43	$754.13	$193.29
8 cubic yd.	$288.88	$539.89	$650.19	$865.58	$235.39

ii. Additional Collections. For any collection that the service provider is required to make in excess of the above weekly figures, the City shall charge the following amount per lift per container: $38.84 per cubic yard.

(B) Commercial roll-off rates.

i. Rates:

Roll-off Size	Delivery/Removal	Daily Rate	Haul Rate	Disposal Rate per Ton
20 cubic yd.	$165.33	$5.83	$349.53	$44.38
30 cubic yd.	$165.33	$5.83	$349.53	$44.38
40 cubic yd.	$165.33	$5.83	$349.53	$44.38

ii. The solid waste provider will negotiate agreements with each commercial and residential unit on an individual basis regarding the roll-off services to be provided. The roll-off services, including the applicable franchise tax, will be billed directly to such unit and will be collected by the City of Aubrey. The roll-offs provided must be located within the city in accordance with city ordinances and policies.

(C) Commercial compactors.

i. Rates:

Compactor Size	Delivery	Daily Rate	Haul Rate	Disposal Rate per Ton
30-35 cubic yd.	$150.91	Negotiated	$443.84	$44.38
40 cubic yd.	$150.91	Negotiated	$443.84	$44.38
42 cubic yd.	$150.91	Negotiated	$443.84	$44.38

ii. The solid waste provider will negotiate agreements with each commercial and residential unit on an individual basis regarding the compactor services to be provided. The compactor services, including the applicable franchise tax, will be billed directly to such unit and will be collected by the City of Aubrey. The compactors provided must be located within the city in accordance with city ordinances and policies.

(D) Miscellaneous fees for commercial unit services.

i. Casters: $35.51 per set of four casters per month.
ii. 4” Legs: $12.20 one-time charge.
iii. Locks: $12.20 per lock per lift.
iv. Enclosures/gates: $12.20 per enclosure/lift.
v. Delivery fee for containers: $110.96.
vi. Removal fee for containers: $110.96.
vii. Dry run fee: $166.44
viii. Recycle contamination: $214.10 per occurrence.
ix. Solid waste account deposit: $250.00 applies to solid waste only accounts.

(E) Applicability; sales tax. The foregoing rates apply to all commercial units, or residential units using commercial roll-offs and/or compactors, that are located within the city’s corporate limits and billed by the city for solid waste and recycling services. The stated rates above do not include the applicable state and local sales tax. These rates include franchise fees of 15%.”

Section 3. Savings; Repealer. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Provided; however, that the repeal of such ordinances or parts of such ordinances, and the amendments and changes made by this Ordinance, shall not affect any right, property or claim which was or is vested in the City, or any act done, or right accruing or accrued, or established, or any suit, action or proceeding had or commenced before the time when this Ordinance shall take effect; nor shall said repeals, amendments or changes affect any offense committed, or any penalty or forfeiture incurred, or any suit or prosecution pending at the time when this Ordinance shall take effect under any of the ordinances or sections thereof so repealed, amended or changed; and to that extent and for that purpose the provisions of such ordinances or parts of such ordinances shall be deemed to remain and continue in full force and effect.

Section 4. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Aubrey hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 5. Codification. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance and providing a

printed copy for public review as required by Section 3.16 of the Aubrey Home Rule Charter.

Section 6. Effective Date. Upon its passage, this Ordinance shall become effective on December 1, 2025.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the ___day of _____ 2025.

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia Adams, City Attorney

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Approve the assignment and assumption of the Maylar Development Agreement between DTC Ventures and the City to authorize DTC Ventures, Inc. to assign its interest and obligations in the Development Agreement to GSP Redfearn LLC; and authorizing the Mayor to execute necessary documents.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

DTC Ventures, Inc. is requesting City approval to assign the existing **Maylar Development Agreement** (executed October 24, 2023) to **GSP Redfearn, LLC**. The Assignment and Assumption Agreement transfers all rights and obligations from DTC Ventures to GSP Redfearn, which agrees to fully assume performance of the development commitments.

The document includes standard indemnification provisions, confirms Assignee responsibility from the effective date forward, and provides that the City must consent to the assignment as required under the Development Agreement. Execution by all parties is included.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table, deny) the assignment and assumption of the Maylar Development Agreement.

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT (this "**Assignment**") is made and entered into as of October 31, 2025 (the "**Effective Date**"), by and among **DTC VENTURES, INC.**, a Texas corporation ("**Assignor**") and **GSP REDFEARN, LLC**, a Texas limited liability company ("**Assignee**"). The parties to this Assignment may be referred to individually herein as "**Party**" or collectively herein as the "**Parties**."

RECITALS

A. Assignor, as contributor, and Preston Forrest Development, LLC, a Texas limited liability company, as Investor, are parties to that certain Contribution Agreement dated effective as of October 16, 2025 (as amended or modified, the "**Contribution Agreement**"), pursuant to which Assignor is conveying the Property (defined in the Contribution Agreement) to Assignee.

B. As required by the Contribution Agreement, Assignor desires to assign to Assignee, among other things, all of Assignor's right, title and interest in and to and obligations under that certain Development Agreement dated as of October 24, 2023, executed by and between the City of Aubrey, Texas (the "**City**") and Assignor with respect to the Property (as amended and assigned, the "**Development Agreement**"), and Assignee desires to assume all of Assignor's right, title and interest in and to and obligations under the Development Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto hereby agree as follows:

1. Assignor hereby assigns, conveys, transfers and sets over unto Assignee all of Assignor's right, title and interest in and to and obligations under the Development Agreement together with all rights, privileges, obligations, liabilities, and burdens and subject to the covenants and conditions therein mentioned, to have and hold the same unto Assignee, its successors and assigns. Assignee hereby accepts such assignment and covenants and agrees to perform and abide by each and every covenant, agreement, representation and warranty of Assignor under the Development Agreement and assumes all of Assignor's obligations, liabilities and burdens under the Development Agreement, and agrees to be bound by all of the provisions thereof and to timely perform all of Assignor's obligations thereunder, subject to the terms and conditions of this Assignment.

2. Assignee shall indemnify, hold harmless, and defend Assignor from and against any and all claims, losses, liabilities, damages, costs, and expenses (including without limitation court costs and reasonable attorneys' fees and disbursements) resulting by reason of the failure of Assignee to pay, perform, or discharge any of the debts, duties, or obligations that arise under the Development Agreement on or after the Effective Date hereof, or any other claims related to any of the Development Agreement to the extent arising or accruing on or after the Effective Date hereof.

3. Assignor shall indemnify, hold harmless, and defend Assignee from and against any and all claims, losses, liabilities, damages, costs, and expenses (including without limitation court costs and reasonable attorneys' fees and disbursements) resulting by reason of the failure of Assignor to have paid, performed, or discharged any of the debts, duties, or obligations of Assignor under the Development Agreement prior to the Effective Date hereof.

4. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. The Parties covenant that they will, at any time and from time to time upon written request therefore, at the requesting party's sole expense and without the assumption of any additional liability thereby, execute and deliver to the requesting party, its successors and assigns, any new or confirmatory instruments and take such further acts as the parties may reasonably request to fully evidence the assignment contained herein.

6. This Assignment may be executed in any number of counterparts, each of which may be deemed an original but all of which together shall constitute one and the same instrument. The signature pages of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon, provided such signature pages are attached to any other counterpart identical thereto except having additional signature pages executed by other parties to this Assignment attached thereto. Delivery of an executed counterpart of this Assignment by electronic delivery in portable document format (".pdf"), shall be treated as an original for all purposes.

7. This Assignment shall be governed by and construed in accordance with the laws of the State of Texas.

8. The City hereby consents to this Assignment pursuant to Article 7.1 of the Development Agreement; provided however, that such consent is granted by the City only upon the terms and conditions set forth in this Assignment.

9. Notwithstanding anything to the contrary contained herein, the Parties acknowledge that as of the Effective Date of this Assignment, (a) Assignee does not own fee simple title to the Property, but that Assignor is conveying the Property (defined in the Contribution Agreement) to Assignee pursuant and subject to the express terms and provisions of the Contribution Agreement and (b) this Assignment is expressly conditioned upon Assignee so acquiring fee simple title to the Property from Assignor (the "**Sale Contingency**"). If Assignor or Assignee are unable to satisfy the Sale Contingency on or before the Closing Date (as defined in the Contribution Agreement), then this Assignment shall automatically terminate and the parties shall have no further rights, duties, or obligations hereunder.

[SIGNATURE PAGES FOLLOW AND ARE ATTACHED HERETO.]

IN WITNESS WHEREOF, the Parties have executed this Assignment as of the date set forth above.

ASSIGNOR:

DTC VENTURES, INC.,
a Texas corporation

By: _____
Name: Craig Johnson
Title: President

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of December, 2025, by Craig Johnson, in his capacity as President of DTC VENTURES, INC., a Texas corporation, on behalf of said limited liability company.

BRENDA A. ABLES
My Notary ID # 11846666
Expires January 20, 2028

_____
Notary Public in and for the State of Texas

ASSIGNEE:

GSP REDFEARN, LLC,
a Texas limited liability company

By: PFR Partners LLC
A Texas limited liability company,
Manager

By: _____
Name: Preston D. Landrum
Title: Manager

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 8 day of December, 2025, by Preston D. Landrum, in his capacity as Manager of PFR Partners LLC, a Texas limited liability company, the Manager of GSP REDFEARN, LLC, a Texas limited liability company, on behalf of said limited liability company.

YELENA BRYAN
Notary Public, State of Texas
Comm. Expires 05-27-2029
Notary ID 133126455

_____
Notary Public in and for the State of Texas

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Approve a Development Agreement between Arck Developers, LLC and the City of Aubrey, for the residential and general retail development of an approximate 53.606 acre tract of land generally located at 6411 Knuckles Road, Denton County, within the extraterritorial jurisdiction of the City; and authorizing the Mayor to execute necessary documents.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
On June 26, 2025, City Council approved a Development Agreement with Arck Developers, LLC for the Knuckles Road Property. Subsequent to Council approval, the Developer requested additional changes and did not sign the original agreement. This Agreement has been modified to reflect new terms agreed upon by the Developer and Staff and is being submitted for Council consideration.

The modified terms include:

1. Park land dedication in lieu of dedication fee.
2. Clarification on right-of-way dedications and construction requirements for roadways.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table, or deny) the development agreement.

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Approve an Amended and Restated Interlocal Agreement between the City and Mustang Special Utility District for Billing Services; and authorize the City Manager to finalize and execute necessary documents.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
Mustang Special Utility District provides utility services to certain areas located within their certified service area. The City also provides solid waste services and stormwater management and drainage protection within the same areas.

The City and Mustang entered into a local agreement in 2017 for Mustang to collect City fees on water bills for citizens within these areas and submit to the City. Since 2017, there have been additional areas added to the service area and this amended agreement updates the service area and provides for a streamlined process for future additions.

Once approved, the Agreement will be sent to Mustang for review and execution.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table, deny) the Interlocal Agreement and authorize the City Manager to execute necessary documents.

AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR BILLING SERVICE BETWEEN THE CITY OF AUBREY, TEXAS AND MUSTANG SPECIAL UTILITY DISTRICT

This Amended and Restated Interlocal Agreement for Billing Services (the "Agreement") is made this the between the City of Aubrey, Texas ("City"), 107 S. Main Street, Aubrey, Texas 76227, and Mustang Special Utility District, a special utility district established under the authority of Article XVI, Section 59, of the Texas Constitution, as amended, Chapters 49 and 65 of the Texas Water Code ("Mustang"), with its principal offices at 7985 FM 2931, Aubrey Texas 76227. City and District may also be individually referred to as a "Party" or collectively referred to as "Parties".

RECITALS

WHEREAS, Mustang provides certain utility services to certain areas which are located within Mustang's certificated service areas, within the City's corporate limits, and within the City's extraterritorial jurisdiction (collectively the "Service Area"); and

WHEREAS, the City also provides certain services to those areas such as stormwater management and drainage protection and solid waste/trash pickup services (the "City Services") to property owners within those Service Areas (the "City Customers"), for which it charges or assesses a fee (the "Fees"); and

WHEREAS, the City has entered into development agreements with property owners in the Service Area which require the City to provide City Services to City Customers residing or doing business within the Service Area; and

WHEREAS, the terms of such development agreements require the City to provide solid waste services to property within those developments and obligate property owners within those developments to pay fees for solid waste and to pay a storm management fee; and

WHEREAS, in 2017, the Parties entered into an Interlocal Agreement (the "2017 ILA") wherein Mustang agreed to act as billing agent for the City by including the City fees charged for City Services on Mustang's billing statements, thereby providing City Customers with a consolidated billing statement and streamlining the processes (the "Billing Services"); and

WHEREAS, the 2017 ILA has been amended as additional development has occurred and new customers have been added to the Service Area in order to reflect the ongoing expansion of development and the provision of City Services to customers residing in the Service Area; and

WHEREAS, multiple residential and commercial development projects are currently under construction or planned within the Service Area, and as a result new City Customers are expected to move into the Service Area and City desires to continue receiving Billing Services from Mustang for those new developments; and

WHEREAS, due to the anticipated growth of development in the Service Area, the Parties recognize the need for and desire to establish a streamlined process whereby Mustang may automatically provide Billing Services as new development occurs within the Service Area without the need for additional amendments to the 2017 ILA; and

WHEREAS, the Parties have determined it necessary to adopt this Amended and Restated Interlocal Agreement setting forth new terms pursuant to which Musang will provide Billing Services and City will compensate Mustang for Billing Services and superseding the 2017 Agreement and all prior amendments thereto; and

WHEREAS, the City agrees to timely notify Mustang of new occupancies within the Service Area and to provide all necessary customer and property data to enable accurate billing by Mustang; and

WHEREAS, Mustang agrees to include all new City Customers taking occupancy in the Service Area in its billing system and to collect and remit City Fees collected on behalf of the City for City Services in accordance with the terms of this Agreement and any applicable laws or regulations; and

WHEREAS, the Parties agree that this Agreement shall apply automatically to all future residents and units within the Service Area receiving City Services, unless otherwise agreed in writing; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act ("Act"), Chapter 791 of the Texas Government Code, as amended; and

WHEREAS, both Parties are units of local government that have the statutory authority under the Act to perform the services set forth in this Agreement, the Parties agree that payments made by City for services rendered by Mustang fairly compensate Mustang for the services provided hereunder, and each Party further represents that all costs and payments hereunder will be paid from current revenues legally available to the paying Party;

NOW THEREFORE in consideration of the foregoing recitals, each of which are incorporated herein, the mutual agreements and covenants hereinafter contained and other and valuable consideration, the receipt and adequacy of which is hereby mutually acknowledged, the Parties hereby agree as follows:

ARTICLE 1
DEFINITIONS

Billing Services means any and all services necessary for the collection of City Fees from City Customers for City Services and the remittance of City Fees to City, including without limitation, the inclusion of City Fees for City Services on the utility bills generated by Mustang for the collection of water and wastewater fees from City Customers within the Services Area, the mailing or other delivery of the utility bills, the collection of the City Fees, and the remittance of the City Fees to City in accordance with the terms of this Agreement.

Billing Services Fee means three percent (3%) of the amount of all City Fees, excluding applicable sales tax, collected by Mustang on behalf of the City pursuant to this Agreement for all accounts or connections of City Customers.

City Customer(s) means person(s) residing within and/or businesses located within the corporate limits of the City to which the City provides City Services and/or person(s) residing within and/or businesses located within the extraterritorial jurisdiction of the City to which the City provides City Services pursuant to a written agreement, including a development agreement or an interlocal agreement. This term includes City Customers for which accounts are in place on the Effective Date of this Agreement and City Customers added after the Effective Date of this Agreement pursuant to for which notice has been provided by City to Mustang pursuant to **Section 2. 3** of this Agreement.

City Fees means all fees and charges adopted and assessed by City to residents located within the Service Area for City Services pursuant to ordinance or written agreement whether such fees and charges are in effect on the date that this Agreement is executed or at a future date, including without limitation, fees assessed for solid waste services, stormwater management and drainage fees, and Public Safety Fees.

City Services means all government services that City provides directly to or causes to be provided to City Customers located within the Service Area, including stormwater management and drainage protection, solid waste/trash pickup/recycling services, and police, fire and emergency medical services for which a Public Safety Fee is assessed by City.

Mustang Customer(s) means person(s) residing within the area for which Mustang holds and certificate of convenience and necessity and to whom Mustang is providing utility services.

Mustang Fees means all fees and charges adopted and assessed by Mustang to Mustang Customers.

Public Safety Fee(s) means fees for City police, fire, and emergency medical services assessed within the Service Area and collected pursuant to a development agreement between the City and the developer of the subdivision.

Service Area means the geographic area in which Mustang holds the certificate of convenience and necessity to provide and does provide water utility services to persons residing within such geographic area which includes land located within the City's corporate limits and within the City's extraterritorial jurisdiction.

Summary Billing Statement or **Statement** means the utility bill sent by Mustang to City Customer(s) that includes all City Fees and Mustang Fees due from City Customer(s).

Article 2
PARTY OBLIGATIONS

2.1 Mustang Billing Services Obligations. Mustang agrees to provide Billing Services to City Customers for City Services on a monthly basis during the Term of this Agreement. Within thirty (30) days of the date of City's written notice to Mustang pursuant to **Section 2.3, "City Obligations"** of this Agreement, Mustang agrees that it will provide Billing Services to those City Customers for which City requests Billing Services during the Term of this Agreement, and the Parties agree that the terms of this Agreement shall automatically extend to newly added City Customers with no additional amendment to this Agreement required. Mustang agrees to take all actions necessary to provide Billing Services to City Customers on behalf of the City in accordance with this Agreement and those standard operating procedures that Mustang utilizes to bill and collect payments from Mustang Customers. Mustang agrees to keep City Customer information confidential in accordance with applicable law. Mustang further understands and agrees that City Fees collected pursuant to this Agreement, less the Billing Services Fee due to Mustang hereunder, are public funds that are the sole property of the City during the Term of this Agreement and after termination of this Agreement.

2.2 Mustang Summary Billing Statement, Billing Cycle, and Reports. Mustang will render one Summary Billing Statement for each City Customer each month which shall include all City Fees. Mustang shall prepare and mail the Summary Billing Statement for City Customers on or about the first day of each month. The due date for City Customers payment of City Fees on a Statement shall be fifteen (15) days after the date of mailing of the Statement, and all City Fees not paid within such fifteen (15) day period shall be delinquent. Mustang agrees to utilize the same collection procedures for delinquent City Customer accounts that it utilizes for delinquent accounts of Mustang Customers. Mustang shall comply with all applicable statutory or regulatory requirements when providing the Billing Services pursuant to this Agreement. Additionally, on or before the fifteenth (15^{th}) day of each month, Mustang will provide City a monthly report of the accounts of the City Customers billed and City Fees collected by Mustang during the preceding month. The report shall provide details of the associated City Customer accounts.

2.3 City Notice and Payment Obligations. As additional residential and commercial developments are constructed or otherwise included within the Service Area, the City shall provide thirty (30) days written notice of such addition to Mustang identifying such new developments and specifying the applicable City Fees to be charged to the City Customers located therein, as applicable. Mustang shall apply those City Fees as specified by the City to those City Customers and shall provide Billing Services upon commencement of City Services by City Customers, without the necessity of a formal amendment to this Agreement. The City's notification of applicable City Fees shall be deemed incorporated herein by reference and shall be binding upon Mustang as if fully set forth in this Agreement. Billing Services Fees assessed to City Customers pursuant to **Article 4** of this Agreement shall be retained by Mustang in consideration for providing Billing Services pursuant to this Agreement. Mustang shall be entitled to deduct the Billing Services Fees prior to remittance of City Fees to City.

ARTICLE 3

APPLICATION OF PAYMENTS; COLLECTIONS; BILLING

3.1 Delinquent Accounts/City Fees. City Fees will be considered delinquent if not received by Mustang on or before the due date specified in **Section 2.2**. If the City establishes a late fee or other type of City Fee, and provides notice of such fee to Mustang, Mustang agrees to include such fee(s) with the next Summary Billing Statement. By approving and executing this Agreement, the City agrees to adopt the same procedures for termination of delinquent accounts as set out in the most current Mustang rate order and applicable tariffs. Mustang agrees to process any delinquent City Customer accounts in the same manner as Mustang processes Mustang Customer accounts including, but not limited to, the assessment of late fees, disconnection of service, and other remedies.

3.2 Partial Payments. Mustang may accept partial payments from City Customers; however, all such partial payments paid towards a Summary Billing Statement containing City Fees and Mustang Fees shall be applied on a pro rata basis to the City Fees due and to the Mustang Fees due, unless the City Customer making such payment specifies in writing the allocation of the partial payment.

3.3 Past Due Balances and Overpayments. Payments made to accounts of City Customers for which there is a past due balance from a Summary Billing Statement shall be applied first to the arrearage balances on such Summary Billing Statements, and second shall be applied on a pro rata basis to the City Fees due and to the Mustang Fees due. Overpayments shall be credited to a master account and applied to the next billing cycle on a pro rata to the City Fees due and to the Mustang Fees due,

3.4 Service Applications/Deposits. Applications for service shall be filed with the City. Any Deposits required by the City shall be collected by the City. Mustang will not be entitled to receive any portion of any forfeited deposits for storm management and/or solid waste/trash pickup services.

3.5. Billing Errors. Mustang shall make adjustments as necessary to correct billing errors on City Customer accounts, and such corrections shall be reflected in the Summary Billing Statement for the following month.

ARTICLE 4
SUMMARY BILLING SERVICE FEE

As consideration for the Billing Services rendered by Mustang to the City pursuant to this Agreement, the City agrees that Mustang shall be entitled to payment in the amount of three percent (3%) of all City Fees, excluding applicable sales tax, collected by Mustang on behalf of the City for all City Customer accounts or connections each month, (the "Service Charge"). Mustang shall be entitled to deduct such Service Charge from the amount collected from City Customers for City Fees, and shall remit the balance to the City of Aubrey, 107 S Main Street, Aubrey, Texas, 76227 within thirty (30) days of the end of each monthly billing cycle. Payment to City shall be made by wire or ACH transfer as agreed upon by the Parties.

ARTICLE 5
CHANGES IN RATES/INCLUSION OF ADDITIONAL CITY FEES

The City shall give Mustang notice of change in City Fees at least thirty (30) days prior to effective date of such change. Within ten (10) calendar days of receipt of such written notice from City, Mustang agrees to provide confirmation to City that it will incorporate the changes in City Fees with such changes to become effective upon the commencement of the next billing cycle following the date of City's notice. Mustang agrees to implement procedures for collecting any change in City Fees on the effective date for such change. The City may request, in writing, that Mustang provide Billing Services for additional City Fees other than the City's **storm management and drainage protection fee** and the City's solid waste/trash pickup services fees on the Summary Billing Statements to City Customers. Should Mustang, in its sole discretion, decide to bill for those additional fees, such fees shall be subject to the terms of this Agreement and no amendment of the Agreement will be necessary to include such fees within the scope of this Agreement.

ARTICLE 6
TERM/ TERMINATION OF AGREEMENT

This Agreement shall become effective on **February 1, 2026** and shall continue in effect for a period of five (5) years unless terminated earlier by either Party as provided herein (the "Initial Term"). The Initial Term of this Agreement shall automatically renew for five (5) additional terms of five (5) years each unless terminated earlier by either Party as provided herein (the "Renewal Term(s)"). The Initial Term and Renewal Term are individually and collectively referred to herein as "Term". Either Party hereto may terminate this Agreement for any reason upon ninety (90) days written notification to the other Party during any Term of this Agreement. Upon the effective date of termination, the Parties agree that the accounts of City Customers shall revert to the City, and likewise Mustang Customers shall be retained by Mustang. Prior to the effective date of any termination, Mustang agrees to coordinate with City and to take such actions as necessary to transition the Billing Services provided for City Customers and the account information of City Customers to City or its designated third party billing vendor and to ensure that all amounts collected by Mustang from City Customers are remitted to City, including amounts remitted after the effective date of termination of this Agreement.

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Entire Agreement/Amendments/Modifications. 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. Except as expressly provided herein, this Agreement shall not be modified or amended except in writing signed by the Parties .

7.2 Representations. By execution of this Agreement, each Party represents to the other that:

(1) In performing its duties and obligations hereunder, it will be carrying out one or more governmental functions or services which it is authorized to perform;

(2) The undersigned officer or agent of the Party has been properly authorized by that Party's respective governing body to execute this Agreement and that any actions or resolutions necessary to extend such authority have been duly passed and are now in effect;

(3) All payments required or permitted to be made by a Party will be made from current revenues available to the paying Party; and

(4) All payments provided to be made hereunder by one Party to the other are intended to and do fairly compensate the other Party for the services or functions performed hereunder.

7.3 Notices. Any notice and/or statement required and permitted to be delivered under this Agreement shall be sent by depositing same in the United States Mail, certified, return receipt requested, postage prepaid, or sent by overnight courier, or hand-delivered, addressed to the appropriate Party at the addresses set forth in the preamble to this Agreement. Notice shall be effective five (5) days after deposit in the United States Mail or effective immediately upon personal delivery via courier or hand delivery.

7.4 No Waiver of Immunity. The City and Mustang agree that neither Party waives any sovereign or governmental immunity available to either the City or Mustang under Texas law and neither waives any available defenses under Texas law. Nothing in this Agreement shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities. This Agreement is not intended to extend the liability of the Parties beyond that provided by law. Neither the District nor City waives any immunity or defense that would otherwise be available to it against claims by third parties.

7.5 Assignment; Third-Party Beneficiaries. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, and assigns as allowed herein, as of the Effective Date, even if later executed. This Agreement may not be assigned by either Party without the other's consent, which consent shall not be unreasonably denied, withheld or conditioned. 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.

7.6. **Applicable Law/Venue**. This Agreement is made and shall be construed in accordance with the laws of the State of Texas. The Parties agree that Denton County, Texas, is the place of performance of this Agreement. Exclusive venue for any legal proceeding related to this Agreement shall lie in a court of competent jurisdiction in Denton County, Texas.

7.7. Independent Parties. The City and Mustang agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence and deeds, and for those of its agents or employees, except as expressly set forth to

the contrary in this Agreement. This Agreement does not and shall not be construed to entitle either Party or any of their respective employees, if applicable, to any benefit, privilege or other amenities of employment applicable to the other Party. The City understands and agrees that the City, its employees, servants, agents, and representatives shall not represent themselves to be employees, servants, agents, and/or representatives of Mustang. Mustang understands and agrees that the Mustang, its employees, servants, agents, and representatives shall not represent themselves to be employees, servants, agents, and/or representatives of the City.

7.8 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 obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure, the party claiming the right to 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. The term "force majeure" shall include events or circumstances that are not within the reasonable control of the Party whose performance is suspended, and that could not have been avoided by such Party with the exercise of good faith, due diligence and reasonable care.

7.9. 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, 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.

7.10 Nonwaiver. No course of conduct on the part of the City or Mustang nor any failure or delay by the City or Mustang with respect to exercising any right, power or privilege pursuant to this Agreement will operate to be construed as a waiver thereof.

7.11 Interpretation. The Parties acknowledge that each of them 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 or against any Party, regardless of which Party originally drafted the provision.

City of Aubrey, Texas

_____
Chris Rich, Mayor
Date: _____

DRAFT

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia Adams, City Attorney

Mustang Special Utility District

By: _____
_____, President
Date: _____

ATTEST:

By: _____
_____,Secretary

APPROVED AS TO FORM:

_____
_____, Attorney for Mustang

DRAFT

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Approve Ordinance No. 944-25 amending Ordinance No. 781-23 and Ordinance No. 869-24 approving the Second Amendment to the Solid Waste and Recycling Franchise Agreement between the City and Republic Services of Lewisville to adjust rates based upon the CPI adjustment provided in the Agreement and to amend contractual terms related to CPI calculations; and authorize the Mayor to execute necessary documents.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
This Ordinance amends Ordinance No. 781-24 and Ordinance No. 869-24 and approves the Second Amendment to the Solid Waste and Recycling Franchise Agreement with Republic Services. The Franchise Agreement has been amended to reflect service rates increased as a result of the CPI adjustment authorized in the Agreement and discussed at the November, 2025 Council meeting and clarifies the language regarding timing and calculation of the CPI increase.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table or deny) the ordinance.

ORDINANCE NO. 944-25

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS AMENDING ORDINANCE NOS. 781-23 AND 869-24 APPROVING THE AMENDMENTS OF THE FRANCHISE AGREEMENT BETWEEN THE CITY AND REPUBLIC SERVICES OF LEWISVILLE TO INCREASE VARIOUS RESIDENTIAL SOLID WASTE COLLECTION AND RECYCLING RATES, INCLUDING RATES FOR CONTAINERS, TO INCREASE VARIOUS COMMERCIAL SOLID WASTE COLLECTION RATES, INCLUDING RATES FOR CONTAINERS AND PROVIDING FOR A CHANGE IN BULK WASTE PICKUP FREQUENCY AND ADJUSTMENT BASED ON CONSUMER PRICE INDEX; PROVIDING FOR THE INCORPORATION OF PREMISES; APPROVING THE TERMS OF THE FIRST AMENDMENT; PROVIDING FOR THE AMENDMENT OF COLLECTION RATES AND FREQUENCY OF BULK WASTE PICKUPS; PROVIDING FOR THE INCORPORATION OF PREMISES; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Aubrey, Texas (the "City"), is a Home Rule municipality located in Denton County, created in accordance with provision of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the collection of municipal solid waste and recyclable materials is a governmental function performed for the protection of the public health, safety, and general welfare; and

WHEREAS, the City, through the City Council and pursuant state law, is authorized to enter into a contract with an independent contractor to provide exclusive solid waste and recyclable material collection services to the residents of the City of Aubrey; and

WHEREAS, in 2023 City of Aubrey and Republic Services of Lewisville ("Republic") entered into an Exclusive Franchise Agreement for the Collection, Hauling and Disposal of Municipal Solid Waste Recycling in the City of Aubrey, Texas, Denton County, State of Texas (the "Franchise Agreement"); and

WHEREAS, on or about July 2024, the City and Contractor entered into a First Amendment to the Franchise Agreement to provide for an increase in fees based upon CPI for the collection of solid waste and to change the frequency for bulk waste pickup by Republic ("First Amendment"); and

WHEREAS, pursuant to the terms thereof, the City and Contractor desire to amend the Franchise Agreement by entering into a Second Amendment to the Exclusive Franchise Agreement for the Collection, Hauling and Disposal of Municipal Solid Waste

Recycling in the City of Aubrey, Texas, Denton County, State of Texas ("Second Amendment") to amend the Franchise Agreement to provide for an increase in fees based upon CPI for the collection of solid waste and to clarify deadlines and process for calculation of the CPI Adjustment; and

WHEREAS, after Council was presented with the request and provided opportunity for public comments, reviewed costs, determined the fees proposed in the Second Amendment are not excessive; rather, the fees are determined to be reasonable and necessary due to the rate of change in inflation during the past year; and

WHEREAS, the City Council has determined that the best interests of the City are served by entering into the Second Amendment as set forth in **Exhibit "A**" and that approval of the Second Amendment (**Exhibit "A"**) is necessary for the continuation of solid waste and recycling collection services by Service Provider and therefore serves the public health, safety and welfare.

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

Section 1. Incorporation of Premises/Ordinance Repealed. The above and foregoing recitals are true and correct and are incorporated herein as findings of fact and made a part of this Ordinance.

Section 2. Amendment. This Ordinance amends Ordinance No. 781-23 and Ordinance No. 869-24 approving the Franchise Agreement and the First Amendment to the Franchise Agreement respectively, and such Ordinances are hereby amended as set forth herein and in the Second Amendment to the Exclusive Franchise Agreement for the Collection, Hauling and Disposal of Municipal Solid Waste Recycling in the City of Aubrey, Texas, Denton County, State of Texas, (the "**Second Amendment**") a copy of which is attached hereto as **Exhibit "A"** and incorporated herein for all purposes. The Second Amendment is hereby approved in form and substance providing for an increase in fees and the Consumer Price Index ("CPI") adjustment for the collection of solid waste and recycling and to clarify timing and rate of CPI Adjustment, as defined therein. All terms of Ordinance No 781-23 and Ordinance No. 869-24, the Franchise Agreement and the First Amendment not expressly amended hereby shall remain in full force and effect. The Second Amendment for public services granted hereby shall be exercised in accordance with the terms of the Franchise Agreement, as amended, and all ordinances of the City.

Section 3. Execution of Agreement. The Mayor or his designee is authorized to execute the Agreement on behalf of the City.

Section 4. Cumulative Repealer. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City and shall not operate to repeal or affect any such other ordinances, except insofar as the provisions thereof are inconsistent or in conflict with the provisions hereof, and to the extent of such conflict, if any, such other ordinances are hereby repealed.

Section 5. **Severability Clause**. It is hereby declared by the City Council 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 6. **Effective Date.** This Ordinance shall take effect upon its passage and approval in accordance with the law; provided however, the Second Amendment shall become effective on December 15, 2025.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 18th day of December 2025.

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

EXHIBIT "A"

FIRST AMENDMENT TO EXCLUSIVE FRANCHISE AGREEMENT FOR THE COLLECTION, HAULING AND DISPOSAL OF MUNICIPAL SOLID WASTE AND RECYCLING IN THE CITY OF AUBREY, TEXAS, DENTON COUNTY, STATE OF TEXAS
(REPUBLIC SERVICES OF LEWISVILLE)
(Second Amendment Effective December 1, 2025)

SECOND AMENDMENT TO EXCLUSIVE FRANCHISE AGREEMENT FOR THE COLLECTION, HAULING AND DISPOSAL OF MUNICIPAL SOLID WASTE RECYCLING IN THE CITY OF AUBREY, TEXAS, DENTON COUNTY, STATE OF TEXAS

THIS SECOND AMENDMENT (the "Second Amendment") to the Exclusive Franchise Agreement for the Collection, Hauling and Disposal of Municipal Solid Waste Recycling in the City of Aubrey, Texas, Denton County, State of Texas entered into on or about April 3, 2023 ("Franchise Agreement"), is made by and between the City of Aubrey, Texas, a home rule municipal corporation located at 107 S Main Street, Aubrey, Denton County, Texas (hereinafter called "City") and Allied Waste Systems, Inc. DBA Republic Services of Lewisville, a Delaware Corporation, licensed to do business in the State of Texas (hereinafter called "Service Provider").

WHEREAS, The Franchise Agreement provides for a Consumer Price Index ("CPI") increase to rates charged by Service Provider (the "2025 Rate Increase") and Service Provider has requested a change to the frequency for bulk waste pickup; and

WHEREAS, the 2025 Rate Increase is to become effective December 15, 2025, and requires that the Franchise Agreement be amended to show the new rates, and

WHEREAS, the Franchise Agreement sets forth the frequency requirement for bulk pickup; therefore, the Franchise Agreement must be amended; and

WHEREAS, in 2024, the City and Service Provider desire to enter the First Amendment to the Exclusive Franchise Agreement to increase fees for the collection of solid waste and recycling and related costs based upon CPI and to change the frequency in bulk waste pickup; and

WHEREAS, pursuant to the terms of the Agreement providing for an annual CPI increase, the City and Service Provider deem it necessary to enter into this Second Amendment to increase fees for the collection of solid waste and recycling and related costs and to change the frequency in bulk waste pickup; and

WHEREAS, the City Council has determined that the amendment provided herein is necessary and appropriate for compliance with the Agreement; and

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties that the Franchise Agreement is amended as follows and all other provisions of the Franchise Agreement not herein amended to remain in full force and effect:

Section 1. <u>Amendments</u>

1.01. Amendment to Section 8 "Rates and Fees". Section 8 "Rates and Fees" of the Franchise Agreement is hereby modified in its entirety to be and read as follows, and all

other terms and provisions of the Franchise Agreement not expressly modified herein shall remain in full force and effect:

Section 8. RATES AND FEES.

Subject to adjustment, as provided in Section 9 hereof, the rates and fees to be charged and received by the Service Provider are as provided in Appendix A, "Service Pricing – Residential, Non-Resident/Commercial Unit Rates (December 1, 2025)", a copy of which is attached hereto and incorporated herein for all purposes.

1.02 Amendment to Section 9 "Rate Adjustment". The paragraph entitled "Consumer Price Index or CPI Adjustment" of Section 9 "Rate Adjustment" of the Franchise Agreement is hereby modified to be and read in its entirety as follows, and all other paragraphs, terms, and provisions of Section 9 of the Franchise Agreement not expressly modified herein shall remain in full force and effect without amendment:

Section 9. RATE ADJUSTMENT.

Consumer Price Index or CPI Adjustment. CPI shall mean "CPI -Water, Sewer, Trash Index – Dallas, Fort Worth, Arlington." The Service rates provide herein shall be increased annually by the amount of a CPI Adjustment in accordance with this Agreement. The CPI rate utilized for the rate adjustment shall be based upon a rolling twelve (12) month average for the preceding twelve 12-month period. The request for annual CPI Adjustment authorized by this Agreement shall be submitted by Service Provider on or before November 1 of each year, and such CPI rate increase provided herein shall become effective for the billing cycle commencing on December 15th of each year that this Agreement remains in effect.

.

1.03 Amendment to Appendix A "Service Pricing-Residential Units" and Appendix B "Non-Resident/Commercial Unit Rates" as referenced in Section 8 "Rates and Fees" of the Franchise Agreement. Appendix A "Service Pricing-Residential, Non-Resident/Commercial Unit Rates (October 1, 2024)", as referenced in Section 8 "Rates and Fees" of the Franchise Agreement is hereby amended in its entirety so that a new Appendix A "Service Pricing-Residential, Non-Resident/Commercial Unit Rates (December 1, 2025)", a copy of which is attached to this Second Amendment to the Franchise Agreement, is hereby approved and agreed upon by the Service Provider and City, and is incorporated into the Franchise Agreement in its entirety as set forth on the attached Appendix A "Service Pricing – Residential, Non-Resident/Commercial Unit Rates (December 1, 2025)".

1.04 Amendment to Section 38 "Miscellaneous Provisions", Subsection H "Agreement Documents/Conflict." Section H "Agreement Documents/Conflict" of Section 38, "Miscellaneous Provisions" of the Franchise Agreement is hereby modified in its entirety to be and read as follows, and all paragraphs, terms, and provisions of Section 38 and of the Franchise Agreement not expressly modified herein shall remain in full force

and effect:

Section 38. MISCELLANEOUS PROVISIONS.

H. Agreement Documents/Conflict. Each of the following listed documents which are attached hereto are incorporated herein and form a part of the contractual obligations of the Parties hereto. In the event of a conflict between a term or provision of the Second Amendment, this Agreement and the Agreement Documents attached as Appendices and Exhibits, this Agreement as modified by the Second Amendment shall control; however, priority of interpretation between Appendices and Exhibits shall be given in the order that the documents are listed below:

Appendix "A": "Service Pricing – Residential, Non-Resident/Commercial Unit Rates (December 1, 2025)".
Appendix "B": Intentionally deleted
Appendix "C": Sustainability Report
Exhibit "A": Completed Certificate of Interested Parties Form 1295
Exhibit "B": Completed Conflict of Interest Questionnaire
Exhibit "C": Bond Documents (All required by this Agreement)
Exhibit "D": Certificate/Proof of Insurance
Exhibit "E": City's Invitation for Bid/Request for Proposal for the Work
Exhibit "F": Service Provider's Bid Submittal

Section 2. <u>Effective Date</u>

This Second Amendment shall be effective as of the date listed below and the modifications set forth herein shall become effective on December 1, 2025, and shall remain in effect according to the same terms provided for in the Franchise Agreement.

Executed this the _____ day of _____ 2025.

CITY OF AUBREY, TEXAS

_____
Chris Rich, Mayor

ATTEST:

_____
Jennifer Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia Adams, City Attorney

Executed this the _____ day of _____ 2025.

CONTRACTOR

_____
Craig Mikolajchak, General Manager

THE STATE OF TEXAS §

THE COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared: Craig Mikolajchak, General Manager of the corporation known as Allied Waste Systems, Inc DBA Republic Services of Lewisville, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said corporation, that he or she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation and that he or she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Executed on this the _____ day of _____, 2025.

_____
Notary Public

Commission Expires: _____

Appendix A
Service Pricing – Residential, Non-Resident/Commercial Unit Rates
(December 2025)

Republic Services of Lewisville
FRANCHISED CITY RATES

AUBREY

COMMERCIAL FRONT-LOAD RATES
PICKUPS PER WEEK

SIZE	TYPE	1 X	2 X	3 X	4 X	5 X	6 X	EXTRA PU
95 GAL. CART		$31.06	N/A	N/A	N/A	N/A	N/A	N/A
(2) 95 GAL. CARTS		$62.13	N/A	N/A	N/A	N/A	N/A	N/A
2	YD*	$79.00	$157.99	$238.63	$317.86	N/A	N/A	$38.84
3	YD*	$114.33	$220.67	$342.99	$457.20	N/A	N/A	$38.84
4	YD*	$144.44	$270.78	$433.28	$577.32	N/A	N/A	$38.84
6	YD*	$228.66	$347.57	$565.43	$754.13	N/A	N/A	$38.84
8	YD*	$288.88	$539.89	$650.19	$865.58	N/A	N/A	$38.84
*Extra Yardage Fee		$38.84	per yard					
*DELIVERY FEE		$110.96						
*REMOVAL FEE		$110.96						

RECYCLE RATES

SIZE	TYPE	1 X	EXTRA PU
95G cart	EA*	$13.28	N/A
(2) 95G carts	EA*	$26.57	N/A
2	YD*	$122.30	$38.84
3	YD*	$144.53	$38.84
4	YD*	$162.66	$38.84
6	YD*	$193.29	$38.84
8	YD*	$235.39	$38.84

COMMERCIAL ROLLOFF RATES

SIZE		TYPE	DELIVERY / REMOVAL	RENTAL / Day	HAUL RATE	DISPOSAL PER TON
20	YD	Open	$165.33	$5.83	$349.53	$44.38
30	YD	Open	$165.33	$5.83	$349.53	$44.38
40	YD	Open	$165.33	$5.83	$349.53	$44.38
30	YD	Comp	$150.91	NEGO	$443.84	$44.38
35	YD	Comp	$150.91	NEGO	$443.84	$44.38
40	YD	Comp	$150.91	NEGO	$443.84	$44.38
42	YD	Comp	$150.91	NEGO	$443.84	$44.38
*DRY RUN FEE		$166.44				

CASTERS	$35.51	Per Set of 4	
4" Legs	$12.20	1X CHARGE	(SOLDERED ON DUMPSTERS)
GATES	$12.20	PER LIFT	
LOCKS	$12.20	PER LIFT	

	MONTHLY	QRTLY
RESIDENTIAL CURBSIDE:	$12.15	$36.45
RECYCLING CURBSIDE:	$4.43	$13.29
BULK	$0.39	$1.17
HHW	$0.72	$2.16
RESIDENTIAL & RECYCLING CURBSIDE TOTAL:	$17.69	$53.07

	MONTHLY	QRTLY
SR. CITIZEN CURBSIDE TRASH	$11.10	$33.30
SR. CITIZEN CURBSIDE RECYCLE	$3.89	$11.67
EXTRA CART - TRASH	$7.66	$22.98
EXTRA CART - RECYCLE	$5.55	$16.65

	EA CHARGE
SPECIAL BULK RATE FOR RESIDENT (LESS THAN 100 LBS)	$122.06
SPECIAL BULK RATE FOR RESIDENT (100 LBS OR MORE)	$194.19

CAMELOT LANDFILL - DROP-OFF - 1X/MONTH FREE DISPOSAL - MUST PROVIDE DL & RESIDENTIAL INVOICE

EFFECTIVE DATE 10/01/25 - 09/30/26 CITY HALL PHONE # 940-440-8343

CPI - W/S/T

City of Aubrey franchise fee is 15%

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 4B for eighty-six (86) single-family residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located South of E. Blackjack Road, east of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
A preliminary plat application was received on November 12, 2025, for Highpointe Ranch Phase 4B. Highpointe Ranch is a multiphased mixed-use planned development. The property owner is Aubrey Blackjack Partners, LLC. The property is located east of Hwy 377 and north of FM 428. The property is zoned as a Planned Development. This phase contains 65 and 75-foot single-family residential lots.

The preliminary plat was reviewed to evaluate compliance with the City of Aubrey's Subdivision Ordinance, Development Standards, and the Preliminary Plat Checklist. The plat is in general compliance with the development agreement checklist and the subdivision ordinance. At the time of this report, one minor item was identified that requires revision and a conditional approval is recommended to include the following condition:

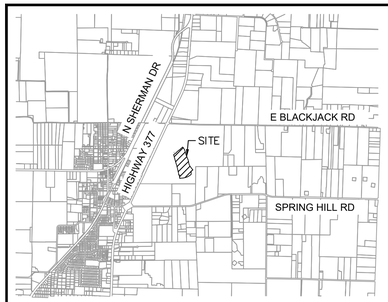
1. **Aubrey Code of Ordinances, Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards, Section 8:** Requires front, side, and rear setback lines on the plat. The setback lines summary table appears inconsistent with the Development Agreement and must be corrected accordingly. (Reference a minimum of 5' side, 20' rear (10' for lots adjacent to park or trail with tubular steel, wrought iron or similar material fencing), and 15' corner lot setbacks).

The Planning and Zoning Commission made a unanimous recommendation at their December 11, 2025, regular meeting for conditional approval of the preliminary plat and the above-mentioned condition was recorded.

Financial Summary
NA

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to recommend (approval, approval with conditions, or deny) the preliminary plat.



VICINITY MAP

SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LOT, LINE AND CURVE TABLES ON PAGE 2

PRELIMINARY PLAT
HIGHPOINTE RANCH PHASE 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 & 39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

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

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
●	RED CAPPED IRON ROD FOUND W/ "KHA"
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE
— — —	BUILDING LINE

LAND USE TABLE :

LAND USE	ACREAGE	LOTS
RESIDENTIAL	18.509	86 LOTS
HOA/OPEN SPACE	3.208	C-88X
HOA/OPEN SPACE	0.134	L-39X
STREET R.O.W.	3.768	-
TOTAL	25.623	88 LOTS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Dec. 2025	063451861	1 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1650
Dallas, Texas 75205
Phone: 214-674-5570
Contact: Chad Vose

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.

DWG NAME: K:\FRI_SURVEY\063930\747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 4B PP.DWG PLOTTED BY: GUNAWAN, SYLVIANA 12/5/2025 12:28 PM LAST SAVED: 12/4/2025 8:23 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK LLC, is 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 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 as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of Highpointe Ranch Phase 1B, an addition to the City of Aubrey, Texas, recorded in Document No. 2025-122, Plat Records, Denton County, Texas, being on the easterly right-of-way line of Derby Lane, a 50 foot wide right-of-way, also being on the northerly line of Highpointe Ranch Phase 1A, an addition to the City of Aubrey, Texas, recorded in Document No. 2024-387, said Plat Records;

THENCE departing the northerly line of said Highpointe Ranch Phase 1A and along the easterly line of said Highpointe Ranch Phase 1B, the following courses and distances:

North 03°37'22" West, a distance of 10.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 05°51'50" West, a distance of 15.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 07°13'03" West, a distance of 104.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 37°46'57" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 82°46'57" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 07°13'03" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 82°46'57" West, a distance of 53.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 07°13'03" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 11°39'38" West, a distance of 118.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 11°44'07" West, a distance of 59.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 12°40'49" West, a distance of 58.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 13°28'00" West, a distance of 58.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 14°10'31" West, a distance of 58.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 14°57'29" West, a distance of 58.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 15°44'48" West, a distance of 57.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 16°16'48" West, a distance of 56.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 16°16'48" West, a distance of 530.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 18°52'48" West, a distance of 22.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" 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 a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost southeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of Highpointe Ranch Phase 1C, an addition to the City of Aubrey, Texas, according to the plat thereof recorded in Document No. 2025-304, said Plat Records;

THENCE along the southerly line of said Highpointe Ranch Phase 1C, the following courses and distances:

South 77°49'37" East, a distance of 12.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

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

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

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

North 49°05'58" East, a distance of 196.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Highpointe Ranch Phase 1C;

THENCE along the westerly line of said Highpointe Ranch Phase 1C and the northerly line of said Highpointe Ranch Phase 1A, the following courses and distances:

South 39°35'23" East, a distance of 103.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 27°19'42" East, a distance of 113.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 16°16'48" East, a distance of 245.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 17°59'04" East, a distance of 70.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°46'24" East, a distance of 69.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 23°14'14" East, a distance of 176.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 16°05'45" East, a distance of 100.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 11°02'25" East, a distance of 84.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 11°34'44" East, a distance of 67.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 17°56'30" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 24°18'32" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 30°40'34" East, a distance of 62.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 37°36'57" East, a distance of 234.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 52°23'03" West, a distance of 115.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 00°10'40" East, a distance of 192.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 55°42'11" West, a distance of 93.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 54°31'20" West, a distance of 25.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 58°44'40" West, a distance of 87.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 64°54'53" West, a distance of 76.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 70°38'40" West, a distance of 76.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 76°22'26" West, a distance of 76.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 81°37'31" West, a distance of 72.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 82°46'57" West, a distance of 197.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 78°28'29" West, a distance of 0.63 feet to the **POINT OF BEGINNING** and containing 25.623 acres (1,116,114 square feet) of land, more or less.

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. 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.
3. 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.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. Easement to terminate automatically upon the recordation of this plat according to Instrument No. 2025-18792 O.R.D.C.T.
7. Based upon Downstream Assessment and Floodplain Study for High Pointe Ranch Phase 1A and Commercial/Collector Road dated July 10, 2023 by Kimley-Horn and Associates, Inc.
8. Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
9. 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.
10. 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.
11. 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.
12. Water service to be provided by the City of Aubrey.
13. Utility Providers:

    Electric & Gas Service: Texas-New Mexico Power
    1479 Justin Rd
    Lewisville, TX 75055
    Phone: (972) 317-5542

    Telephone Service: FisionX, LLC
    1707 Marketplace BLvd, 1st FL
    Irving, TX 75063
    Phone: (305) 462-4176

14. Sanitary Sewer to be provided by the City of Aubrey.
15. 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 loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
16. All utilities and drainage structures are located in the right-of-way except as shown.
17. Block C, Lot 91X and Block L, Lot 39X shall be owned and maintained by the HOA and are to be used for landscaping and drainage purposes.
18. 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 dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
19. Perimeter markers shall be monuments consisting of a two (2) inch diameter aluminum disc and set in accordance with the City's general design standards.

LINE TABLE

NO.	BEARING	LENGTH
L1	N37°46'57"E	14.14'
L2	N82°46'57"E	10.50'
L3	N07°13'03"W	50.00'
L4	N49°05'58"E	37.53'
L5	S77°49'37"E	12.51'
L6	N49°05'58"E	50.86'
L7	N09°23'51"E	15.65'
L8	S85°54'02"E	14.14'
L9	N49°05'58"E	50.00'
L10	N04°05'58"E	14.14'

LINE TABLE

NO.	BEARING	LENGTH
L11	N37°46'57"E	14.14'
L12	S52°13'03"E	14.14'
L13	N05°07'05"E	14.69'
L14	N09°48'05"W	35.74'
L15	N80°24'07"E	25.00'
L16	N40°54'02"W	24.49'
L17	S35°28'40"E	10.03'
L18	N35°28'40"W	12.51'
L19	N03°37'22"W	10.07'
L20	N05°51'50"W	15.35'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	85°56'44"	60.50'	90.75'	N05°21'25"E	82.48'
C2	4°29'37"	1030.00'	80.78'	N51°20'47"E	80.76'
C3	37°37'07"	600.00'	393.94'	N63°58'23"E	386.90'
C4	7°58'14"	300.00'	41.73'	N11°12'10"W	41.70'
C5	27°48'52"	800.00'	388.36'	S23°42'31"E	384.56'
C6	13°26'10"	800.00'	187.60'	N16°31'10"W	187.17'
C7	6°57'27"	800.00'	97.14'	S19°45'31"E	97.08'
C8	24°37'14"	300.00'	128.91'	N28°35'25"W	127.92'
C9	1°05'30"	2309.50'	44.01'	N15°44'03"W	44.01'
C10	14°06'13"	300.17'	73.89'	N23°20'17"W	73.70'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 64	0.200	8,728
BLOCK C LOT 65	0.194	8,450
BLOCK C LOT 66	0.194	8,450
BLOCK C LOT 67	0.201	8,742
BLOCK C LOT 68	0.205	8,923
BLOCK C LOT 69	0.205	8,923
BLOCK C LOT 70	0.205	8,923
BLOCK C LOT 71	0.236	10,277
BLOCK C LOT 72	0.229	9,990
BLOCK C LOT 73	0.231	10,080
BLOCK C LOT 74	0.230	10,008
BLOCK C LOT 75	0.233	10,167
BLOCK C LOT 76	0.238	10,375
BLOCK C LOT 77	0.235	10,254
BLOCK C LOT 78	0.235	10,254
BLOCK C LOT 79	0.234	10,213
BLOCK C LOT 80	0.231	10,079
BLOCK C LOT 81	0.230	10,014
BLOCK C LOT 82	0.228	9,939
BLOCK C LOT 83	0.227	9,876
BLOCK C LOT 84	0.230	10,036
BLOCK C LOT 85	0.226	9,845
BLOCK C LOT 86	0.227	9,876

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 87	0.227	9,876
BLOCK C LOT 88	0.229	9,976
BLOCK C LOT 89	0.244	10,611
BLOCK C LOT 90	0.247	10,753
BLOCK C LOT 91X	3.208	139,752
BLOCK L LOT 3	0.194	8,450
BLOCK L LOT 4	0.245	10,688
BLOCK L LOT 5	0.224	9,755
BLOCK L LOT 6	0.205	8,913
BLOCK L LOT 7	0.199	8,657
BLOCK L LOT 8	0.194	8,456
BLOCK L LOT 9	0.194	8,456
BLOCK L LOT 10	0.194	8,458
BLOCK L LOT 11	0.195	8,479
BLOCK L LOT 12	0.194	8,451
BLOCK L LOT 13	0.194	8,450
BLOCK L LOT 14	0.194	8,450
BLOCK L LOT 15	0.194	8,450
BLOCK L LOT 16	0.194	8,450
BLOCK L LOT 17	0.194	8,450
BLOCK L LOT 18	0.194	8,450
BLOCK L LOT 19	0.194	8,450
BLOCK L LOT 20	0.194	8,450

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK L LOT 39X	0.134	5,838
BLOCK M LOT 1	0.252	10,967
BLOCK M LOT 2	0.210	9,167
BLOCK M LOT 3	0.209	9,116
BLOCK M LOT 4	0.209	9,116
BLOCK M LOT 5	0.253	11,026
BLOCK M LOT 6	0.289	12,604
BLOCK M LOT 7	0.274	11,926
BLOCK M LOT 8	0.244	10,631
BLOCK M LOT 9	0.225	9,813
BLOCK M LOT 10	0.216	9,431
BLOCK M LOT 11	0.217	9,467
BLOCK M LOT 12	0.223	9,715
BLOCK M LOT 13	0.232	10,105
BLOCK M LOT 14	0.237	10,314
BLOCK M LOT 15	0.229	9,969
BLOCK M LOT 16	0.212	9,247
BLOCK M LOT 17	0.204	8,870
BLOCK M LOT 18	0.199	8,687
BLOCK M LOT 19	0.194	8,450
BLOCK M LOT 20	0.194	8,450
BLOCK M LOT 21	0.194	8,450
BLOCK M LOT 22	0.197	8,602

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK M LOT 23	0.330	14,360
BLOCK M LOT 24	0.243	10,572
BLOCK M LOT 25	0.209	9,092
BLOCK M LOT 26	0.194	8,450
BLOCK M LOT 27	0.194	8,450
BLOCK M LOT 28	0.194	8,450
BLOCK M LOT 29	0.194	8,450
BLOCK M LOT 30	0.194	8,450
BLOCK M LOT 31	0.194	8,450
BLOCK M LOT 32	0.194	8,450
BLOCK M LOT 33	0.194	8,450
BLOCK M LOT 34	0.194	8,450
BLOCK M LOT 35	0.194	8,460
BLOCK M LOT 36	0.194	8,453
BLOCK M LOT 37	0.198	8,616
BLOCK M LOT 38	0.202	8,783
BLOCK M LOT 39	0.205	8,951
BLOCK M LOT 40	0.209	9,119
BLOCK M LOT 41	0.225	9,807
BOUNDARY	25.622	1,116,114
R.O.W.	3.768	164,135

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.

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

_____
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 _____, 20__.

_____
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

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

PRELIMINARY PLAT

HIGHPOINTE RANCH PHASE 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 & 39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Dec. 2025	063451861	2 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact: Chad Vose

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.

DWG NAME: K:\FRI_SURVEY\063906747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 4B PP.DWG PLOTTED BY: GUNAWAN, SYLVIANA 12/5/2025 12:28 PM LAST SAVED: 12/4/2025 8:25 AM

Plat Application

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur <u>prior</u> to making an application to the City in order to discuss development needs and issues.

Description of Property

Subdivision Name: HIGHPOINTE RANCH PHASE 4B

Total Number of Lots: 88 Total Acreage: 25.623

Property Location: US 377, Aubrey, Tx 76227, north of FM 428

Contact Information

Owner: AUBREY BLACKJACK PARTNERS LLC Phone #: _____

Address: 4514 Cole Ave Ste 1650, Dallas, TX, 75205

Email address: _____

Applicant contact info: Kimley-Horn and Associates, Inc.

Engineer/Surveyor: Kimley-Horn and Associates, Inc. Phone #: 972-335-3580

Email address: thomas.fletcher@Kimley-Horn.com

***See submittal calendar on-line for application submittal dates. ***

<u>FEES</u>

Preliminary Plat – Residential	$500.00	Plus $20.00 per lot
Preliminary Plat – Commercial	$500.00	Plus $25.00 per acre
Final Plat – Residential	$500.00	Plus $20.00 per lot
Final Plat – Commercial	$500.00	Plus $25.00 per acre
Minor Plat	$500.00	
Replat - Residential	$250.00	Plus $20.00 per lot
Replat - Commercial	$600.00	Plus $25.00 per acre
Amended Plat	$250.00	
Plat Vacation	$250.00	Plus $20.00 per lot
Plat filing (County recording)	$200.00	
Legal notices (published)	$100.00	Plus actual expenses
Professional fees for review of land use related permits as prepared by City's consultants (ex: Engineer, Planner, Attorney)	*see Special Fees section of ordinance	*Requires deposit, and fee assessed to cover reasonable and necessary expenses in review of development related permits

The Texas Local Government Code generally requires that the municipal authority responsible for approving plats is to take action on a plat within 30 days of proper filing. Because thorough plat review, and resubmittal of corrections, generally requires in excess of 30 days, an opportunity to allow for additional review time is available to an owner/applicant. You may contact city staff for information on requesting a time extension and for scheduling your plat. In cases where city staff does not have adequate time for review and corrections to be made, there is a high likelihood that the plat will be forwarded to PZ and CC with a recommendation of denial.

Owner's signature required to authorize plat application submittal: _____

Fees paid: No Fee

- ○ Cash
- ○ Check # _____

Project #: _____

Date: _____

Receipt #: _____

Plat Application Checklist

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre- application discussion or a pre-submittal meeting occur prior to making an application to the City. A complete application, fee, and supplementary materials, in accordance with the City's Subdivision Ordinance, must accompany a plat submittal.

Required for ALL Plats

____Project name in lower right corner
____Application form, fees, electronic copy/pdf
____Utility company letters
____ETJ affidavit or approval by city
____Vicinity map
____Owner's name, address & phone
____Surveyor/Engineer's name, address & phone
____Adjacent properties identified
____Front building lines
____Flood plain statement/boundary
____Lot/Alley dimensions
____Metes & bounds
____Easements (drainage, utility, landscape, etc.)
____Monuments, pins & B.M.'s set
____4 Copies of Plat (folded) for initial review by staff
____Engineer's summary report (Art. 2, Section 1.05 of
____Subdivision Ord. (how does property drain, grading)
____Proof of ownership per Art. 2, Sect. 1.05 Sub. Ord.
____North arrow
____Scale 1" = 200 figure & scale bar
____Size 24" x 36"
____Boundary lines identified
____Lots & blocks, acreage identified
____Required signatures
____Street dimensions
____RPLS certificate
____Match lines
____Street names
____Certified Tax certificate at time of recording

Additional requirements for Preliminary Plats

____Preliminary Drainage/Utility plans
____Street & road interconnect
____Contour lines
____Proposed street names
____Physical features
____Scale 1"= 200', 1"=100'
____Match lines
____Proposed parks, trails, open space

Additional requirements for Re-Plat, Minor Plat, and Final Plats

(see Subdivision Ordinance for complete list of plat documents required):

____Filing documents and recording fees
____2 x 3 recording block
____Co. judge signature block (if in ETJ)
____Street & road interconnect
____Owners certificate
____Deed restrictions

In accordance with Section 212.014 of the Texas Local Government Code, a Public Hearing is required for a re-plat.

*Any required documentation that is missing from the application packet may constitute the application to be rejected and/or determined to be incomplete.

Owner Authorization

Name: Chad Vose

Company Name: Aubrey Blackjack Partners, LLC

Address: 4514 Cole Avenue, Suite 1650 Dallas, Texas 75205

Telephone: 214-674-9570 Email: chadvose@swfed.com

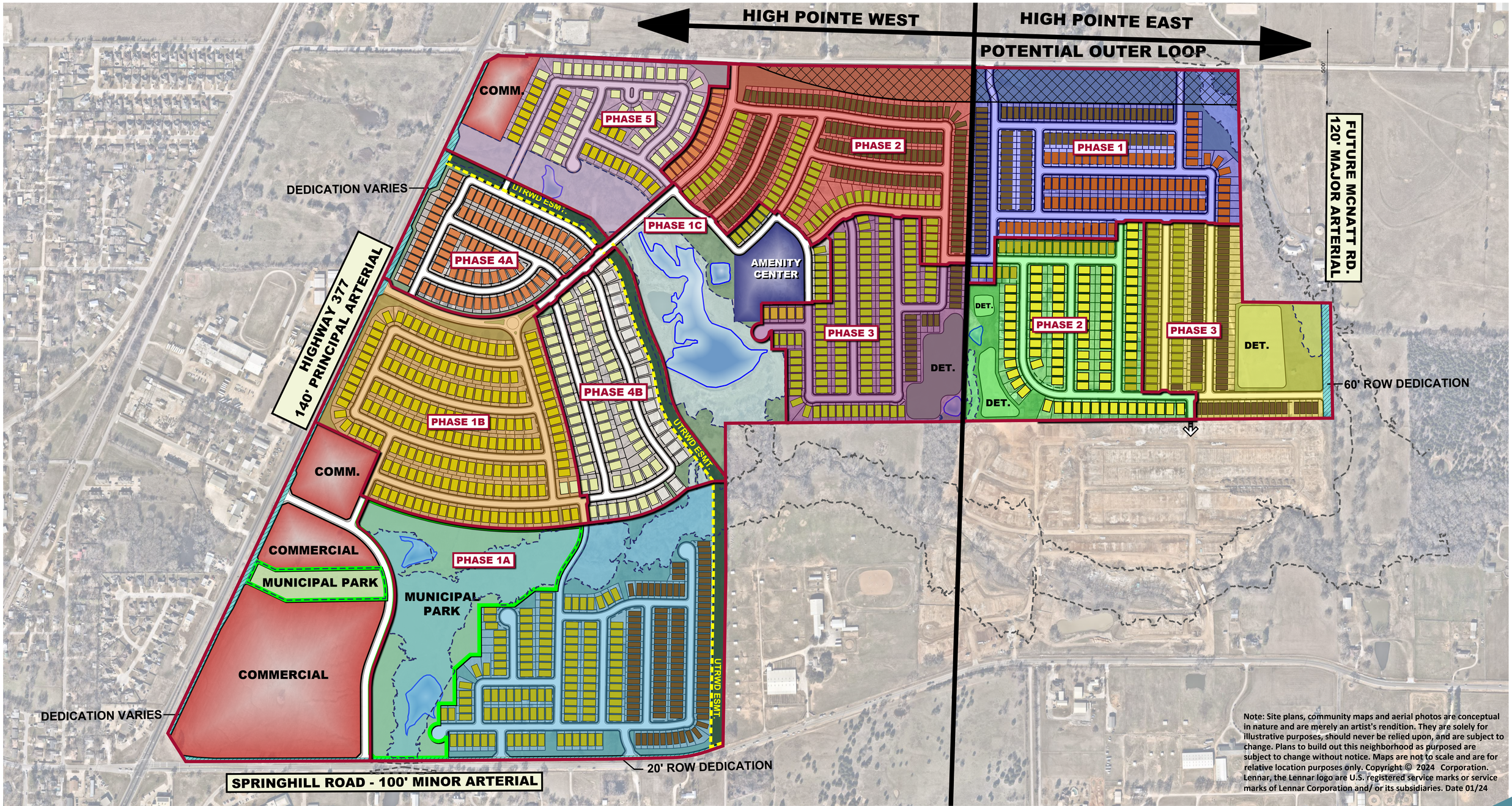
CHECK ONE OF THE FOLLOWING:

☐ I will represent the application myself; or

☑ I hereby designate Thomas Fletcher (name of project representative) to act in the capacity as my agent for the High Pointe Ranch Construction Plans, Drainage Studies, Plats, and any other application necessary for the development of the project. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Aubrey (the "City) is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: _____ Date: 5/22/2023



Highpointe Ranch
Phasing Plan

Aubrey Texas
June 2024

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	81.8	17.9%
Municipal Park	29.9	6.5%
Amenity Center	4.6	0.8%
UTRWD Easement	8.5	1.8%
Total	**460.8**	**100.0%**

Potential Outer Loop (Overlay)

Residential Type				Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
	Cottage	30'x80'	40'x115'	106	-	-			-	-		-		106
	Cottage	30'x75'	40'x115'		-	-	149	21	-	-	98	-	73	341
	Cottage	40'x75'	50'x120'	-	-	-	-	-	-	-	91	-	-	91
	Watermill	40'x80'	50'x120'	119	-				-	-				119
	Watermill	40'x75'	50'x120'		-	13	57	119	-	-	3	22	44	258
	Watermill	45'x75'	55'x130'	-	-	-	-	5	-	-	-	-	-	5
	Watermill	50'x75'	60'x130'	-	-	-	-	-	-	-	-	92	-	92
	Classic	40'x75'	50'x120'	-	-	-	13	-	86	-	-	-	-	99
	Classic	45'x75'	55'x130'	-	182		-	-	-	28	-	-	-	210
	Classic	50'x75'	65'x130'	-	2		-	-	66	43	-	-	-	111
	Classic	60'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots				**225**	**184**	**13**	**219**	**145**	**172**	**71**	**192**	**114**	**117**	**1452**

GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

DWG NAME K:\FRI_CIVIL\063451861-HIGH POINTE RANCH\CAD\EXHIBITS\PLANSHEETS\PHASING PLAN 20240617.DWG
LAST SAVED 6/18/2024 1:11 PM

Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as purposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2024 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/ or its subsidiaries. Date 01/24

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on a Final Plat for Highpointe Ranch Phase 4B for eighty-six (86) residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, East of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
A final plat application was received on November 12, 2025, for Highpointe Ranch Phase 4B. Highpointe Ranch is a multiphased mixed-use planned development. The property owner is Aubrey Blackjack Partners, LLC. The property is located east of Hwy 377 and north of FM 428. The property is zoned as a Planned Development. This phase contains 65 and 75-foot single-family residential lots.

The final plat was reviewed to evaluate compliance with the City of Aubrey's Subdivision Ordinance, Development Standards, and the Final Plat Checklist. The plat is in general compliance with the development agreement, checklist and the subdivision ordinance. At the time of this report, one minor item was identified that requires revision and a conditional approval is recommended to include the following condition:

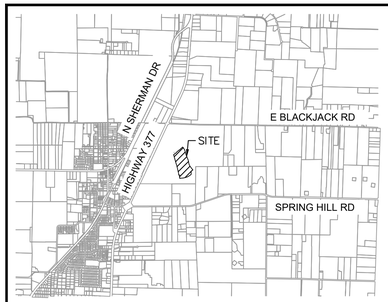
1. **Aubrey Code of Ordinances, Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards, Section 8:** Requires front, side, and rear setback lines on the plat. The setback lines summary table appears inconsistent with the Development Agreement and must be corrected accordingly. (Reference a minimum of 5' side, 20' rear (10' for lots adjacent to park or trail with tubular steel, wrought iron or similar material fencing), and 15' corner lot setbacks).

The Planning and Zoning Commission made a unanimous recommendation at their December 11, 2025, regular meeting for conditional approval of the final plat and the above-mentioned condition was recorded.

Financial Summary
NA

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to recommend (approval, approval with conditions, or deny) the final plat.



VICINITY MAP

SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LOT, LINE AND CURVE TABLES ON PAGE 2

F. TREVINO SURVEY
ABSTRACT NO. 1243

VANNER LANE
COLT LANE
CAVALETTI LANE
DERBY LANE
JOCKEY LANE
BRONCO LANE
WITHERS LANE
REMUDA LANE

63X-HOA
LOT 61X BLOCK C
LOT 91X BLOCK C
LOT 60X BLOCK C
BLOCK M
BLOCK L
BLOCK AL
BLOCK AN

HIGHPOINTE RANCH PHASE 1C DOC. NO. 2025-304 P.R.D.C.T.
HIGHPOINTE RANCH PHASE 1A DOC. NO. 2024-387 P.R.D.C.T.
HIGHPOINTE RANCH PHASE 1B DOC. NO. 2025-122 P.R.D.C.T.
HIGHPOINTE RANCH PHASE 4A DOC. NO. _____ P.R.D.C.T.

PROPOSED LIMIT OF POST-PROJECT ZONE "AE" (SEE NOTE 7)
APPROXIMATE LIMIT OF ZONE "A" AS SCALED FROM F.I.R.M.
80' UPPER TRINITY REGIONAL WATER DISTRICT (UPRWD) EASEMENT INST. NO. 2024-121384 O.R.D.C.T.
16' SANITARY SEWER EASEMENT DOC. NO. 2025-304 P.R.D.C.T.
16' SANITARY SEWER EASEMENT DOC. NO. 2024-387 P.R.D.C.T.
VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT INST. NO. _____ O.R.D.C.T.
VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT INST. NO. 2025-18792 O.R.D.C.T. (SEE NOTE 6)
16' TEMP. WATER EASEMENT INST. NO. 2025-75208 O.R.D.C.T. (SEE NOTE 6)
20' TEMP. SANITARY - SEWER EASEMENT INST. NO. 2025-75204 O.R.D.C.T. (SEE NOTE 6)
16' TEMP. SANITARY SEWER EASEMENT INST. NO. 2025-75204 O.R.D.C.T. (SEE NOTE 6)
16' SANITARY SEWER EASEMENT INST. NO. 2025-18992 O.R.D.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT

S39°37'17"E 103.49'
S27°19'42"E 113.14'
S16°16'48"E 245.06'
S17°59'04"E 70.55'
S20°46'24"E 69.38'
S23°14'14"E 176.77'
S16°05'45"E 100.87'
S11°02'25"E 84.90'
S11°34'44"E 67.77'
S17°56'30"E 63.01'
S24°18'32"E 63.01'
S30°40'34"E 62.61'
S37°36'57"E 234.04'
S52°23'03"W 115.05'
S0°10'40"E 192.49'
S68°42'17"W 93.22'
S54°31'20"W 25.63'
S68°44'40"W 67.91'
S64°45'52"W 76.71'
S70°38'40"W 76.47'
S76°22'26"W 76.43'
S82°46'45"W 207.72'
S78°28'29"W 0.63'
P.O.B. IRFC
N7°13'03"W 104.65'
S82°46'57"W 53.97'
N7°13'03"W 130.00'
N11°39'38"W 118.09'
N11°44'07"W 59.05'
N12°40'49"W 58.93'
N13°28'00"W 58.83'
N14°10'31"W 58.77'
N14°57'29"W 58.74'
N15°44'48"W 57.73'
N16°16'48"W 58.75'
N16°16'48"W 530.03'
N18°52'48"W 22.14'
N16°11'17"W 431.45'
N7°13'03"W 107.80'
N40°05'55"E 195.99'
N49°05'55"E 228.50'

LAND USE TABLE :

LAND USE	ACREAGE	LOTS
RESIDENTIAL	18.509	86 LOTS
HOA/OPEN SPACE	3.208	C-88X
HOA/OPEN SPACE	0.134	L-39X
STREET R.O.W.	3.768	-
TOTAL	25.623	88 LOTS

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
●	RED CAPPED IRON ROD FOUND W/ "KHA"
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

LINE TYPE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

FINAL PLAT

HIGHPOINTE RANCH PHASE 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 & 39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Dec. 2025	063451861	1 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
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Contact: Chad Vose

SURVEYOR:
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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.

DWG NAME: K:\FRI_SURVEY\063500747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 4B FP.DWG PLOTTED BY:GUNAWAN, SYLVIANA 12/3/2025 12:29 PM LAST SAVED 12/4/2025 8:25 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK LLC, is 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 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 as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of Highpointe Ranch Phase 1B, an addition to the City of Aubrey, Texas, recorded in Document No. 2025-122, Plat Records, Denton County, Texas, being on the easterly right-of-way line of Derby Lane, a 50 foot wide right-of-way, also being on the northerly line of Highpointe Ranch Phase 1A, an addition to the City of Aubrey, Texas, recorded in Document No. 2024-387, said Plat Records;

THENCE departing the northerly line of said Highpointe Ranch Phase 1A and along the easterly line of said Highpointe Ranch Phase 1B, the following courses and distances:

North 03°37'22" West, a distance of 10.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 05°51'50" West, a distance of 15.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 07°13'03" West, a distance of 104.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 37°46'57" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 82°46'57" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 07°13'03" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 82°46'57" West, a distance of 53.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 07°13'03" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 11°39'38" West, a distance of 118.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 11°44'07" West, a distance of 59.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 12°40'49" West, a distance of 58.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 13°28'00" West, a distance of 58.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 14°10'31" West, a distance of 58.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 14°57'29" West, a distance of 58.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 15°44'48" West, a distance of 57.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 16°16'48" West, a distance of 56.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 16°16'48" West, a distance of 530.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 18°52'48" West, a distance of 22.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" 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 a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost southeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of Highpointe Ranch Phase 1C, an addition to the City of Aubrey, Texas, according to the plat thereof recorded in Document No. 2025-304, said Plat Records;

THENCE along the southerly line of said Highpointe Ranch Phase 1C, the following courses and distances:

South 77°49'37" East, a distance of 12.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

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

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

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

North 49°05'58" East, a distance of 196.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Highpointe Ranch Phase 1C;

THENCE along the westerly line of said Highpointe Ranch Phase 1C and the northerly line of said Highpointe Ranch Phase 1A, the following courses and distances:

South 39°35'23" East, a distance of 103.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 27°19'42" East, a distance of 113.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 16°16'48" East, a distance of 245.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 17°59'04" East, a distance of 70.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°46'24" East, a distance of 69.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 23°14'14" East, a distance of 176.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 16°05'45" East, a distance of 100.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 11°02'25" East, a distance of 84.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 11°34'44" East, a distance of 67.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 17°56'30" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 24°18'32" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 30°40'34" East, a distance of 62.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 37°36'57" East, a distance of 234.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 52°23'03" West, a distance of 115.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 00°10'40" East, a distance of 192.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 55°42'11" West, a distance of 93.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 54°31'20" West, a distance of 25.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 58°44'40" West, a distance of 87.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 64°54'53" West, a distance of 76.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 70°38'40" West, a distance of 76.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 76°22'26" West, a distance of 76.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 81°37'31" West, a distance of 72.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 82°46'57" West, a distance of 197.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 78°28'29" West, a distance of 0.63 feet to the **POINT OF BEGINNING** and containing 25.623 acres (1,116,114 square feet) of land, more or less.

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. 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.
3. 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.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. Easement to terminate automatically upon the recordation of this plat according to Instrument No. 2025-18792 O.R.D.C.T.
7. Based upon Downstream Assessment and Floodplain Study for High Pointe Ranch Phase 1A and Commercial/Collector Road dated July 10, 2023 by Kimley-Horn and Associates, Inc.
8. Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
9. 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.
10. 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.
11. 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.
12. Water service to be provided by the City of Aubrey.
13. Utility Providers:

    Electric & Gas Service: Texas-New Mexico Power
    1479 Justin Rd
    Lewisville, TX 75055
    Phone: (972) 317-5542

    Telephone Service: FisionX, LLC
    1707 Marketplace BLvd, 1st FL
    Irving, TX 75063
    Phone: (305) 462-4176

14. Sanitary Sewer to be provided by the City of Aubrey.
15. 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 loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
16. All utilities and drainage structures are located in the right-of-way except as shown.
17. Block C, Lot 91X and Block L, Lot 39X shall be owned and maintained by the HOA and are to be used for landscaping and drainage purposes.
18. 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 dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
19. Perimeter markers shall be monuments consisting of a two (2) inch diameter aluminum disc and set in accordance with the City's general design standards.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N37°46'57"E	14.14'	L11	N37°46'57"E	14.14'
L2	N82°46'57"E	10.50'	L12	S52°13'03"E	14.14'
L3	N07°13'03"W	50.00'	L13	N05°07'05"E	14.69'
L4	N49°05'58"E	37.53'	L14	N09°48'05"W	35.74'
L5	S77°49'37"E	12.51'	L15	N80°24'07"E	25.00'
L6	N49°05'58"E	50.86'	L16	N40°54'02"W	24.49'
L7	N09°23'51"E	15.65'	L17	S35°28'40"E	10.03'
L8	S85°54'02"E	14.14'	L18	N35°28'40"W	12.51'
L9	N49°05'58"E	50.00'	L19	N03°37'22"W	10.07'
L10	N04°05'58"E	14.14'	L20	N05°51'50"W	15.35'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	85°56'44"	60.50'	90.75'	N05°21'25"E	82.48'
C2	4°29'37"	1030.00'	80.78'	N51°20'47"E	80.76'
C3	37°37'07"	600.00'	393.94'	N63°58'23"E	386.90'
C4	7°58'14"	300.00'	41.73'	N11°12'10"W	41.70'
C5	27°48'52"	800.00'	388.36'	S23°42'31"E	384.56'
C6	13°26'10"	800.00'	187.60'	N16°31'10"W	187.17'
C7	6°57'27"	800.00'	97.14'	S19°45'31"E	97.08'
C8	24°37'14"	300.00'	128.91'	N28°35'25"W	127.92'
C9	1°05'30"	2309.50'	44.01'	N15°44'03"W	44.01'
C10	14°06'13"	300.17'	73.89'	N23°20'17"W	73.70'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 64	0.200	8,728
BLOCK C LOT 65	0.194	8,450
BLOCK C LOT 66	0.194	8,450
BLOCK C LOT 67	0.201	8,742
BLOCK C LOT 68	0.205	8,923
BLOCK C LOT 69	0.205	8,923
BLOCK C LOT 70	0.205	8,923
BLOCK C LOT 71	0.236	10,277
BLOCK C LOT 72	0.229	9,990
BLOCK C LOT 73	0.231	10,080
BLOCK C LOT 74	0.230	10,008
BLOCK C LOT 75	0.233	10,167
BLOCK C LOT 76	0.238	10,375
BLOCK C LOT 77	0.235	10,254
BLOCK C LOT 78	0.235	10,254
BLOCK C LOT 79	0.234	10,213
BLOCK C LOT 80	0.231	10,079
BLOCK C LOT 81	0.230	10,014
BLOCK C LOT 82	0.228	9,939
BLOCK C LOT 83	0.227	9,876
BLOCK C LOT 84	0.230	10,036
BLOCK C LOT 85	0.226	9,845
BLOCK C LOT 86	0.227	9,876

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 87	0.227	9,876
BLOCK C LOT 88	0.229	9,976
BLOCK C LOT 89	0.244	10,611
BLOCK C LOT 90	0.247	10,753
BLOCK C LOT 91X	3.208	139,750
BLOCK L LOT 3	0.194	8,450
BLOCK L LOT 4	0.245	10,688
BLOCK L LOT 5	0.224	9,755
BLOCK L LOT 6	0.205	8,913
BLOCK L LOT 7	0.199	8,657
BLOCK L LOT 8	0.194	8,456
BLOCK L LOT 9	0.194	8,456
BLOCK L LOT 10	0.194	8,458
BLOCK L LOT 11	0.195	8,479
BLOCK L LOT 12	0.194	8,451
BLOCK L LOT 13	0.194	8,450
BLOCK L LOT 14	0.194	8,450
BLOCK L LOT 15	0.194	8,450
BLOCK L LOT 16	0.194	8,450
BLOCK L LOT 17	0.194	8,450
BLOCK L LOT 18	0.194	8,450
BLOCK L LOT 19	0.194	8,450
BLOCK L LOT 20	0.194	8,450

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK L LOT 39X	0.134	5,838
BLOCK M LOT 1	0.252	10,967
BLOCK M LOT 2	0.210	9,167
BLOCK M LOT 3	0.209	9,116
BLOCK M LOT 4	0.209	9,116
BLOCK M LOT 5	0.253	11,026
BLOCK M LOT 6	0.289	12,604
BLOCK M LOT 7	0.274	11,926
BLOCK M LOT 8	0.244	10,631
BLOCK M LOT 9	0.225	9,813
BLOCK M LOT 10	0.216	9,431
BLOCK M LOT 11	0.217	9,467
BLOCK M LOT 12	0.223	9,715
BLOCK M LOT 13	0.232	10,105
BLOCK M LOT 14	0.237	10,314
BLOCK M LOT 15	0.229	9,969
BLOCK M LOT 16	0.212	9,247
BLOCK M LOT 17	0.204	8,870
BLOCK M LOT 18	0.199	8,687
BLOCK M LOT 19	0.194	8,450
BLOCK M LOT 20	0.194	8,450
BLOCK M LOT 21	0.194	8,450
BLOCK M LOT 22	0.197	8,602

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK M LOT 23	0.330	14,360
BLOCK M LOT 24	0.243	10,572
BLOCK M LOT 25	0.209	9,092
BLOCK M LOT 26	0.194	8,450
BLOCK M LOT 27	0.194	8,450
BLOCK M LOT 28	0.194	8,450
BLOCK M LOT 29	0.194	8,450
BLOCK M LOT 30	0.194	8,450
BLOCK M LOT 31	0.194	8,450
BLOCK M LOT 32	0.194	8,450
BLOCK M LOT 33	0.194	8,450
BLOCK M LOT 34	0.194	8,450
BLOCK M LOT 35	0.194	8,460
BLOCK M LOT 36	0.194	8,453
BLOCK M LOT 37	0.198	8,616
BLOCK M LOT 38	0.202	8,783
BLOCK M LOT 39	0.205	8,951
BLOCK M LOT 40	0.209	9,119
BLOCK M LOT 41	0.225	9,807
LOT 4	25.622	1,116,111
R.O.W.	3.768	164,135

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **AUBREY BLACKJACK LLC,** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinatbove described property as **HIGHPOINTE RANCH PHASE 4B**, an addition to the City of Aubrey, Texas, and does 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 _____, _____.

BY: **AUBREY BLACKJACK PARTNERS LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

LIEN HOLDER:

MAPLEMARK BANK, a Texas state bank

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES:_____

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.

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

_____
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 _____, 20__.

_____
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 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 & 39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Dec. 2025	063451861	2 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact: Chad Vose

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.

DWG NAME: K:\FRI_SURVEY\063306747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 4B FP.DWG PLOTTED BY:GUNAWAN, SYLVIANA 12/5/2025 12:29 PM LAST SAVED: 12/4/2025 8:25 AM

Plat Application

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City in order to discuss development needs and issues.

Description of Property

Subdivision Name: HIGHPOINTE RANCH PHASE 4B

Total Number of Lots: 88 Total Acreage: 25.623

Property Location: US 377, Aubrey, Tx 76227, north of FM 428

Contact Information

Owner: AUBREY BLACKJACK PARTNERS LLC Phone #:

Address: 4514 Cole Ave Ste 1650, Dallas, TX, 75205

Email address:

Applicant contact info: Kimley-Horn and Associates, Inc.

Engineer/Surveyor: Kimley-Horn and Associates, Inc. Phone #: 972-335-3580

Email address: thomas.fletcher@Kimley-Horn.com

Highpointe Ranch Phase 4B Fees Due = $2,910

***See submittal calendar on-line for application submittal dates. ***

FEES

Preliminary Plat – Residential		$500.00	Plus $20.00 per lot
Preliminary Plat – Commercial		$500.00	Plus $25.00 per acre
Final Plat – Residential	$650	~~$500.00~~	Plus $20.00 per lot =$650 +(88x$20) = $2410
Final Plat – Commercial		$500.00	Plus $25.00 per acre Application Fee: $500
Minor Plat		$500.00	
Replat - Residential		$250.00	Plus $20.00 per lot
Replat - Commercial		$600.00	Plus $25.00 per acre
Amended Plat		$250.00	
Plat Vacation		$250.00	Plus $20.00 per lot
Plat filing (County recording)		$200.00	
Legal notices (published)		$100.00	Plus actual expenses
Professional fees for review of land use related permits as prepared by City's consultants (ex: Engineer, Planner, Attorney)		*see Special Fees section of ordinance	*Requires deposit, and fee assessed to cover reasonable and necessary expenses in review of development related permits

The Texas Local Government Code generally requires that the municipal authority responsible for approving plats is to take action on a plat within 30 days of proper filing. Because thorough plat review, and resubmittal of corrections, generally requires in excess of 30 days, an opportunity to allow for additional review time is available to an owner/applicant. You may contact city staff for information on requesting a time extension and for scheduling your plat. In cases where city staff does not have adequate time for review and corrections to be made, there is a high likelihood that the plat will be forwarded to PZ and CC with a recommendation of denial.

Owner's signature required to authorize plat application submittal:

Fees paid:

- ○ Cash
- ○ Check #

Receipt #:

Project #:

Date:

Plat Application Checklist

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre- application discussion or a pre-submittal meeting occur prior to making an application to the City. A complete application, fee, and supplementary materials, in accordance with the City's Subdivision Ordinance, must accompany a plat submittal.

Required for ALL Plats

____Project name in lower right corner
____Application form, fees, electronic copy/pdf
____Utility company letters
____ETJ affidavit or approval by city
____Vicinity map
____Owner's name, address & phone
____Surveyor/Engineer's name, address & phone
____Adjacent properties identified
____Front building lines
____Flood plain statement/boundary
____Lot/Alley dimensions
____Metes & bounds
____Easements (drainage, utility, landscape, etc.)
____Monuments, pins & B.M.'s set
____4 Copies of Plat (folded) for initial review by staff
____Engineer's summary report (Art. 2, Section 1.05 of
____Subdivision Ord. (how does property drain, grading)
____Proof of ownership per Art. 2, Sect. 1.05 Sub. Ord.
____North arrow
____Scale 1" = 200 figure & scale bar
____Size 24" x 36"
____Boundary lines identified
____Lots & blocks, acreage identified
____Required signatures
____Street dimensions
____RPLS certificate
____Match lines
____Street names
____Certified Tax certificate at time of recording

Additional requirements for Preliminary Plats

____Preliminary Drainage/Utility plans
____Street & road interconnect
____Contour lines
____Proposed street names
____Physical features
____Scale 1"= 200', 1"=100'
____Match lines
____Proposed parks, trails, open space

Additional requirements for Re-Plat, Minor Plat, and Final Plats

(see Subdivision Ordinance for complete list of plat documents required):

____Filing documents and recording fees
____2 x 3 recording block
____Co. judge signature block (if in ETJ)
____Street & road interconnect
____Owners certificate
____Deed restrictions

In accordance with Section 212.014 of the Texas Local Government Code, a Public Hearing is required for a re-plat.

*Any required documentation that is missing from the application packet may constitute the application to be rejected and/or determined to be incomplete.

Owner Authorization

Name: Chad Vose

Company Name: Aubrey Blackjack Partners, LLC

Address: 4514 Cole Avenue, Suite 1650 Dallas, Texas 75205

Telephone: 214-674-9570 Email: chadvose@swfed.com

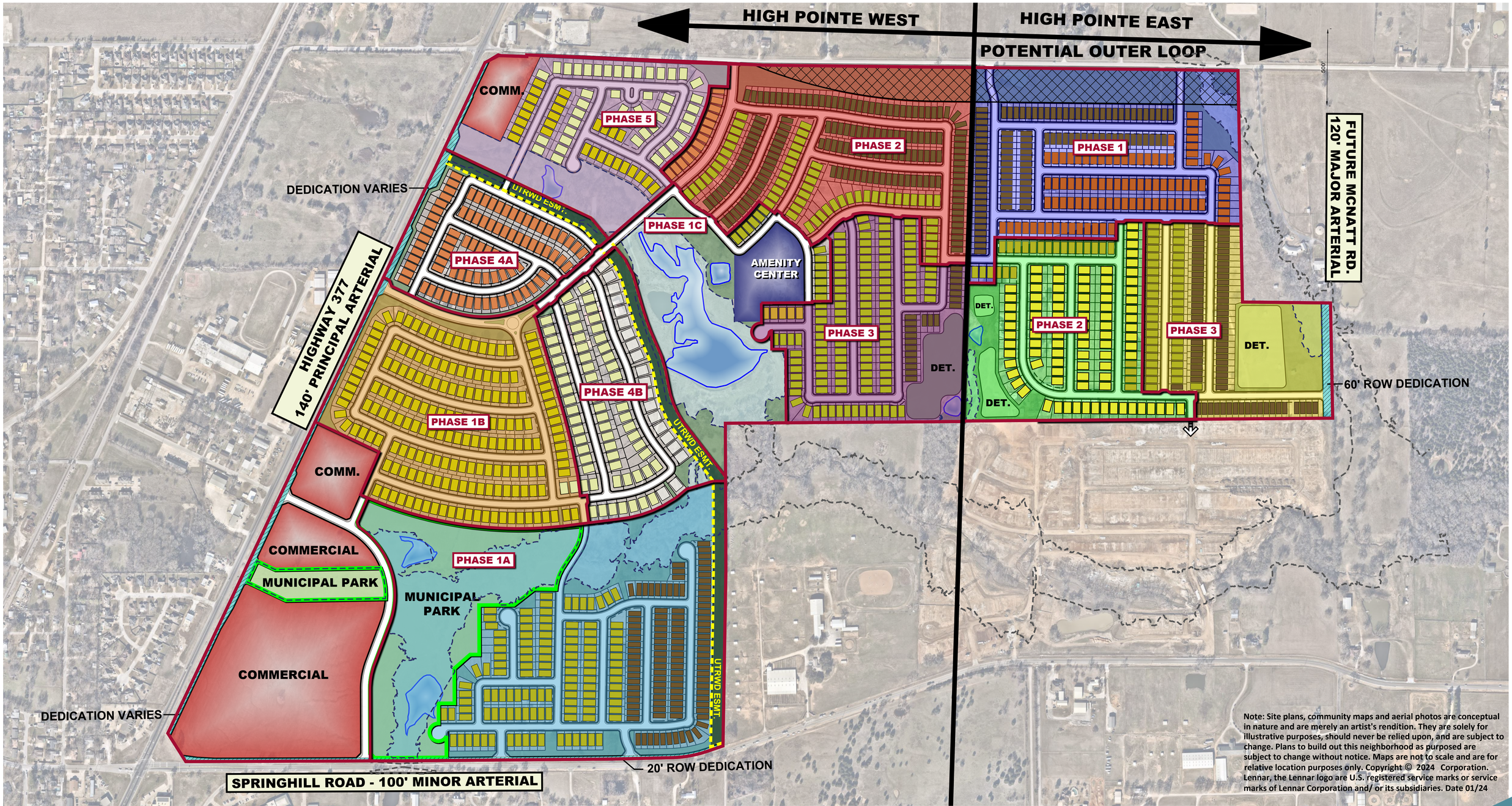
CHECK ONE OF THE FOLLOWING:

☐ I will represent the application myself; or

☑ I hereby designate Thomas Fletcher (name of project representative) to act in the capacity as my agent for the High Pointe Ranch Construction Plans, Drainage Studies, Plats, and any other application necessary for the development of the project. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Aubrey (the "City) is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: _____ Date: 5/22/2023



Highpointe Ranch
Phasing Plan

Aubrey Texas
June 2024

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	81.8	17.9%
Municipal Park	29.9	6.5%
Amenity Center	4.6	0.8%
UTRWD Easement	8.5	1.8%
Total	**460.8**	**100.0%**

Potential Outer Loop (Overlay)

Residential Type				Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
	Cottage	30'x80'	40'x115'	106	-	-			-	-		-		106
	Cottage	30'x75'	40'x115'		-	-	149	21	-	-	98	-	73	341
	Cottage	40'x75'	50'x120'	-	-	-	-	-	-	-	91	-	-	91
	Watermill	40'x80'	50'x120'	119	-				-	-				119
	Watermill	40'x75'	50'x120'		-	13	57	119	-	-	3	22	44	258
	Watermill	45'x75'	55'x130'	-	-	-	-	5	-	-	-	-	-	5
	Watermill	50'x75'	60'x130'	-	-	-	-	-	-	-	-	92	-	92
	Classic	40'x75'	50'x120'	-	-	-	13	-	86	-	-	-	-	99
	Classic	45'x75'	55'x130'	-	182		-	-	-	28	-	-	-	210
	Classic	50'x75'	65'x130'	-	2		-	-	66	43	-	-	-	111
	Classic	60'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots				**225**	**184**	**13**	**219**	**145**	**172**	**71**	**192**	**114**	**117**	**1452**

GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

DWG NAME K:\FRI_CIVIL\063451861-HIGH POINTE RANCH\CAD\EXHIBITS\PLANSHEETS\PHASING PLAN 20240617.DWG
LAST SAVED 6/18/2024 1:11 PM

Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as purposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2024 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/ or its subsidiaries. Date 01/24

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on a Final Plat, being a replat of the Sand Dollar Addition 2, creating three (3) lots, and being approximately 43.225 acres out of the J, Bridges Survey, Abstract No. 36, Sand Dollar Addition Block A, Lot 1, identified as an Addition to the City of Aubrey and located in the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (North Texas Natural Select Materials, LLC)

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
A final plat application was received on November 12, 2025, for Sand Dollar Addition 2, proposed as a replat of Lot 1, Block A, Sand Dollar Addition, located within the City of Aubrey Extra-Territorial Jurisdiction (ETJ), Denton County, Texas. The purpose of the replat is to create three (3) lots from the existing parent tract. The property owner is North Texas Natural Select Materials, LLC. The property is located east on FM 2931, south of Silverado Parkway.

The water provider is Mustang Special Utility District and sewer will be provided by an on-site sewage facility (OSSF).

The tract is largely located within the FEMA 100-year floodplain. A conditional letter of map revision (CLOMR) has been approved by FEMA. Lots 1 and 2, Block A of the Sand Dollar Addition 2, are located within the 100-year floodplain. The final plat includes a general note stating: "No building permits will be issued on Lots 1 & 2, Block A, until a Letter of Map Revision (LOMR) has been approved by FEMA."

Lot 3, Block A lies outside the 100-year floodplain; therefore, the LOMR requirement does not apply to this tract.

The final plat was reviewed to evaluate compliance with the City of Aubrey's Subdivision Ordinance and the Final Plat Checklist. The plat is in general compliance with the subdivision ordinance and checklist.

The Planning and Zoning Commission made a unanimous recommendation at their December 11, 2025, regular meeting for approval of the final plat.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend (approval, conditional approval, or deny) the plat.

Plat Application

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur <u>prior</u> to making an application to the City in order to discuss development needs and issues.

Description of Property

Subdivision Name: Sand Dollar Addition 2

Total Number of Lots: 3 Total Acreage: 43.225

Property Location: NWC FM 2931 & Silverado Parkway

Contact Information

Owner: North Texas Natural Select Materials, LLC Phone #: 469-925-7577

Address: 6500 Meyer Way, Suite 110 McKinney, TX 75070

Email address: thendley@rpmxconstruction.com

Applicant contact info: Tyler Hendley - (469) 925-7577

Engineer/Surveyor: KFM Engineering Phone #: 903-819-3055

Email address: jrichey@kfm-llc.com

***See submittal calendar on-line for application submittal dates. ***

	FEES	
Application Review Fee	$500.00	
Preliminary Plat – Residential	$550.00	Plus $20.00 per lot
Preliminary Plat – Commercial	$600.00	Plus $25.00 per acre
Final Plat – Residential	$650.00	Plus $20.00 per lot
Final Plat – Commercial	$700.00	Plus $25.00 per acre
Minor Plat	$500.00	
Replat - Residential	$550.00	Plus $20.00 per lot
Replat - Commercial	$600.00	Plus $25.00 per acre
Amended Plat	$350.00	
Plat Vacation	$250.00	Plus $20.00 per lot
Plat filing (County recording)	$200.00	
Legal notices (published)	$150.00	Plus actual expenses
Professional fees for review of land use related permits as prepared by City's consultants (ex: Engineer, Planner, Attorney)	*see Special Fees section of ordinance	*Requires deposit, and fee assessed to cover reasonable and necessary expenses in review of development related permits

The Texas Local Government Code generally requires that the municipal authority responsible for approving plats is to take action on a plat within 30 days of proper filing. Because thorough plat review, and resubmittal of corrections, generally requires in excess of 30 days, an opportunity to allow for additional review time is available to an owner/applicant. You may contact city staff for information on requesting a time extension and for scheduling your plat. In cases where city staff does not have adequate time for review and corrections to be made, there is a high likelihood that the plat will be forwarded to PZ and CC with a recommendation of denial.

Owner's signature required to authorize plat application submittal: _____

Fees paid: _____

- o Cash
- o Check # _____

Receipt #: _____

Project #: _____

Date: _____

Plat Application Checklist

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre- application discussion or a pre-submittal meeting occur prior to making an application to the City. A complete application, fee, and supplementary materials, in accordance with the City's Subdivision Ordinance, must accompany a plat submittal.

Required for ALL Plats

____Project name in lower right corner
____Application form, fees, electronic copy/pdf
____Utility company letters
____ETJ affidavit or approval by city
____Vicinity map
____Owner's name, address & phone
____Surveyor/Engineer's name, address & phone
____Adjacent properties identified
____Front building lines
____Flood plain statement/boundary
____Lot/Alley dimensions
____Metes & bounds
____Easements (drainage, utility, landscape, etc.)
____Monuments, pins & B.M.'s set
____4 Copies of Plat (folded) for initial review by staff
____Engineer's summary report (Art. 2, Section 1.05 of
____Subdivision Ord. (how does property drain, grading)
____Proof of ownership per Art. 2, Sect. 1.05 Sub. Ord.
____North arrow
____Scale 1" = 200 figure & scale bar
____Size 24" x 36"
____Boundary lines identified
____Lots & blocks, acreage identified
____Required signatures
____Street dimensions
____RPLS certificate
____Match lines
____Street names
____Certified Tax certificate at time of recording

Additional requirements for Preliminary Plats

____Preliminary Drainage/Utility plans
____Street & road interconnect
____Contour lines
____Proposed street names
____Physical features
____Scale 1"= 200', 1"=100'
____Match lines
____Proposed parks, trails, open space

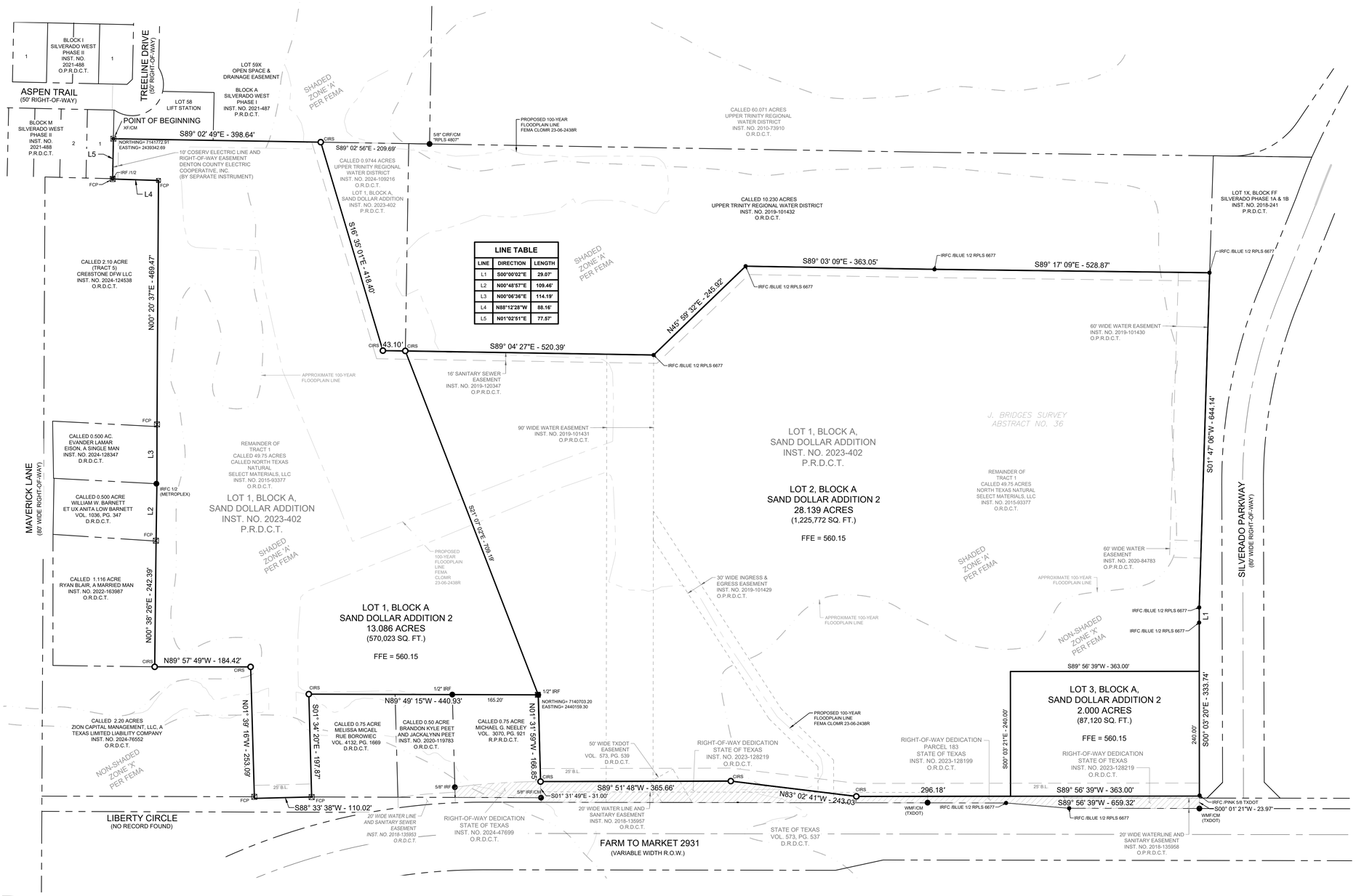
Additional requirements for Re-Plat, Minor Plat, and Final Plats

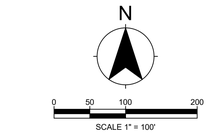
(see Subdivision Ordinance for complete list of plat documents required):

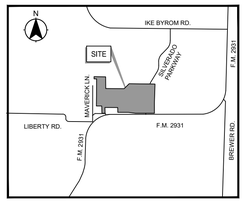
____Filing documents and recording fees
____2 x 3 recording block
____Co. judge signature block (if in ETJ)
____Street & road interconnect
____Owners certificate
____Deed restrictions

In accordance with Section 212.014 of the Texas Local Government Code, a Public Hearing is required for a re-plat.

*Any required documentation that is missing from the application packet may constitute the application to be rejected and/or determined to be incomplete.







VICINITY MAP
NTS

LEGEND

	BOUNDARY LINE
	ABSTRACT LINE
	ADJOINER LINE
	EASEMENT LINE
	FEMA FLOOD LINE
⊠	FENCE POST
●	MONUMENT FOUND
○	CAPPED IRON ROD SET
▲	NAIL FOUND
⊠	CUT "X" FOUND
□	CONCRETE MONUMENT FOUND
O.R.D.C.T	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
VOL. PG	VOLUME, PAGE
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND FOUND
CIRS	CAPPED IRON ROD SET
XF	"X" CUT FOUND
WMF	WOOD MONUMENT FOUND

THE PURPOSE OF THIS REPLAT IS TO
CREATE THREE LOTS FROM ONE TRACT.

FINAL PLAT

SAND DOLLAR ADDITION 2, LOTS 1-3, BLOCK A

BEING A REPLAT OF 43.225 ACRES OUT OF THE J. BRIDGES SURVEY, ABSTRACT NO. 36, SAND DOLLAR ADDITION BLOCK A, LOT 1, AN ADDITION TO THE CITY OF AUBREY ETJ, DENTON COUNTY,TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2023-402 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

PREPARED ON: 11/25/2025

UTILITY PROVIDERS:

ELECTRIC SERVICE:
COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 75065
1-800-274-4014

TELEPHONE SERVICE:
AT&T
4101 REDEEMER DRIVE
PLANO, TEXAS 75025
(972) 569-3040

WATER SERVICE:
MUSTANG SPECIAL UTILITY DISTRICT
7985 FM 2931
AUBREY, TX. 76227
(940) 440-9561

SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

OWNER:
NORTH TEXAS NATURAL
SELECT MATERIALS, LLC
6500 MEYER WAY, SUITE110
MCKINNEY, TEXAS

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
PHONE: (817) 771-4621
TBPELS #: 10194934

KFM ENGINEERING & DESIGN

PROJECT NO. 010138008

PROPERTY DESCRIPTION

WHEREAS NORTH TEXAS NATURAL SELECT MATERIALS, LLC, IS THE OWNER OF 43.225 ACRES TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NO. 36, CITY OF AUBREY, DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION LOT 1, BLOCK A, SAND DOLLAR ADDITION, RECORDED IN INSTRUMENT NO. 2023-402, PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 1, BLOCK A, SAND DOLLAR ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2023-402, PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A X-CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF LOT 58, BLOCK A, SILVERADO WEST PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2021-487 P.R.D.C.T., AND BEING IN THE EAST LINE OF LOT 1, BLOCK M, SILVERADO WEST PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2021-488, P.R.D.C.T.;

THENCE SOUTH 89°02'49" EAST, WITH THE NORTH LINE OF SAID 49.75 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID SILVERADO WEST PHASE I, A DISTANCE OF 398.64 FEET TO A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KFM" SET, (HEREIN AFTER REFERRED TO AS CAPPED IRON ROD SET) , FOR THE NORTHWEST CORNER OF A CALLED 0.9744 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED IN INSTRUMENT NO. 2024-109216, OFFICIAL RECORDS DENTON COUNTY, TEXAS (O.R.D.C.T.), FROM WHICH A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4807" FOR THE SOUTHEAST CORNER OF SAID SILVERADO WEST, PHASE I BEARS, SOUTH 89°02'56" EAST, A DISTANCE OF 209.69 FEET;

THENCE SOUTH 16°35'01" EAST, CROSSING THROUGH SAID LOT 1, WITH THE WEST LINE OF SAID 0.9744 ACRE TRACT, A DISTANCE OF 418.40 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.9744 ACRE TRACT;

THENCE SOUTH 89°04'27" EAST, WITH THE NORTH LINE OF SAID LOT 1, SAME BEING THE SOUTH LINE OF SAID 0.9744 ACRE TRACT, AND A CALLED 10.230 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED IN INSTRUMENT NO. 2019-101432, O.R.D.C.T., A DISTANCE OF 520.39 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677 AT THE SOUTHEAST CORNER OF SAID 10.230 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID LOT 1, SAME BEING THE SOUTH LINE OF SAID 10.230 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 45°59'32" EAST, A DISTANCE OF 245.92 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677"
2. SOUTH 89°03'09" EAST, A DISTANCE OF 363.05 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677"
3. SOUTH 89°17'09" EAST, A DISTANCE OF 528.87 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677" FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID 10.320 ACRE TRACT, AND BEING IN THE WEST LINE OF LOT 1X, BLOCK FF, SILVERADO PHASE IA & IB, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2018-241, P.R.D.C.T.;

THENCE WITH THE EAST LINE OF SAID 49.75 ACRE TRACT, SAME BEING THE WEST LINE OF SAID LOT IX, BLOCK FF, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 01°47'06" WEST, A DISTANCE OF 644.14 FEET TO A 1/2-INCH BLUE CAPPED IRON ROD FOUND STAMPED "RPLS 6677"
2. SOUTH 00°00'02" EAST, A DISTANCE OF 29.07 FEET TO A 1/2-INCH BLUE CAPPED IRON ROD FOUND STAMPED "RPLS 6677"
3. SOUTH 00°03'20" EAST, A DISTANCE OF 333.74 FEET TO A 5/8-INCH IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT" FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID LOT IX, BLOCK FF, AND BEING IN THE NORTH LINE OF A RIGHT-OF-WAY DEDICATION DESCRIBED IN THE DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2023-128219, O.R.D.C.T., AND IN THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 2931 (VARIABLE WIDTH R.O.W), FROM WHICH A WOOD MONUMENT FOUND BEARS, SOUTH 00°01'21" WEST, A DISTANCE OF 23.97 FEET;

THENCE WITH THE SOUTH LINE OF SAID LOT 1, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2931, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 89°56'39" WEST, A DISTANCE OF 659.32 FEET TO A CAPPED IRON ROD SET;
2. NORTH 83°02'41" WEST, A DISTANCE OF 243.03 FEET TO A CAPPED IRON ROD SET;
3. SOUTH 89°51'48" WEST, A DISTANCE OF 365.66 FEET TO A CAPPED IRON ROD SET FOR AN INTERIOR ANGLE POINT IN SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF A CALLED RIGHT-OF-WAY DEDICATION DESCRIBED IN THE DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2023-128219, O.R.D.C.T., AND BEING THE NORTHEAST CORNER OF A CALLED RIGHT-OF-WAY DEDICATION DESCRIBED IN THE DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2024-47699, O.R.D.C.T., AND THE SOUTHEAST CORNER OF A CALLED 0.75 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL G. NEELEY, RECORDED IN VOLUME 3070, PAGE 921, REAL PUBLIC RECORDS DENTON COUNTY, TEXAS (R.P.R.D.C.T.), FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION (INSTRUMENT NO. 2024-47699) BEARS, SOUTH 01°31'49" EAST, A DISTANCE OF 31.00 FEET;

THENCE WITH THE SOUTH LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 01°31'59" WEST, A DISTANCE OF 166.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.75 ACRE TRACT;
2. NORTH 89°49'15" WEST, A DISTANCE OF 440.93 FEET TO 5/8-INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 0.75 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MELISSA MICAEL RUE BOROWIEC, RECORDED IN VOLUME 4132, PAGE 1669, DEED RECORDS DENTON COUNTY, TEXAS (D.R.D.C.T.);
3. SOUTH 01°34'20" EAST, A DISTANCE OF 197.87 FEET TO A FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF SAID 0.75 ACRE TRACT, AND BEING IN THE NORTH RIGHT-OF-WAY OF LIBERTY CIRCLE(NO RECORD INFORMATION FOUND);
4. SOUTH 88°33'38" WEST, A DISTANCE OF 110.02 FEET TO A FENCE CORNER FOUND FOR THE SOUTHEAST CORNER OF A CALLED 2.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ZION CAPITAL MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 2024-76552, O.R.D.C.T., SAME BEING IN THE NORTH RIGHT-OF-WAY OF SAID LIBERTY CIRCLE ROAD;

THENCE WITH THE WEST LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 01°39'16" WEST, A DISTANCE OF 253.09 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 2.20 ACRE TRACT;
2. NORTH 89°57'49" WEST, A DISTANCE OF 184.42 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 49.75 ACRE TRACT, SAME BEING AN INTERIOR ANGLE POINT IN SAID 2.20 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 1.116 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RYAN BLAIR, A MARRIED MAN, RECORDED IN INSTRUMENT NO. 2022-163987, O.R.D.C.T., FROM WHICH A FENCE CORNER POST FOUND BEARS, SOUTH 00°32'52" EAST, A DISTANCE OF 4.60 FEET;
3. NORTH 00°38'26" EAST, A DISTANCE OF 242.39 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 1.116 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.5000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAM W. BARNETT ET UX ANITA LOW BARNETT, RECORDED IN VOLUME 1036, PAGE 347, D.R.D.C.T.;
4. NORTH 00°48'57" EAST, A DISTANCE OF 109.46 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 0.500 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.500 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EVANDER LAMAR EISON, A SINGLE MAN, RECORDED IN INSTRUMENT NO. 2024-128347, D.R.D.C.T.;
5. NORTH 00°06'36" EAST, A DISTANCE OF 114.19 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 0.500 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 2.10 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CRE8STONE DFW LLC, RECORDED IN INSTRUMENT NO. 2024-124538, O.R.D.C.T.;
6. NORTH 00°20'37" EAST, A DISTANCE OF 469.47 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 2.10 ACRE TRACT;
7. NORTH 88°12'28" WEST, A DISTANCE OF 88.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT1, BLOCK M, SILVERADO WEST PHASE II;
8. NORTH 01°02'51" EAST, A DISTANCE OF 77.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.225 ACRES (1,882,869 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER:
NORTH TEXAS NATURAL
SELECT MATERIALS, LLC
6500 MEYER WAY, SUITE110
MCKINNEY, TEXAS

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
PHONE: (817) 771-4621
TBPELS #: 10194934

KFM ENGINEERING & DESIGN

PROJECT NO. 010138008

OWNER'S CERTIFICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT NORTH TEXAS NATURAL SELECT MATERIALS, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SAND DOLLAR ADDITION 2, LOTS 1-3, BLOCK A, AN ADDITION TO THE CITY OF AUBREY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, THE THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. 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 AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSE INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO OR RISING 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 THE RESPECTIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, 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.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF AUBREY, TEXAS

WITNESS MY HAND, THIS _____ DAY OF _____, 2025.

BY: NORTH TEXAS SELECT NATURAL MATERIALS, LLC

_____
BY: BILL PENZ

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
NOTARY'S NAME

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, ROBERT GLEN MALOY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND IS TRUE AND CORRECT.

SURVEYOR SIGNATURE: _____

PRINTED NAME: ROBERT GLEN MALOY

RPLS NO.: 6028

DATE: 12/11/2025

STATE OF TEXAS
REGISTERED
ROBERT GLEN MALOY
6028
LICENSED
PROFESSIONAL
LAND
SURVEYOR

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

CITY OF AUBREY APPROVAL

APPROVED BY THE CITY OF AUBREY, TEXAS

_____
MAYOR OR AUTHORIZED REPRESENTATIVE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF SAND DOLLAR ADDITION 2, LOTS 1-3, BLOCK A, AND ADDITION TO DENTON COUNTY, TEXAS, WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____ 2025, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF EASEMENET AS SHOWN AND SET FORT IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THE _____, DAY OF _____, 2025

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

GENERAL NOTES

1. BEARING BASED ON TEXAS STATE PLANE GRID COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND NGS OPUS SOLUTIONS. DISTANCES SHOWN HEREON ARE GRID DISTANCES.
2. ALL "CIRS" ARE 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KFM" UNLESS DENOTED OTHERWISE.
3. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO FM 2931. TXDOT PERMIT AND APPROVAL MAY BE REQUIRED.
4. THE PURPOSE OF THIS REPLAT IS TO CREATE THREE LOTS FROM ONE LOT.
5. THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0265G, DATED APRIL 18, 2011, AND COMMUNITY PANEL NO. 48121C0405G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
6. THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THE PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
7. 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.
8. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
9. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
10. NO RESTRICTIONS WERE CONTAINED IN THE SUBJECT PROPERTY'S DEED OF RECORD.
11. A PORTION OF LOT 1, BLOCK A, SAND DOLLAR ADDITION, AS RECORDED IN INSTRUMENT NO. 2023-402 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, WAS CONVEYED BY METES AND BOUNDS AS SHOWN ON THIS PLAT. THIS REVISION WAS APPROVED BY THE CITY OF AUBREY, TEXAS, PRIOR TO THE RECORDING OF THE SAND DOLLAR ADDITION 2 REPLAT.
12. "NO BUILDING PERMITS WILL BE ISSUED ON LOTS 1 & 2 UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED BY FEMA." LOT 3 LIES OUTSIDE THE 100-YEAR FLOODPLAIN.
13. "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOODPLAIN" (PER CITY ORDINANCE 3.07.006).

THE PURPOSE OF THIS REPLAT IS TO
CREATE THREE LOTS FROM ONE TRACT.

FINAL PLAT

SAND DOLLAR ADDITION 2, LOTS 1-3, BLOCK A

BEING A REPLAT OF 43.225 ACRES OUT OF THE J. BRIDGES SURVEY, ABSTRACT NO. 36, SAND DOLLAR ADDITION BLOCK A, LOT 1, AN ADDITION TO THE CITY OF AUBREY ETJ, DENTON COUNTY,TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2023-402 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

PREPARED ON: 11/25/2025

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on an Amending Plat for Belmont Phase I, containing one-hundred fifty (150) lots in approximately 37.752 acres of land out of the F. Trevino Survey, Abstract No. 1243, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (*Belmont Development, LLC*)

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
The Final Plat for Belmont Phase I was approved at the August 2023 Council meeting and subsequently filed with Denton County. Belmont is a master planned development within the Clear Sky Municipal Utility District. The southernmost border of the property lies along F.M. 428 from about 2,000 feet west of F.M. 2931 to about 470 feet east of McNatt Road.

The subject property consists of approximately 37.752 acres and includes 150 single-family residential lots located within the City of Aubrey's Extraterritorial Jurisdiction in Denton County, Texas.

After identifying a scrivener's error, on November 12, 2025, the owner, TSHH, LLC, submitted an application to amend the plat. The plat has been amended as follows:

1. Owners Certification — revise the Owner's Certifications language from "AN ADDITION TO THE CITY OF AUBREY, TEXAS" to "AN ADDITION TO DENTON COUNTY, TEXAS," as the property lies outside the current Aubrey city limits.
2. To update the PD-SF-5 Building Setbacks detail to reflect a 10-foot building setback line from a 20-foot building setback line on 40- and 50-foot-wide lots, in accordance with the requirements outlined in the development agreement.

The amended plat has been reviewed by city staff, engineering and planning and is recommended for approval. The Planning and Zoning Commission made a unanimous recommendation at their December 11, 2025, regular meeting for approval of the amended plat.

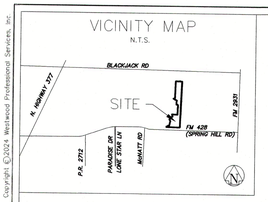
Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend (approval, approval with conditions, or deny) the Amended Plat.

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VICINITY MAP
N.T.S.



LEGEND

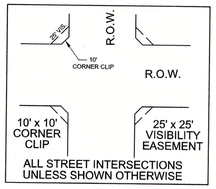
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
IRF IRON ROD FOUND CAP STAMPED "PELOTON"
IRS IRON ROD SET CAP STAMPED "WESTWOOD PS"
STREET NAME CHANGE SYMBOL
UTILITY LINE — — — — — — — — —
BUILDING LINE — — — — — — — — —
O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
* LOTS WITHIN FLOODPLAIN

LOT TABLE		
	TOTAL	ACRES
RESIDENTIAL	150	18.64
NON-RESIDENTIAL	5	10.217
RIGHT-OF-WAY	1	8.192

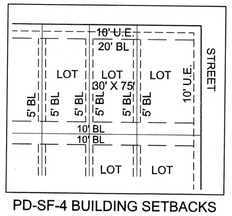
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°20'11"	375.00'	15.29'	N26°20'38"W	15.29'
C2	1°04'54"	325.00'	6.14'	S25°42'59"E	6.14'
C3	9°22'45"	705.00'	115.41'	N67°10'39"E	115.28'
C4	90°00'00"	50.00'	78.54'	N47°06'23"E	70.71'
C5	90°00'00"	50.00'	78.54'	N42°53'37"W	70.71'
C6	25°54'03"	250.00'	113.01'	N15°03'24"E	112.05'
C7	25°51'42"	249.75'	112.73'	N15°05'23"E	111.77'
C8	29°41'03"	680.00'	352.30'	S77°19'48"W	348.37'
C9	2°20'11"	350.00'	14.27'	N26°20'38"W	14.27'
C10	29°41'03"	400.00'	207.23'	S77°19'48"W	204.93'
C11	28°52'56"	480.00'	241.96'	N13°04'16"W	239.41'
C12	82°49'02"	20.00'	28.91'	N43°34'58"E	26.46'
C13	262°49'10"	60.00'	275.22'	N46°25'06"W	90.00'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°49'28"E	50.00'
L2	S72°17'20"E	14.09'
L3	N62°29'16"E	6.60'
L4	N02°10'20"E	5.00'
L5	N42°49'40"W	14.14'
L6	N87°49'40"W	5.50'
L7	S87°49'40"E	5.50'
L8	N47°10'20"E	14.14'
L9	N42°49'40"W	14.14'
L10	N87°49'40"W	5.50'
L11	S87°49'40"E	5.50'
L12	N47°10'20"E	14.14'
L13	N42°49'40"W	14.14'
L14	N87°49'40"W	5.50'
L15	S87°49'40"E	5.00'
L16	N47°06'23"E	14.14'
L17	S42°53'37"E	14.14'
L18	S42°53'37"E	14.14'
L19	N47°06'23"E	14.14'
L20	N42°53'37"W	14.14'
L21	N47°06'23"E	14.14'
L22	N47°06'23"E	14.14'
L23	S42°53'37"E	14.14'
L24	S47°06'27"W	14.14'
L25	S42°53'37"E	14.14'
L26	N62°29'16"E	39.74'
L27	S47°10'20"W	14.14'
L28	S87°49'40"E	40.50'
L29	N87°49'40"W	40.50'

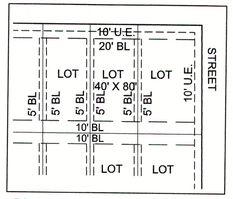
LINE TABLE		
NO.	BEARING	LENGTH
L30	N87°49'40"W	40.50'
L31	N47°10'20"E	14.14'
L32	S42°49'40"E	14.14'
L33	S62°29'16"W	41.60'
L34	N17°29'16"E	14.14'
L35	N62°29'16"E	62.80'
L36	N62°29'16"E	50.73'
L37	N74°29'47"E	71.90'
L38	N81°08'36"E	69.09'
L39	S87°49'40"E	55.00'
L40	S72°30'44"E	14.14'
L41	N17°29'16"E	14.14'
L42	N47°10'20"E	14.14'
L43	S42°49'40"E	14.14'
L44	S87°49'40"E	34.50'
L45	N42°49'40"W	24.47'
L46	S89°57'22"E	50.03'
L47	S88°37'30"E	44.77'
L48	N01°22'12"E	14.99'
L49	S62°29'16"W	33.76'
L50	S88°35'36"E	3.96'
L51	N88°35'36"W	16.04'
L52	N01°24'24"E	20.00'
L53	S87°46'43"E	64.44'
L54	S87°48'45"E	166.63'
L55	S45°33'52"W	48.74'
L56	S44°21'19"E	50.06'
L57	S88°37'48"E	322.13'



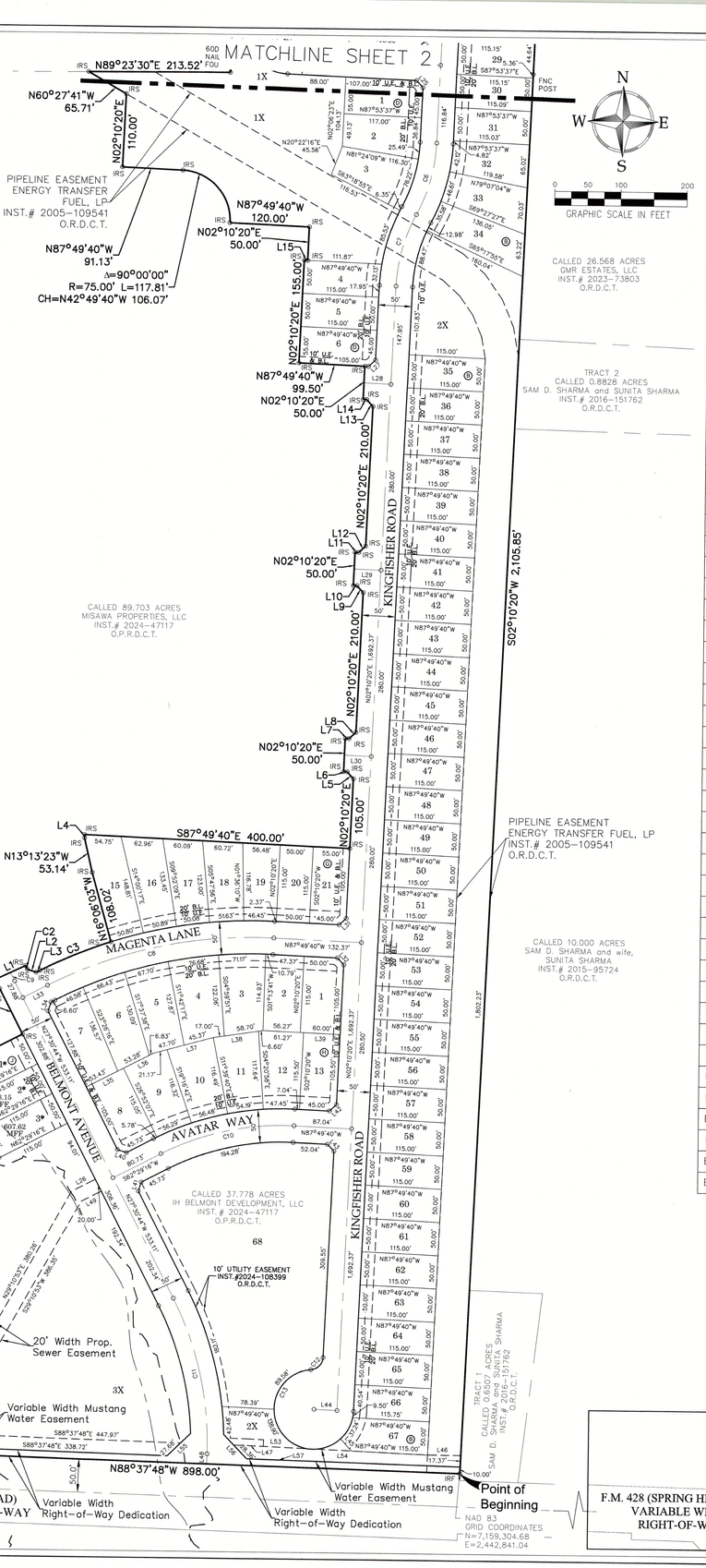
10'x10' CORNER CLIP & 25'x25' VISIBILITY ACCESS EASEMENT AT STREET INTERSECTIONS (TYP.) N.T.S.



PD-SF-4 BUILDING SETBACKS (TYP.) N.T.S.



PD-SF-5 BUILDING SETBACKS (TYP.) N.T.S.



LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
BLOCK A, LOT 1	5041	0.12
BLOCK A, LOT 2	4600	0.11
BLOCK A, LOT 3	4600	0.11
BLOCK A, LOT 4	4600	0.11
BLOCK A, LOT 5	4600	0.11
BLOCK A, LOT 6	4600	0.11
BLOCK A, LOT 7	4600	0.11
BLOCK A, LOT 8	4600	0.11
BLOCK A, LOT 9	4600	0.11
BLOCK A, LOT 10	4600	0.11
BLOCK A, LOT 11	4600	0.11
BLOCK A, LOT 12	4600	0.11
BLOCK A, LOT 13	4600	0.11
BLOCK A, LOT 14	5125	0.12
BLOCK A, LOT 15	5125	0.12
BLOCK A, LOT 16	4600	0.11
BLOCK A, LOT 17	4600	0.11
BLOCK A, LOT 18	4600	0.11
BLOCK A, LOT 19	4600	0.11
BLOCK A, LOT 20	4600	0.11
BLOCK A, LOT 21	4600	0.11
BLOCK A, LOT 22	4600	0.11
BLOCK A, LOT 23	4600	0.11
BLOCK A, LOT 24	4600	0.11
BLOCK A, LOT 25	4600	0.11
BLOCK A, LOT 26	4600	0.11
BLOCK A, LOT 27	4600	0.11
BLOCK A, LOT 28	5125	0.12
BLOCK B, LOT 1	5365	0.12
BLOCK B, LOT 2	4606	0.11
BLOCK B, LOT 2X	119683	2.75
BLOCK B, LOT 3	4606	0.11
BLOCK B, LOT 4	4606	0.11
BLOCK B, LOT 5	4606	0.11
BLOCK B, LOT 6	4606	0.11
BLOCK B, LOT 7	4606	0.11
BLOCK B, LOT 8	4606	0.11
BLOCK B, LOT 9	4606	0.11
BLOCK B, LOT 10	4606	0.11
BLOCK B, LOT 11	4606	0.11
BLOCK B, LOT 12	4606	0.11
BLOCK B, LOT 13	4606	0.11
BLOCK B, LOT 14	4606	0.11
BLOCK B, LOT 15	4606	0.11
BLOCK B, LOT 16	4606	0.11
BLOCK B, LOT 17	4606	0.11
BLOCK B, LOT 18	4606	0.11
BLOCK B, LOT 19	4606	0.11
BLOCK B, LOT 20	4606	0.11
BLOCK B, LOT 21	4606	0.11
BLOCK B, LOT 22	4606	0.11
BLOCK B, LOT 23	4606	0.11
BLOCK B, LOT 24	4606	0.11
BLOCK B, LOT 25	4606	0.11
BLOCK B, LOT 26	4606	0.11
BLOCK B, LOT 27	4606	0.11
BLOCK B, LOT 28	5758	0.13
BLOCK B, LOT 29	5757	0.13
BLOCK B, LOT 30	5756	0.13
BLOCK B, LOT 31	5753	0.13
BLOCK B, LOT 32	6502	0.15
BLOCK B, LOT 33	7264	0.17
BLOCK B, LOT 34	7944	0.18
BLOCK B, LOT 35	5750	0.13
BLOCK B, LOT 36	5750	0.13
BLOCK B, LOT 37	5750	0.13
BLOCK B, LOT 38	5750	0.13
BLOCK B, LOT 39	5750	0.13
BLOCK B, LOT 40	5750	0.13
BLOCK B, LOT 41	5750	0.13
BLOCK B, LOT 42	5750	0.13
BLOCK B, LOT 43	5750	0.13
BLOCK B, LOT 44	5750	0.13
BLOCK B, LOT 45	5750	0.13
BLOCK B, LOT 46	5750	0.13
BLOCK B, LOT 47	5750	0.13
BLOCK B, LOT 48	5750	0.13
BLOCK B, LOT 49	5750	0.13
BLOCK B, LOT 50	5750	0.13
BLOCK B, LOT 51	5750	0.13
BLOCK B, LOT 52	5750	0.13
BLOCK B, LOT 53	5750	0.13
BLOCK B, LOT 54	5750	0.13
BLOCK B, LOT 55	5750	0.13
BLOCK B, LOT 56	5750	0.13
BLOCK B, LOT 57	5750	0.13
BLOCK B, LOT 58	5750	0.13
BLOCK B, LOT 59	5750	0.13
BLOCK B, LOT 60	5750	0.13
BLOCK B, LOT 61	5750	0.13
BLOCK B, LOT 62	5750	0.13
BLOCK B, LOT 63	5750	0.13
BLOCK B, LOT 64	5750	0.13
BLOCK B, LOT 65	5750	0.13
BLOCK B, LOT 66	5752	0.13
BLOCK B, LOT 67	6124	0.14
BLOCK B, LOT 68	81283	1.87
BLOCK C, LOT 1	5125	0.12
BLOCK C, LOT 2	4600	0.11
BLOCK C, LOT 3	4600	0.11
BLOCK C, LOT 4	4600	0.11
BLOCK C, LOT 5	4600	0.11
BLOCK C, LOT 6	4600	0.11
BLOCK C, LOT 7	4600	0.11
BLOCK C, LOT 8	4600	0.11
BLOCK C, LOT 9	4600	0.11
BLOCK C, LOT 10	4600	0.11
BLOCK C, LOT 11	4600	0.11
BLOCK C, LOT 12	4600	0.11
BLOCK C, LOT 13	5041	0.12
BLOCK C, LOT 14	5125	0.12
BLOCK C, LOT 15	4600	0.11
BLOCK C, LOT 16	4600	0.11
BLOCK C, LOT 17	4600	0.11
BLOCK C, LOT 18	4600	0.11
BLOCK C, LOT 19	4600	0.11
BLOCK C, LOT 20	4600	0.11
BLOCK C, LOT 21	4600	0.11
BLOCK C, LOT 22	4600	0.11
BLOCK C, LOT 23	4600	0.11
BLOCK C, LOT 24	4600	0.11
BLOCK C, LOT 25	4600	0.11
BLOCK C, LOT 26	5125	0.12
BLOCK D, LOT 1	6385	0.15
BLOCK D, LOT 1X	93999	2.16
BLOCK D, LOT 2	6514	0.15
BLOCK D, LOT 3	7537	0.17
BLOCK D, LOT 4	5772	0.13
BLOCK D, LOT 5	5750	0.13
BLOCK D, LOT 6	6275	0.14
BLOCK G, LOT 15	8373	0.19
BLOCK G, LOT 16	7876	0.18
BLOCK G, LOT 17	6984	0.16
BLOCK G, LOT 18	6694	0.15
BLOCK G, LOT 19	6082	0.14
BLOCK G, LOT 20	5750	0.13
BLOCK G, LOT 21	6275	0.14
BLOCK H, LOT 1	6850	0.16
BLOCK H, LOT 2	6580	0.15
BLOCK H, LOT 3	7702	0.18
BLOCK H, LOT 4	8661	0.20
BLOCK H, LOT 5	7864	0.18
BLOCK H, LOT 6	7979	0.18
BLOCK H, LOT 7	7968	0.18
BLOCK H, LOT 8	7098	0.16
BLOCK H, LOT 9	7454	0.17
BLOCK H, LOT 10	7418	0.17
BLOCK H, LOT 11	7168	0.16
BLOCK H, LOT 12	7118	0.16
BLOCK H, LOT 13	6302	0.14
BLOCK J, LOT 1	5750	0.13
BLOCK J, LOT 2	5750	0.13
BLOCK J, LOT 3	5750	0.13
BLOCK J, LOT 3X	126471	2.90
BLOCK R LOT 33	11359	0.26

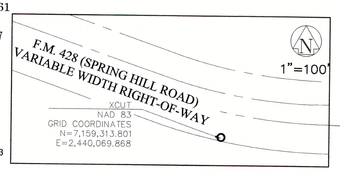
<u>Owner</u>
IH BELMONT DEVELOPMENT LLC
2325 DEAN WAY
SUITE 150
SOUTHLAKE, TX 76092

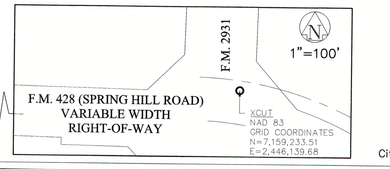
<u>ENGINEER / SURVEYOR</u>
WESTWOOD PROFESSIONAL SERVICES, INC.
11000 FRISCO STREET
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

<u>Owner</u>
IMPRESSION HOMES LLC
2325 DEAN WAY
SUITE 150
SOUTHLAKE, TX 76092

<u>UTILITY PROVIDER</u>
MUSTANG SPECIAL UTILITY DISTRICT
PHONE: 940-440-9561
7985 FM2931,
AUBREY, TX 76227

<u>Owner</u>
TSHH, LLC
5501 HEADQUARTERS
SUITE 300W
PLANO, TX 75024





An Amended Plat of Belmont Phase 1

37.752 ACRES TOTAL
150 RESIDENTIAL LOTS
(LOTS 1-28, BLOCK A; LOTS 1-67, BLOCK B; LOTS 1-26, BLOCK C; LOTS 1-6, BLOCK D; LOTS 1-13, BLOCK H; LOTS 15-21, BLOCK G; LOTS 1-3, BLOCK J)
3 OPEN SPACE LOTS
(LOT 1X, BLOCK D; LOT 2X AND 68, BLOCK B; LOT 33 AND 3X, BLOCK R;)
SITUATED IN THE
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS

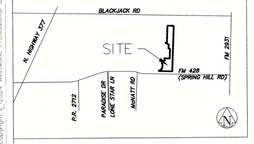
Date of Preparation: OCTOBER 2025

City Plan # _____

Westwood
Professional Services, Inc.
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
TBPELS # 10074301 PH.# 469-213-1800
JOB# GEE21004 October 22, 2025 PAGE 1 OF 2

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VICINITY MAP
N.T.S.



LEGEND

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
IRF IRON ROD FOUND CAP STAMPED "PELOTON"
IRS IRON ROD SET CAP STAMPED "WESTWOOD PS"
STREET NAME CHANGE SYMBOL
UTILITY LINE — — — — — — — — — — —
BUILDING LINE ———————————
O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
* LOTS WITHIN FLOODPLAIN

STATE OF TEXAS
COUNTY OF DENTON

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NUMBER 1243, DENTON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO IH BELMONT DEVELOPMENT, LLC, OF RECORD IN INSTRUMENT NUMBER 2024-47117 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO IMPRESSION HOMES, LLC, OF RECORD IN INSTRUMENT NUMBER 2025-96803 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO TSHH, LLC, OF RECORD IN INSTRUMENT NUMBER 2025-99402 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY 428 (SPRING HILL ROAD), A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF A CALLED 0.6507 ACRE TRACT DESCRIBED IN THE DEED TO SAM D. SHARMA AND SUNITA SHARMA, RECORDED IN INSTRUMENT NUMBER 2016-151762 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), AND THE SOUTHERLY SOUTHEAST CORNER OF SAID 37.778 ACRE TRACT;

THENCE N 88° 37' 48" W, 898.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" FOUND;

THENCE S 85° 39' 51" W, 88.05 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET FOR THE SOUTHWEST CORNER OF SAID 37.778 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 89.703 ACRE TRACT OF LAND TO MISAWA PROPERTIES, LLC RECORDED IN INSTRUMENT NUMBER 2024-47117 D.R.D.C.T.;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. 428 WITH THE WEST LINE OF SAID 37.778 ACRE TRACT AND THE EAST LINE OF SAID 89.703 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 01° 24' 24" E, 38.67 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 88° 35' 36" E, 115.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 01° 24' 24" E, 80.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 89° 57' 14" E, 89.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 12° 53' 41" E, 342.45 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 27° 30' 44" W, 150.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 62° 29' 16" E, 115.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 27° 30' 44" W, 76.75 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.29 FEET, THROUGH A CENTRAL ANGLE OF 02° 20' 11", HAVING A RADIUS OF 375.00 FEET, AND A LONG CHORD WHICH BEARS N 26° 20' 38" W, 15.29 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

N 64° 49' 28" E, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 6.14 FEET, THROUGH A CENTRAL ANGLE OF 01° 04' 54", HAVING A RADIUS OF 325.00 FEET, AND A LONG CHORD WHICH BEARS S 25° 42' 59" E, 6.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

S 72° 17' 20" E, 14.09 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 62° 29' 16" E, 6.60 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 115.41 FEET, THROUGH A CENTRAL ANGLE OF 09° 22' 45", HAVING A RADIUS OF 705.00 FEET, AND A LONG CHORD WHICH BEARS N 67° 10' 39" E, 115.28 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

N 16° 06' 03" W, 108.02 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 13° 13' 23" W, 53.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 5.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 87° 49' 40" E, 400.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 105.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 42° 49' 40" W, 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 87° 49' 40" W, 5.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 87° 49' 40" E, 5.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 47° 10' 20" E, 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 210.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 42° 49' 40" W, 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 87° 49' 40" W, 5.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 87° 49' 40" W, 99.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 155.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 87° 49' 40" E, 5.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 87° 49' 40" W, 120.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 117.81 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 75.00 FEET, AND A LONG CHORD WHICH BEARS N 42° 49' 40" W, 106.07 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;

N 87° 49' 40" W, 91.13 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 10' 20" E, 110.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 60° 27' 41" W, 65.71 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET IN THE SOUTH LINE OF A CALLED 20.00 ACRE TRACT OF LAND TO EDDIE LEON CRANMORE AND WIFE JUDY ROSAN CRANMORE RECORDED IN INSTRUMENT NUMBER 2016-141189 O.R.D.C.T.;

THENCE N 89° 23' 30" E, 213.52 FEET WITH SAID SOUTH LINE AND SAID WEST LINE TO A 60D NAIL FOUND FOR THE INTERIOR CORNER OF SAID TRACT 3;

THENCE N 01° 49' 16" E, 1,251.59 FEET WITH THE EAST LINE OF SAID 20.00 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET FOR CORNER IN THE WEST LINE OF SAID 37.778 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 37.778 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 88° 10' 44" E, 92.32 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 87° 53' 37" E, 195.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 47° 06' 23" E, 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
N 02° 06' 23" E, 630.04 FEET TO A PK NAIL WITH SHINER STAMPED "WESTWOOD PS" SET IN THE CENTERLINE OF EAST BLACK JACK ROAD AND BEING THE NORTHWEST CORNER OF SAID 37.778 ACRE TRACT;

THENCE S 89° 40' 36" E, 50.04 FEET TO A PK NAIL WITH SHINER STAMPED "WESTWOOD PS" SET FOR THE NORTHEAST CORNER OF SAID 37.778 ACRE TRACT, AND FOLLOWING THE CENTERLINE OF SAID EAST BLACK JACK ROAD;

THENCE DEPARTING SAID NORTHEAST CORNER WITH THE EAST LINE OF SAID 37.778 ACRE TRACT AND THE FOLLOWING BEARINGS AND DISTANCES:

N 02° 06' 23" E, 632.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 42° 53' 37" E, 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 87° 53' 37" E, 105.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET;
S 02° 06' 23" W, 1,231.66 FEET TO A FENCE POST;

THENCE S 02° 10' 20" W, 2,105.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,644,481 SQUARE FEET OR 37.752 ACRES MORE OR LESS.

OWNER'S CERTIFICATIONS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT IH BELMONT DEVELOPMENT, LLC, IMPRESSION HOMES, LLC, AND TSHH, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BELMONT PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS, AND DOES 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 USE THEREOF. ANY PUBLIC UTILITY ENTITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. ANY PUBLIC UTILITY ENTITY 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.

THIS PROPERTY IS LOCATED WITHIN THE CITY OF AUBREY EXTRA-TERRITORIAL JURISDICTION, AND UNINCORPORATED ARE OF DENTON COUNTY. THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF AUBREY, DENTON COUNTY, TEXAS.

IH BELMONT DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME: BRUCE HEIKKINEN
TITLE: Manager

IMPRESSION HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

TSHH, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME: CHRIS WICKER
TITLE: DFW DIVISION PRESIDENT

STATE OF: TEXAS
COUNTY OF DENTON

IH BELMONT DEVELOPMENT, LLC:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRUCE HEIKKINEN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF November 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Brittany Fowler
PRINTED NAME
MY COMMISSION EXPIRES: 2/14/29

BRITTANY FOWLER NOTARY PUBLIC STATE OF TEXAS ID 133244734 MY COMM. EXP. 02-14-2029

IMPRESSION HOMES, LLC:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Steve Gafka KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF November 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Brittany Fowler
PRINTED NAME
MY COMMISSION EXPIRES: 2/14/29

BRITTANY FOWLER NOTARY PUBLIC STATE OF TEXAS ID 133244734 MY COMM. EXP. 02-14-2029

TSHH, LLC:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRIS WICKER, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF November, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Shancie M Bertsch
PRINTED NAME
MY COMMISSION EXPIRES: 11/3/2029

Shancie M Bertsch
My Commission Expires
11/3/2029
Notary ID 3025425

SURVEYOR'S CERTIFICATION:

THAT I, JASON B. ARMSTRONG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF AUBREY.

PRELIMINARY
_____
JASON B. ARMSTRONG
TEXAS REGISTRATION NO. 5557

STATE OF TEXAS REGISTERED JASON B. ARMSTRONG 5557 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS 11 DAY OF NOVEMBER 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
AMEIR ROBERTSON
PRINTED NAME
MY COMMISSION EXPIRES: 10/23/2028

AMEIR RASHEED ROBERTSON Notary Public, State of Texas Comm. Expires 10-23-2028 Notary ID 132744734

CERTIFICATE OF FINAL PLAT APPROVAL
This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the

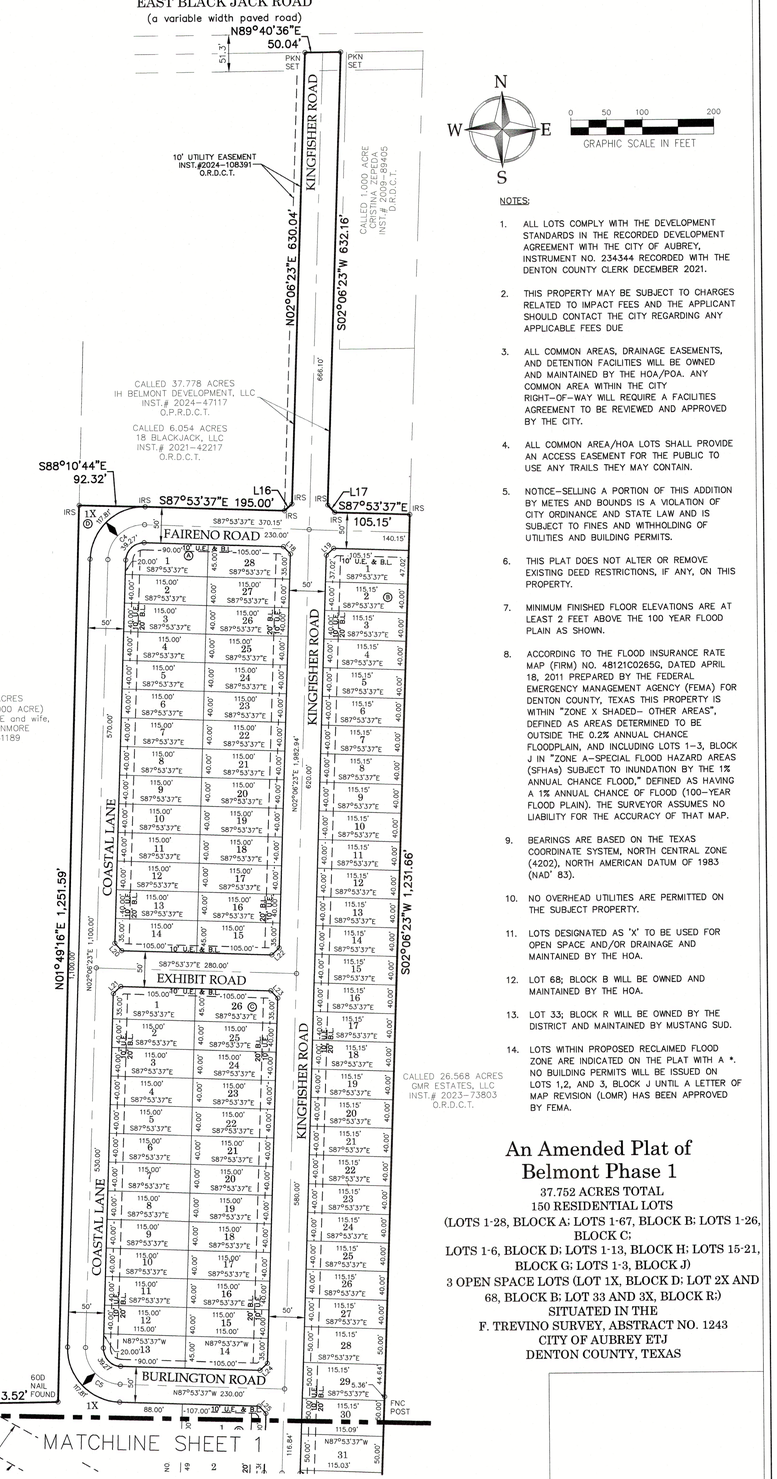
_____ day of _____,

20___.

_____
Chris Rich, Mayor
City of Aubrey, Texas

PD-SF-4	
BLOCK NO.	LOT NO.
A	1-28
B	1-27
C	1-26

PD-SF-5	
BLOCK NO.	LOT NO.
B	28-67
D	1-6
G	15-21
H	1-13
J	1-3



NOTES:

1. ALL LOTS COMPLY WITH THE DEVELOPMENT STANDARDS IN THE RECORDED DEVELOPMENT AGREEMENT WITH THE CITY OF AUBREY, INSTRUMENT NO. 234344 RECORDED WITH THE DENTON COUNTY CLERK DECEMBER 2021.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT TO BE REVIEWED AND APPROVED BY THE CITY.
4. ALL COMMON AREA/HOA LOTS SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE ANY TRAILS THEY MAY CONTAIN.
5. NOTICE-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.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN AS SHOWN.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48121C0265G, DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS THIS PROPERTY IS WITHIN "ZONE X SHADED- OTHER AREAS", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND INCLUDING LOTS 1-3, BLOCK J IN "ZONE A-SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD," DEFINED AS HAVING A 1% ANNUAL CHANCE OF FLOOD (100-YEAR FLOOD PLAIN). THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
9. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD' 83).
10. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.
11. LOTS DESIGNATED AS 'X' TO BE USED FOR OPEN SPACE AND/OR DRAINAGE AND MAINTAINED BY THE HOA.
12. LOT 68; BLOCK B WILL BE OWNED AND MAINTAINED BY THE HOA.
13. LOT 33; BLOCK R WILL BE OWNED BY THE DISTRICT AND MAINTAINED BY MUSTANG SUD.
14. LOTS WITHIN PROPOSED RECLAIMED FLOOD ZONE ARE INDICATED ON THE PLAT WITH A *. NO BUILDING PERMITS WILL BE ISSUED ON LOTS 1,2, AND 3, BLOCK J UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED BY FEMA.

An Amended Plat of Belmont Phase 1

37.752 ACRES TOTAL
150 RESIDENTIAL LOTS
(LOTS 1-28, BLOCK A; LOTS 1-67, BLOCK B; LOTS 1-26, BLOCK C;
LOTS 1-6, BLOCK D; LOTS 1-13, BLOCK H; LOTS 15-21, BLOCK G; LOTS 1-3, BLOCK J)
3 OPEN SPACE LOTS (LOT 1X, BLOCK D; LOT 2X AND 68, BLOCK B; LOT 33 AND 3X, BLOCK R)
SITUATED IN THE
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS

Owner
IH BELMONT DEVELOPMENT LLC
2325 DEAN WAY
SUITE 150
SOUTHLAKE, TX 76092

Owner
IMPRESSION HOMES LLC
2325 DEAN WAY
SUITE 150
SOUTHLAKE, TX 76092

Owner
TSHH, LLC
5501 HEADQUARTERS
SUITE 300W
PLANO, TX 75024

ENGINEER / SURVEYOR
WESTWOOD PROFESSIONAL SERVICES, INC.
11000 FRISCO STREET
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

UTILITY PROVIDER
MUSTANG SPECIAL UTILITY DISTRICT
PHONE: 940-440-9561
7985 FM2931,
AUBREY, TX 76227

City Plan # _____

Date of Preparation: OCTOBER 2025

Westwood
Professional Services, Inc.
11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
TBPELS # 10074301 PH.# 469-213-1800
JOB# GEE21004 October 22, 2025 PAGE 2 OF 2

Plat Application

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City in order to discuss development needs and issues.

Description of Property

Subdivision Name: Belmont Phase 1

Total Number of Lots: 150 Total Acreage: 37.752 AC

Property Location: The southernmost border of the property lies along F.M. 428 from about 2,000 feet west of F.M. 2931 to to about 470 feet east of McNutt Rd.

Contact Information

Owner: TSHH, LLC Phone #: (214) 550-5733

Address: 5501 Headquarters Dr. Suite 300W Plano, TX

Email address: jhering@trophysignaturehomes.com

Applicant contact info: Christie Hancock

Engineer/Surveyor: Westwood Professional Services Phone #: (469) 512-6306

Email address: Christie.Hancock@westwoodps.com

***See submittal calendar on-line for application submittal dates. ***

	FEES	
Application Review Fee	$500.00	
Preliminary Plat – Residential	$550.00	Plus $20.00 per lot
Preliminary Plat – Commercial	$600.00	Plus $25.00 per acre
Final Plat – Residential	$650.00	Plus $20.00 per lot
Final Plat – Commercial	$700.00	Plus $25.00 per acre
Minor Plat	$500.00	
Replat - Residential	$550.00	Plus $20.00 per lot
Replat - Commercial	$600.00	Plus $25.00 per acre
Amended Plat	$350.00	
Plat Vacation	$250.00	Plus $20.00 per lot
Plat filing (County recording)	$200.00	
Legal notices (published)	$150.00	Plus actual expenses
Professional fees for review of land use related permits as prepared by City's consultants (ex: Engineer, Planner, Attorney)	*see Special Fees section of ordinance	*Requires deposit, and fee assessed to cover reasonable and necessary expenses in review of development related permits

The Texas Local Government Code generally requires that the municipal authority responsible for approving plats is to take action on a plat within 30 days of proper filing. Because thorough plat review, and resubmittal of corrections, generally requires in excess of 30 days, an opportunity to allow for additional review time is available to an owner/applicant. You may contact city staff for information on requesting a time extension and for scheduling your plat. In cases where city staff does not have adequate time for review and corrections to be made, there is a high likelihood that the plat will be forwarded to PZ and CC with a recommendation of denial.

Owner's signature required to authorize plat application submittal: Chris Wicker

Fees paid: _____

- ○ Cash
- ○ Check # _____

Project #: _____

Date: _____

Receipt #: _____

Plat Application Checklist

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre- application discussion or a pre-submittal meeting occur prior to making an application to the City. A complete application, fee, and supplementary materials, in accordance with the City's Subdivision Ordinance, must accompany a plat submittal.

Required for ALL Plats

- [x] Project name in lower right corner
- [x] Application form, fees, electronic copy/pdf
- [x] Utility company letters
- [x] ETJ affidavit or approval by city
- [x] Vicinity map
- [x] Owner's name, address & phone
- [x] Surveyor/Engineer's name, address & phone
- [x] Adjacent properties identified
- [x] Front building lines
- [x] Flood plain statement/boundary
- [x] Lot/Alley dimensions
- [x] Metes & bounds
- [x] Easements (drainage, utility, landscape, etc.)
- [x] Monuments, pins & B.M.'s set
- [x] 4 Copies of Plat (folded) for initial review by staff
- [x] Engineer's summary report (Art. 2, Section 1.05 of Subdivision Ord. (how does property drain, grading)
- [x] Proof of ownership per Art. 2, Sect. 1.05 Sub. Ord.
- [x] North arrow
- [x] Scale 1" = 200 figure & scale bar
- [x] Size 24" x 36"
- [x] Boundary lines identified
- [x] Lots & blocks, acreage identified
- [x] Required signatures
- [x] Street dimensions
- [x] RPLS certificate
- [x] Match lines
- [x] Street names
- [x] Certified Tax certificate at time of recording

Additional requirements for Preliminary Plats

- [ ] Preliminary Drainage/Utility plans
- [ ] Street & road interconnect
- [ ] Contour lines
- [ ] Proposed street names
- [ ] Physical features
- [ ] Scale 1"= 200', 1"=100'
- [ ] Match lines
- [ ] Proposed parks, trails, open space

Additional requirements for Re-Plat, Minor Plat, and Final Plats

(see Subdivision Ordinance for complete list of plat documents required):

- [ ] Filing documents and recording fees
- [ ] 2 x 3 recording block
- [ ] Co. judge signature block (if in ETJ)
- [ ] Street & road interconnect
- [ ] Owners certificate
- [ ] Deed restrictions

In accordance with Section 212.014 of the Texas Local Government Code, a Public Hearing is required for a re-plat.

*Any required documentation that is missing from the application packet may constitute the application to be rejected and/or determined to be incomplete.

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on Ordinance No. 941-25 annexing approximately 6.74-acres of land known as a portion of McNatt Road, legally described as being all of the 30-foot wide prescriptive right-of-way of McNatt Road, beginning at the Aubrey City limits and FM 428, continuing to the Future Ike Byrom Road, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, Denton County, Texas.

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

Summary

Summary

Ordinance No. 941-25 annexes approximately **6.74 acres** consisting of the **30-foot prescriptive right-of-way of McNatt Road**, beginning at the current Aubrey city limits at **FM 428** and extending south to **Future Ike Byrom Road**. The City completed all required notices and public hearings under Chapter 43 of the Texas Local Government Code prior to action.

The ordinance formally extends the City's boundary to include the roadway segment and associated right-of-way, amends the official city map, and directs filing with the Denton County Clerk. Upon annexation, the area becomes subject to the **Service Plan** (Exhibit B), providing police, fire/EMS, road maintenance, solid waste, utilities, and other municipal services at the same level provided to comparable areas of Aubrey.

The ordinance becomes effective immediately upon passage.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, deny or table) the annexation ordinance

CITY OF AUBREY, TEXAS
ORDINANCE NO. 941-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF AN APPROXIMATE ±6.74-ACRE TRACT OF LAND KNOWN AS A PORTION OF MCNATT ROAD, LEGALLY DESCRIBED AS BEING ALL OF THE 30-FOOT WIDE PRESCRIPTIVE RIGHT-OF-WAY OF MCNATT ROAD, BEGINNING AT THE CITY LIMITS AND FM 428, CONTINUING TO THE FUTURE IKE BYROM ROAD, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", AND ANY ADDITIONAL ASSOCIATED RIGHT-OF-WAY; AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF AUBREY, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING 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

WHEREAS, the City desires to annex the certain property described and depicted in **Exhibit "A",** attached and incorporated as if set forth fully herein (the "Property"); and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, the City now desires to annex a ±6.74-acre tract of land known as a portion of McNatt Road, being legally described as being all of the prescriptive right-of-way of McNatt Road (apparent prescriptive right-of-way), generally 30-feet in width, 15 feet east and west of the approximate centerline of said McNatt Road, and all of the McNatt Road right-of-way dedications as shown on the Winterhaven 7 Addition Plat, an addition to Denton County, as recorded in Instrument Number 2016-2135 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and the Eaves FH Addition Plat, an addition to Denton County as recorded in Instrument Number 2015-397 (P.R.D.C.T.), from the

existing City of Aubrey City Limits line as defined by Annexation Ordinance 220, dated March 15, 1996, and recorded in Instrument Number 1996-19494 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and the south right-of-way line of Farm to Market Road 428 (F.M. 428) (variable width right-of-way), to the north line of future Ike Byrom Road (120-foot right-of-way), said 6.74 acre tract being in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, and any additional associated right-of-way; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, all requirements for the annexation, including required notices and public hearings, have been provided, held, and met; and

WHEREAS, the City Council of the City (the "City Council") has determined that the Property is located in the extraterritorial jurisdiction (the "ETJ") of the City; and

WHEREAS, the City Council has investigated into, has determined and officially finds that no part of the Property is within the ETJ of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City's limits, the City Council has found, and incorporates herein its finding, that surrounding the area is in the public interest; and

WHEREAS, the City acknowledges that it shall provide services to the Property deemed necessary in the service plan in **Exhibit "B"**, attached hereto and incorporated as if fully set forth herein, in accordance with Section 43.065 of the Texas Local Government Code; and

WHEREAS, the City Council finds and determines that annexation of the Property as requested by the property owner is in the best interests of the citizens of the City of Aubrey and the owners and residents of the area.

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

Section 1. Findings Incorporated. 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 of Area. The Property, and any and all adjacent rights-of-way, are hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way 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. Official City Map Amended. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

Section 4. Filing of Ordinance Required. The City Secretary is hereby directed and authorized to file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and with other appropriate officials and agencies as required by state and federal law.

Section 5. Effect on Territory. From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City, and subject to the service plan referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

Section 6. Cumulative Repealer/Savings. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining provisions shall remain in full force and effect.

Section 7. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Aubrey hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 8. 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 9. Effective Date. This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 18th day of December, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

Exhibit "A"
Property Legal Description and Depiction

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
FOR ANNEXATION INTO THE CITY LIMITS OF THE CITY OF AUBREY, TEXAS
IN THE F. TREVINO SURVEY, ABSTRACT NO. 1243, DENTON COUNTY, TEXAS

Being a 6.74 acre tract of land, for annexation into the City Limits of the City of Aubrey, Texas, and being all of the prescriptive right-of-way of McNatt Road (apparent prescriptive right-of-way), generally 30-feet in width, 15 feet east and west of the approximate centerline of said McNatt Road, and all of the McNatt Road right-of-way dedications as shown on the Winterhaven 7 Addition Plat, an addition to Denton County, as recorded in Instrument Number 2016-2135 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and the Eaves FH Addition Plat, an addition to Denton County as recorded in Instrument Number 2015-397 (P.R.D.C.T.), from the existing City of Aubrey City Limits line as defined by Annexation Ordinance 220, dated March 15, 1996, and recorded in Instrument Number 1996-19494 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and the south right-of-way line of Farm to Market Road 428 (F.M. 428) (variable width right-of-way), to the north line of future Ike Byrom Road (120-foot right-of-way), said 6.74 acre tract being in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said point being on the common south right-of-way line of said F.M. 428, and on the existing City of Aubrey City Limits line, and also being on the north line of Lot 1, Block A, of said Winterhaven 7 Addition;

THENCE, S71°50'48"E, along the common south right-of-way line of said F.M. 428, and the existing City of Aubrey City Limits line, a distance of 63.03 feet to a point for corner, said point being the beginning of a curve to right, having a central angle of 03 degrees 38 minutes 53 seconds, a radius of 235.84 feet and being subtended by a chord bearing of S87°17'47"E, a chord distance of 15.01 feet;

THENCE, along said curve to the right, an arc distance of 15.02 feet to a point for corner, said point being on the common south right-of-way line of said F.M. 428, and the existing City of Aubrey City Limits line, said point also being on the north line of a called 40.00 acre tract of land conveyed to Roger Daily, by deed recorded in Volume 3145, Page 570, (D.R.D.C.T.);

THENCE, S00°18'50"W, departing the common south right-of-way line of said F.M. 428, and the existing City of Aubrey City Limits line, and being across said 40.00 acre Daly tract, and along the east prescriptive right-of-way line of said McNatt Road, a distance of 678.88 feet to a point for corner;

THENCE, S00°18'47"W, continuing across said 40.00 acre Daly tract, and along the east prescriptive right-of-way line of said McNatt Road, a distance of 473.04 feet to a point for corner;

THENCE, S00°18'48"W, continuing across said 40.00 acre Daly tract, and along the east prescriptive right-of-way line of said McNatt Road, a distance of 322.03 feet to a point for corner, said point being inside a called 8.00 acre tract of land conveyed to Roger Daly, by deed recorded in Instrument Number 1996-61698 (D.R.D.C.T.);

THENCE, S00°32'33"W, being across said 8.00 acre Daly tract, and along the east prescriptive right-of-way line of said McNatt Road, a distance of 1,256.43 feet to a point for corner, said point being on the common south line of a called 0.327 acre tract of land conveyed to Kevin and Sharon Bonner Hogan, by deed recorded in Instrument Number 2002-119668, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and the north line of a called 5.0 acre tract of land conveyed to Harry Grant III May & Amanda Janine Brooks, by deed recorded in Instrument Number 2015-28186 (O.P.R.D.C.T.);

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
FOR ANNEXATION INTO THE CITY LIMITS OF THE CITY OF AUBREY, TEXAS
IN THE F. TREVINO SURVEY, ABSTRACT NO. 1243, DENTON COUNTY, TEXAS

THENCE, S00°32'34"W, departing the aforementioned common line, and being across said 5.0 acre May & Brooks tract, and along the east prescriptive right-of-way line of said McNatt Road, a distance of 1,869.07 feet to a point for corner, said point on the common south line of a called 40.75 acre tract of land conveyed to Roger L. & Violet Edson, by deed recorded in Volume 555, Page 506 (D.R.D.C.T.), and the north line of a called 318.2327 acre tract of land conveyed to TGHR LLC, by deed recorded in Instrument Number 2021-181556 (O.P.R.D.C.T.), said point also being in the approximate centerline of Redfearn Road (apparent prescriptive right-of-way);

THENCE, S00°26'55"W, departing the aforementioned common line, and the approximate centerline of said Redfearn Road, being across said 318.2327 acre TGHR LLC tract, and along the east prescriptive right-of-way line of said McNatt Road, a distance of 3,938.13 feet to a point for corner;

THENCE, N89°26'35"W, departing the east prescriptive right-of-way line of said McNatt Road, and continuing across said 318.2327 acre TGHR LLC tract, and being across said McNatt Road, a distance of 30.00 feet to a point for corner, said point being on the common north line of a called 6.869 acre tract of land conveyed to DR Horton Texas LTD., by deed recorded in Instrument Number 2024-131758 (O.P.R.D.C.T.), same being the north line of said Future Ike Byrom Road, said point also being on the south line of a called 142.053 acre tract of land conveyed to HTRP LLC, by deed recorded in Instrument Number 2021-232824 (O.P.R.D.C.T.)

THENCE, N00°26'55"E, departing the aforementioned common line, and being across said 142.053 acre HTRP LLC tract, and along the west prescriptive right-of-way line of said McNatt Road, a distance of 3,938.10 feet to a point for corner, said point being inside a called 359.740 acre tract of land conveyed to DS1719 LLC, by deed recorded in Instrument Number 2020-28890 (O.P.R.D.C.T.)

THENCE, N00°32'34"E, being across said 359.740 acre DS1719 LLC tract, and along the west prescriptive right-of-way line of said McNatt Road a distance of 1,869.10 feet to a point for corner, said point being inside a called 77.330 acre tract of land conveyed to Austin L. Holt, by deed recorded in Instrument Number 2025-76297 (O.P.R.D.C.T.);

THENCE, N00°32'33"E, being across said 77.330 acre Holt tract, and along the west prescriptive right-of-way line of said McNatt Road, a distance of 1,256.37 feet to a point for corner, said point being on the common north line of said 77.330 acre Holt tract and the south line of a called 2.00 acre tract of land conveyed to Bonnie E. Owens, by deed recorded in Instrument Number 2018-37684 (O.P.R.D.C.T.);

THENCE, N00°18'48"E, departing the aforementioned common line, and being across said 2.00 acre Owens tract, and along the west prescriptive right-of-way line of said McNatt Road, a distance of 321.84 feet to a point for corner, said point being on the common north line of said 2.00 acre Owens tract, and on the westerly right-of-way line of McNatt Road, as dedicated on said Eaves FH Addition Plat;

THENCE, S89°49'58"W, along the north line of said 2.00 acre Owens tract, and along the westerly right-of-way line of said McNatt Road, a distance of 17.08 feet to a point for corner, said point being on the southeast corner of Lot 1, Block A of said Eaves FH Addition;

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
FOR ANNEXATION INTO THE CITY LIMITS OF THE CITY OF AUBREY, TEXAS
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THENCE, N00°29'17"E, along the west right-of-way line of said McNatt Road, and the east line of said Lot 1, Block A, a distance of 376.44 feet to a point for corner, said point being on the northeast corner of said Lot 1, Block A, and the south line of a called 27.669 acre tract of land conveyed to Winter Haven Ranch LLC, by deed recorded in Instrument Number 2023-55071 (O.P.R.D.C.T.);

THENCE, S89°53'38"E, along the south line of said 27.669 acre Winter Haven Ranch tract, and the westerly right-of-way of said McNatt Road, a distance of 15.93 feet to a point for corner, said point being on the west prescriptive right-of-way line of said McNatt Road;

THENCE, N00°18°39"E, being across said 27.669 acre Winter Haven Ranch tract, and being along the west prescriptive right-of-way line of said McNatt Road, a distance of 96.81 feet to a point for corner, said point being on the north line of said 27.669 acre Winter Haven Ranch tract, and also being on the westerly right-of-way line of said McNatt Road, as dedicated on said Winterhaven 7 Addition Plat;

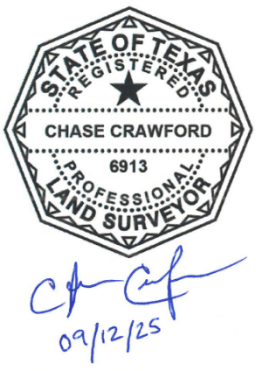
THENCE, S88°47°41"W, along the north line of said 27.669 acre Winter Haven Ranch tract, and being along the westerly right-of-way line of said McNatt Road, a distance of 45.01 feet to a point for corner, said point being on the southeast corner of Lot 3, of said Winterhaven 7 Addition;

THENCE, N00°18°49"E, departing the north line of said 27.669 acre Winter Haven Ranch tract, and being along the east line of said Winterhaven 7 Addition, and along the west right-of-way line of said McNatt Road, a distance of 700.01 feet to the POINT OF BEGINNING, said annexation tract containing 6.74 acres (293,533 square feet) of land, more or less.

Notes:

1. This document was prepared under 22 TAC §138.95, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Basis of Bearings & Distances: Metes & Bounds description for a called 318.2327 acre tract of land conveyed to TGHR LLC, by deed recorded in 2021-181556 (O.P.R.D.C.T.)
3. A Plat of even date herewith accompanies this Metes and Bounds Description.

Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPLS Firm No. 100318-00
11910 Greenville Ave., Suite 600
Dallas, Texas 75243



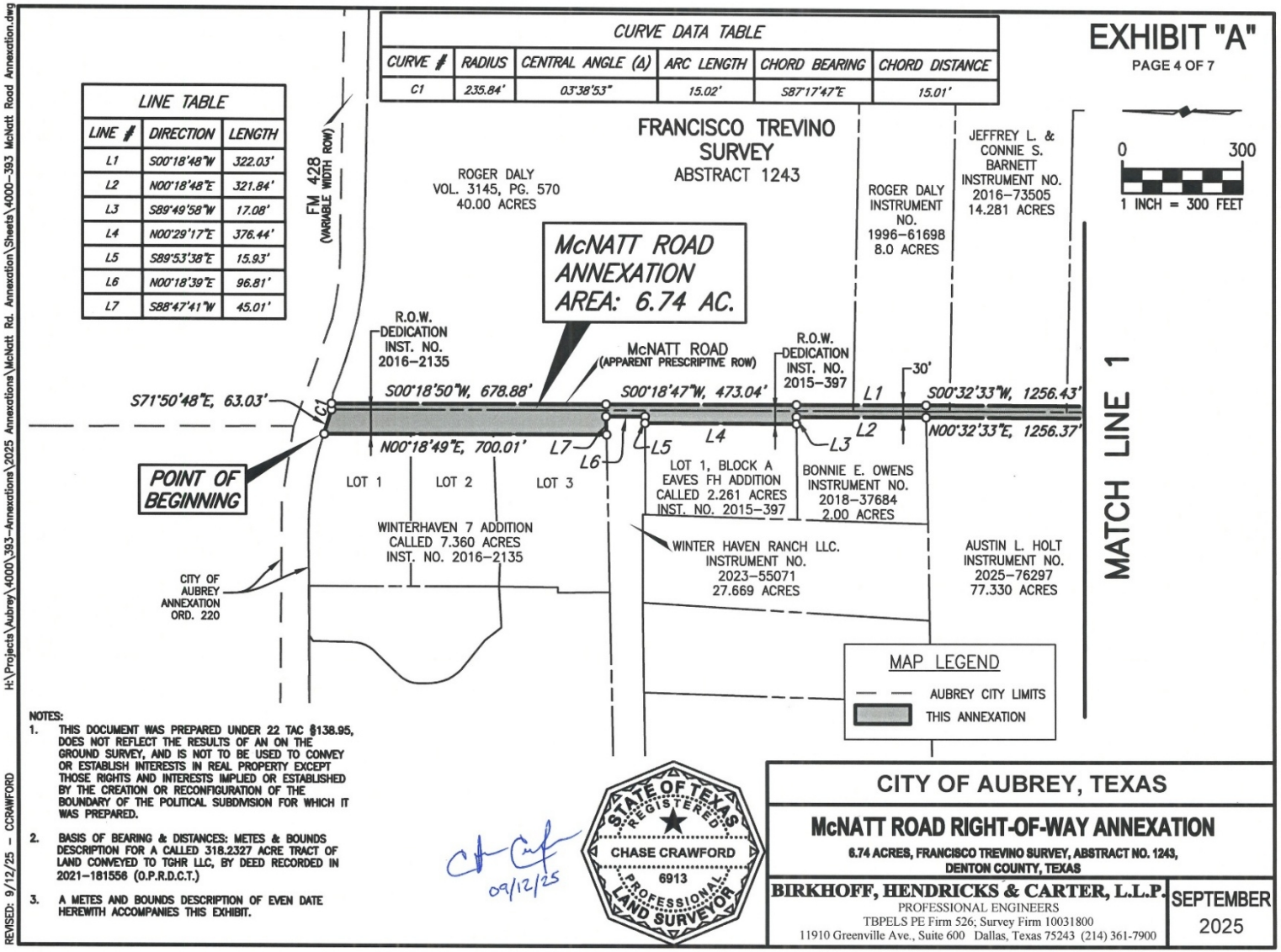
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EXHIBIT "A"

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CURVE DATA TABLE					
CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	235.84'	03°38'53"	15.02'	S87°17'47"E	15.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°18'48"W	322.03'
L2	N00°18'48"E	321.84'
L3	S89°49'58"W	17.08'
L4	N00°29'17"E	376.44'
L5	S89°53'38"E	15.93'
L6	N00°18'39"E	96.81'
L7	S88°47'41"W	45.01'



NOTES:

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2. BASIS OF BEARING & DISTANCES: METES & BOUNDS DESCRIPTION FOR A CALLED 318.2327 ACRE TRACT OF LAND CONVEYED TO TGHR LLC, BY DEED RECORDED IN 2021-181556 (O.P.R.D.C.T.)
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.

STATE OF TEXAS
REGISTERED
CHASE CRAWFORD
6913
PROFESSIONAL LAND SURVEYOR

09/12/25

CITY OF AUBREY, TEXAS

McNATT ROAD RIGHT-OF-WAY ANNEXATION

6.74 ACRES, FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, DENTON COUNTY, TEXAS

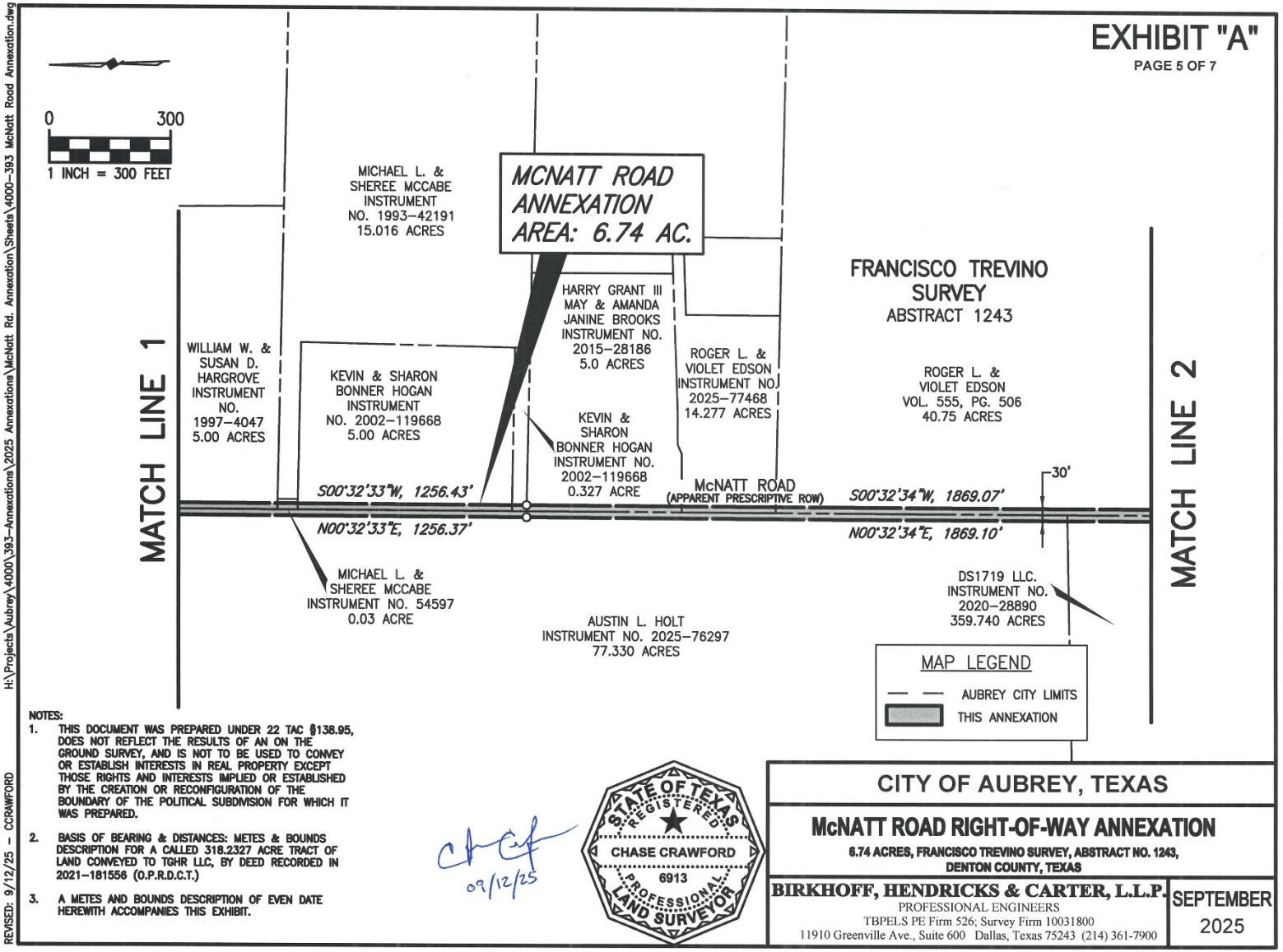
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

SEPTEMBER 2025

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EXHIBIT "A"

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STATE OF TEXAS REGISTERED CHASE CRAWFORD 6913 PROFESSIONAL LAND SURVEYOR

CITY OF AUBREY, TEXAS

McNATT ROAD RIGHT-OF-WAY ANNEXATION

6.74 ACRES, FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, DENTON COUNTY, TEXAS

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PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
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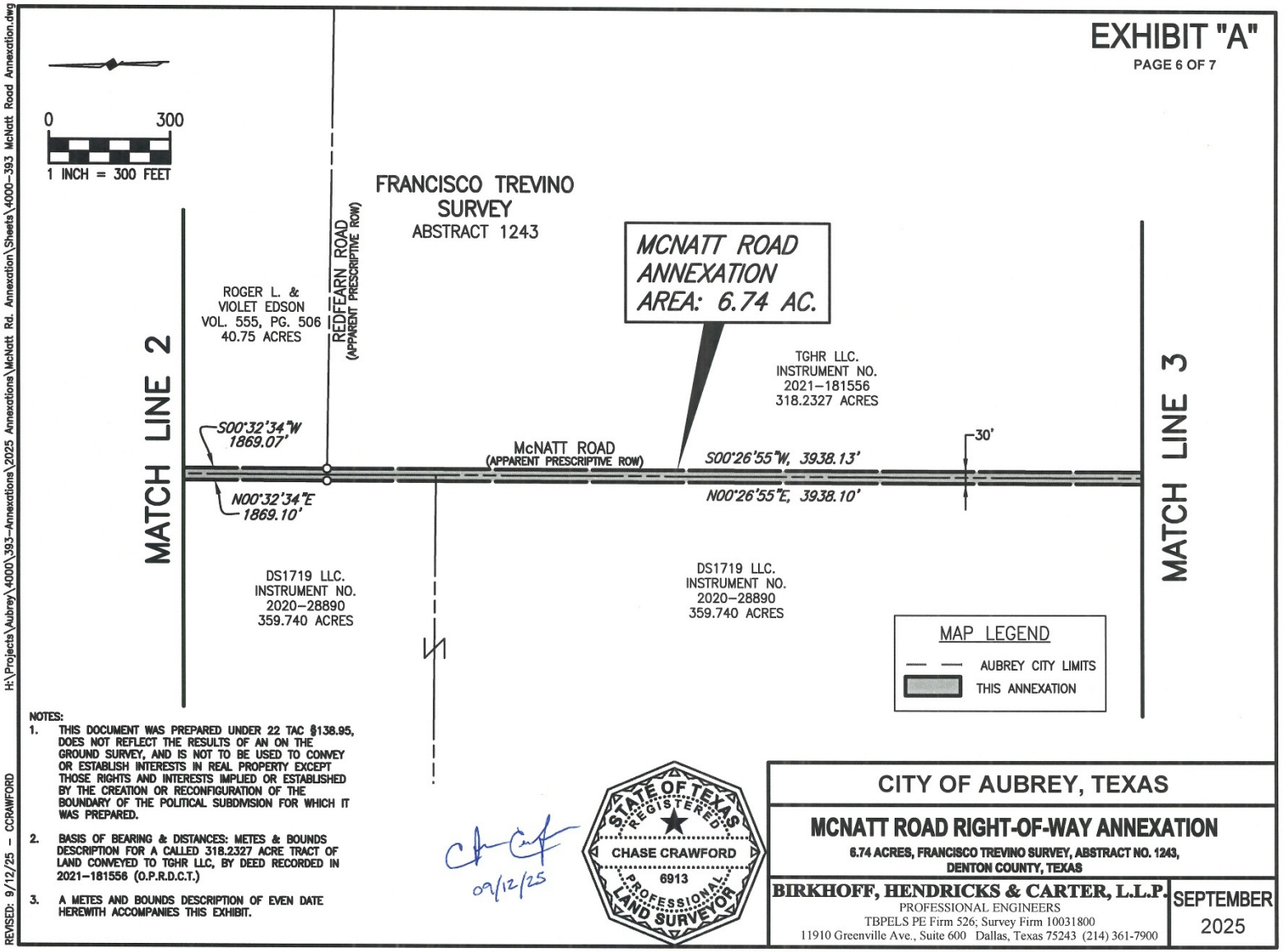
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EXHIBIT "A"

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2. BASIS OF BEARING & DISTANCES: METES & BOUNDS DESCRIPTION FOR A CALLED 318.2327 ACRE TRACT OF LAND CONVEYED TO TGHR LLC, BY DEED RECORDED IN 2021-181558 (O.P.R.D.C.T.)
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.

09/12/25

STATE OF TEXAS
REGISTERED
CHASE CRAWFORD
6913
PROFESSIONAL
LAND SURVEYOR

CITY OF AUBREY, TEXAS

MCNATT ROAD RIGHT-OF-WAY ANNEXATION

6.74 ACRES, FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, DENTON COUNTY, TEXAS

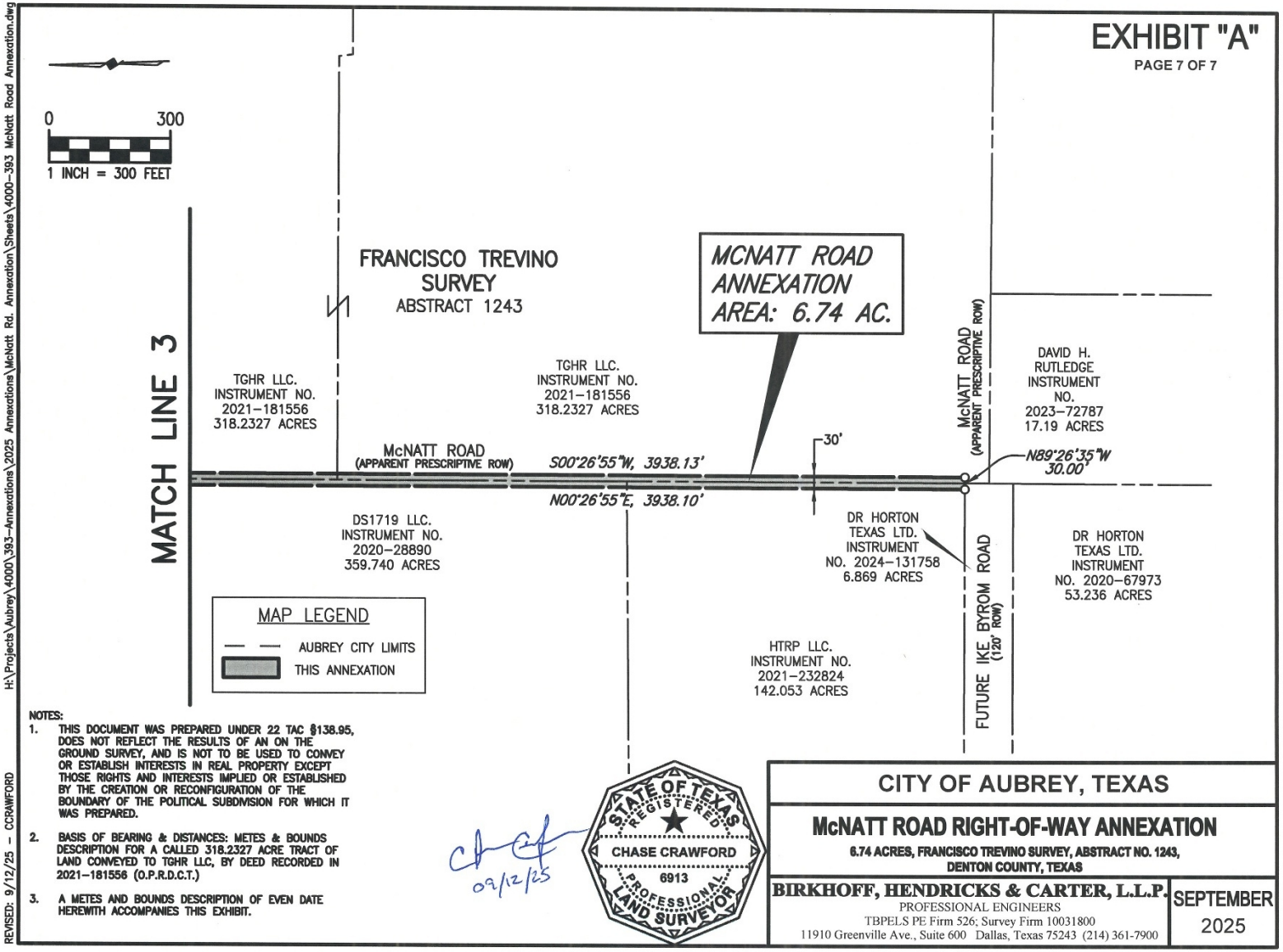
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11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

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EXHIBIT "A"

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STATE OF TEXAS REGISTERED CHASE CRAWFORD 6913 PROFESSIONAL LAND SURVEYOR

CITY OF AUBREY, TEXAS

McNATT ROAD RIGHT-OF-WAY ANNEXATION

6.74 ACRES, FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, DENTON COUNTY, TEXAS

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Exhibit "B"
SERVICE PLAN

Upon annexation of the area identified above and as identified on Exhibit "A", the City of Aubrey will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**
   The City of Aubrey, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection and Emergency Medical Services**
   The City of Aubrey, Texas and its Fire Department will provide fire protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

   The City of Aubrey, Texas and its Fire Department will provide EMS services to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

3. **Maintenance of Water and Wastewater Facilities**
   All water and wastewater facilities owned or maintained by the City of Aubrey at the time of the proposed annexation shall continue to be maintained by the City of Aubrey. All water and wastewater facilities which may be acquired subsequent to the annexation of the proposed areas shall be maintained by the City of Aubrey to the extent of its ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City of Aubrey standard extension policy now existing or as may be amended. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances.

4. **Solid Waste Collection**
   Solid waste collection is contracted through Republic Services and commercial accounts are arranged by each account individually with Republic Services. Solid waste collection will be provided to citizens in the newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and density as those found within the newly

annexed areas. The City may negotiate with annexed areas to allow continued services with an existing solid waste management provider. After the second anniversary of the annexation date, the City will impose fees and provide the service.

If areas with private roads and/or gates are arranged so that garbage may be collected without creating a safety hazard, the City, at its discretion, may collect the garbage provided proper indemnification is received from the community association or individual property owners. The City will then impose fees and provide the service. Garbage collection locations shall be subject to the approval of the Director of Public Works. In the event the City does not collect garbage within the areas with private roads and/or gates, residents of these areas will not be billed for service after the two-year date.

5. **Maintenance of Roads and Streets**

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the homeowner association and as such maintained by the association.

6. **Maintenance of Parks, Playgrounds, and Swimming Pools**

The City of Aubrey, Texas is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowner association and as such maintained by the association.

7. **Maintenance of any Publicly owned Facility, Building or Municipal Service**

The City of Aubrey, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. **Other Services**

The City of Aubrey, Texas finds and determines that such services as planning, code enforcement, animal control, library, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed areas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE COMPLETED WITHIN 2 ½ YEARS

1. **Police and Fire Protection and Solid Waste Collection**
   The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Aubrey, Texas with like topography, land use and population density as those found within the newly annexed areas.

2. **Water and Wastewater Facilities**
   For the next 2 ½ years, the City of Aubrey, Texas finds and determines that there is sufficient capacity for water and wastewater to provide services to the annexed areas pursuant to the City of Aubrey extension policies.

3. **Roads and Streets**
   The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

4. **Maintenance of Parks, Playgrounds, and Swimming Pools and Any Other Publicly Owned Facility, Building, or Service**
   The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Aubrey, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the discretion of the City of Aubrey.

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics

of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on Ordinance No. 942-25 annexing approximately 13.06-acre tract of land known as a portion of Blackjack Road, legally described as being all of the prescriptive right-of-way of Blackjack Road, generally 30 feet in width along the existing Aubrey City limits and expanding to a total width of 60 feet after departing the existing Aubrey City limits, beginning at east right-of-way line of U.S. Highway 377 continuing to FM 2931, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, and the T. Chambers Survey, Abstract No. 223, Denton County, Texas.

Staff Contact

Summary

Summary

Ordinance No. 942-25 annexes approximately **13.06 acres** consisting of the **prescriptive right-of-way of Blackjack Road**, beginning at **U.S. Highway 377** and extending east to **FM 2931**. The annexation area is generally **30 feet wide within the existing city limits** and expands to **60 feet wide** beyond that point.

All statutory requirements for annexation—including notices and public hearings—were completed. The action extends the official city boundary, amends the city map, and incorporates the area under the City's **Service Plan**, which provides police, fire/EMS, utility, road maintenance, and other municipal services at the same level as comparable areas of Aubrey.

The ordinance is effective immediately upon passage.

Financial Summary

Staff Recommended Action

Staff Recommended Motion

CITY OF AUBREY, TEXAS
ORDINANCE NO. 942-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF AN APPROXIMATE ±13.06-ACRE TRACT OF LAND KNOWN AS A PORTION OF BLACKJACK ROAD, LEGALLY DESCRIBED AS BEING ALL OF THE PRESCRIPTIVE RIGHT-OF-WAY OF BLACKJACK ROAD, GENERALLY 30 FEET IN WIDTH ALONG THE EXISTING CITY LIMITS AND EXPANDING TO A TOTAL WIDTH OF 60 FEET AFTER DEPARTING THE EXISTING CITY LIMITS, BEGINNING AT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 377 CONTINUING TO FM 2931, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", AND ANY ADDITIONAL ASSOCIATED RIGHT-OF-WAY; EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF AUBREY, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING 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

WHEREAS, the City desires to annex the certain property described and depicted in **Exhibit "A",** attached and incorporated as if set forth fully herein (the "Property"); and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, the City now desires to annex a ±13.06-acre tract of land known as a portion of Blackjack Road, being all of the prescriptive right-of-way of Blackjack Road (apparent prescriptive right-of-way), generally 30 feet in width along the existing City Limits of Aubrey, said 30 foot annexation limits being 30 feet north of the approximate centerline of said Blackjack Road, and expands to a total width of 60 feet after departing the

existing City Limits of Aubrey, said 60 foot annexation limits being 30 feet north and south of the approximate centerline of said Blackjack Road, from the east right-of-way line of U.S. Highway 377 (variable width right-of-way), to the west right-of-way line of Farm to Market Road 2931 (F.M. 2931) (variable width right-of-way), located in the F. Trevino Survey, Abstract No. 1243, and the T. Chambers Survey, Abstract No. 223, Denton County, Texas, and any additional associated right-of-way; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, all requirements for the annexation, including required notices and public hearings, have been provided, held, and met; and

WHEREAS, the City Council of the City (the "City Council") has determined that the Property is located in the extraterritorial jurisdiction (the "ETJ") of the City; and

WHEREAS, the City Council has investigated into, has determined and officially finds that no part of the Property is within the ETJ of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City's limits, the City Council has found, and incorporates herein its finding, that surrounding the area is in the public interest; and

WHEREAS, the City acknowledges that it shall provide services to the Property deemed necessary in the service plan in **Exhibit "B"**, attached hereto and incorporated as if fully set forth herein, in accordance with Section 43.065 of the Texas Local Government Code; and

WHEREAS, the City Council finds and determines that annexation of the Property as requested by the property owner is in the best interests of the citizens of the City of Aubrey and the owners and residents of the area.

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

Section 1. Findings Incorporated. 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 of Area. The Property, and any and all adjacent rights-of-way, are hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way 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. Official City Map Amended. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

Section 4. Filing of Ordinance Required. The City Secretary is hereby directed and authorized to file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and with other appropriate officials and agencies as required by state and federal law.

Section 5. Effect on Territory. From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City, and subject to the service plan referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

Section 6. Cumulative Repealer/Savings. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining provisions shall remain in full force and effect.

Section 7. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Aubrey hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 8. 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 9. Effective Date. This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 18TH day of December, 2025.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

Exhibit "A"
Property Legal Description and Depiction

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
FOR ANNEXATION INTO THE CITY LIMITS OF THE CITY OF AUBREY, TEXAS
IN THE F. TREVINO SURVEY, ABSTRACT NO. 1243, AND THE
T. CHAMBERS SURVEY, ABSTRACT NO. 223, DENTON COUNTY, TEXAS

Being a 13.06 acre tract of land, for annexation into the City Limits of the City of Aubrey, Texas, and being all of the prescriptive right-of-way of Blackjack Road (apparent prescriptive right-of-way), generally 30 feet in width along the existing City Limits of Aubrey, said 30 foot annexation limits being 30 feet north of the approximate centerline of said Blackjack Road, and expands to a total width of 60 feet after departing the existing City Limits of Aubrey, said 60 foot annexation limits being 30 feet north and south of the approximate centerline of said Blackjack Road, from the east right-of-way line of U.S. Highway 377 (variable width right-of-way), to the west right-of-way line of Farm to Market Road 2931 (F.M. 2931) (variable width right-of-way), located in the F. Trevino Survey, Abstract No. 1243, and the T. Chambers Survey, Abstract No. 223, Denton County, Texas, being more particularly described as follows:

BEGINNING at a point for corner, said point being on the existing City Limits of Aubrey, and on the east right-of-way line of said U.S. Highway 377, said point also being on the southwest corner of a called 42.10 acre tract of land conveyed to Venable Estate, LTD, by deed recorded in Instrument Number 2019-143834 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.);

THENCE, S80°19'52"E, departing the existing City limits of Aubrey, and being along the east right-of-way line of said U.S. Highway 377, and also being along the south line of said 42.10 acre Venable Estate tract, a distance of 32.22 feet to a point for corner;

THENCE, S25°38'02"W, departing the south line of said 42.10 acre Venable Estate tract, and being along the east right-of-way line of said U.S. Highway 377, a distance of 296.63 feet to a point for corner

THENCE, S31°31'08"E, continuing along the east right-of-way line of said U.S. Highway 377, a distance of 71.63 feet to a point for corner;

THENCE, S88°24'37"E, continuing along the east right-of-way line of said U.S. Highway 377, a distance of 45.49 feet to a point for corner, said point being on the west line of Lot 1, Block A, KD Barnes Addition, an addition to the City of Aubrey, by plat recorded in Instrument Number 2023-265 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE, S00°54'51"W, continuing along the east right-of-way line of said U.S. Highway 377, and along the west line of said Lot 1, Block 1, a distance of 0.61 feet to a point for corner, said point being on the southwest corner of said Lot 1, Block 1, and also being on the north right-of-way line of said Blackjack Road;

THENCE, S87°12'49"E, along the south line of said Lot 1, Block 1, and along the north right-of-way line of said Blackjack Road, a distance of 1,099.73 feet to a point for corner, said point being on the southeast corner of said Lot 1, Block 1, and on the west line of a called 2.02 acre tract of land conveyed to Venable Estate, LTD, by deed recorded in Instrument Number 2019-143834 (O.P.R.D.C.T.);

THENCE, S01°20'56"W, along the west line of said 2.02 acre Venable Estate tract, a distance of 10.01 feet to a point for corner, said point being on the north prescriptive right-of-way line of said Blackjack Road;

THENCE, S88°09'46"E, departing the west line of said 2.02 acre Venable Estate tract, and being across said 2.02 acre Venable Estate tract, and also being along the north prescriptive right-of-way line of said Blackjack Road, a distance of 460.16 feet to a point for corner, said point being inside a called 60.499 acre tract of land conveyed to Big Barrels Ranch LLC, by deed recorded in Instrument Number 2021-17059 (O.P.R.D.C.T.);

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
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IN THE F. TREVINO SURVEY, ABSTRACT NO. 1243, AND THE
T. CHAMBERS SURVEY, ABSTRACT NO. 223, DENTON COUNTY, TEXAS

THENCE, S89°14'48"E, being across said 60.499 acre Big Barrels Ranch tract, and along the north prescriptive right-of-way line of said Blackjack Road, a distance of 3,682.97 feet to a point for corner, said point being inside a 5.455 acre tract of land conveyed to TA 37 McNatt Outerloop LLC, by deed recorded in Instrument Number 2025-90236 (O.P.R.D.C.T.);

THENCE, S89°05'30"E, being across said 5.455 acre TA 37 McNatt Outerloop tract, and along the north prescriptive right-of-way line of said Blackjack Road, a distance of 2,079.42 feet to a point for corner, said point being inside a 14.98 acre tract of land conveyed to Harold Ray Newton, by deed recorded in Instrument Number 2016-50833 (O.P.R.D.C.T.);

THENCE, N89°46'50"E, being across said 14.98 acre Harold Ray Newton tract, and along the north prescriptive right-of-way line of said Blackjack Road, a distance of 1,041.20 feet to a point for corner, said point being on the common east line of a called 9.975 acre tract of land conveyed to East Blackjack Properties LLC, by deed recorded in Instrument Number 2024-119384 (O.P.R.D.C.T.), and the west line of a called 8.213 acre tract of land conveyed to East Blackjack Properties LLC, by deed recorded in Instrument Number 2024-119384 (O.P.R.D.C.T.);

THENCE, S88°50'00"E, departing the west line of said 8.213 acre East Blackjack Properties tract, and being across said 8.213 acre East Blackjack Properties tract, and along the north prescriptive right-of-way line of said Blackjack Road, a distance of 291.27 feet to a point for corner, said point being on the common east line of said 8.213 acre East Blackjack Properties tract, and on the west line of a called 30.116 acre tract of land conveyed to HMH Saratoga Land LLC, by deed recorded in Instrument Number 2023-123163 (O.P.R.D.C.T.);

THENCE, S88°40'50"E, departing the aforementioned common line and being across said 30.116 acre HMH Saratoga Land LLC tract, and along the north prescriptive right-of-way line of said Blackjack Road, a distance of 322.21 feet to a point for corner;

THENCE, S88°16'48"E, continuing across said 30.116 acre HMH Saratoga Land LLC tract, and being along the north prescriptive right-of-way line of said Blackjack Road, a distance of 1,073.83 feet to a point for corner, said point being inside a called 14.06 acre tract of land conveyed to 550 Belmont Development LP, by deed recorded in Instrument Number 2023-119064 (O.P.R.D.C.T.);

THENCE, S87°49'21"E, being across said 14.06 acre 550 Belmont Development LP tract, and being along the north prescriptive right-of-way line of said Blackjack Road, a distance of 1,582.61 feet to a point for corner, said point being on the southeast line of Lot 3-A-3, VR Estates, an addition to the City of Aubrey, by plat recorded in Instrument Number 2023-254 (O.P.R.D.C.T.), said point also being on the west right-of-way line of said F.M. 2931;

THENCE, S46°40'42"W, along the southeast line of said Lot 3-A-3, and also being along the west right-of-way line of said F.M. 2931, a distance of 42.06 feet to a point for corner, said point being in the approximate centerline of said Blackjack Road;

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THENCE, S43°19'18"E, departing the approximate centerline of said Blackjack Road, and being along the west right-of-way line of said F.M. 2931, a distance of 42.80 feet to a point for corner, said point being on the easterly line of a called 1.00 acre tract of land conveyed to Maria & Stanley Jones, by deed recorded in Instrument Number 2001-61749 (O.P.R.D.C.T.), said point also being on the south prescriptive right-of-way line of said Blackjack Road;

THENCE, N87°49'21"W, departing the west right-of-way line of said F.M. 2931, and the easterly line of said 1.00 acre Jones tract, and being along the south prescriptive right-of-way line of said Blackjack Road, a distance of 1,583.58 feet to a point for corner, said point being on the common northwest corner of Lot 1, Block A, Kline Addition, an addition to the City of Aubrey by plat recorded in Instrument Number 2023-226 (P.R.D.C.T.), and the northeast corner of Lot 2, Block A of said Kline Addition;

THENCE, N88°16'48"W, along the north line of said Lot 2, Block A, and along the south prescriptive right-of-way line of said Blackjack Road, a distance of 1,073.46 feet to a point for corner, said point being on the common west line of a called 22.241 acre tract of land conveyed to Golden Eagle Ranch LLC, by deed recorded in Instrument Number 2021-138523 (O.P.R.D.C.T.), and on the east line of a called 26.568 acre tract of land conveyed to GMR Estates, LLC by deed recorded in Instrument Number 2023-73803 (O.P.R.D.C.T.);

THENCE, N88°40'51"W, departing the aforementioned common line and being across said 26.568 acre GMR Estates tract, and being along the south prescriptive right-of-way line of said Blackjack Road, a distance of 321.64 feet to a point for corner;

THENCE, N88°50'00"W, being across said 26.568 acre GMR Estates tract, and being along the south prescriptive right-of-way line of said Blackjack Road, a distance of 290.87 feet to a point for corner, said point being inside a called 6.054 acre tract of land conveyed to 18 Blackjack LLC, by deed recorded in Instrument Number 2021-42217 (O.P.R.D.C.T.);

THENCE, S89°46'48"W, being across said 6.054 acre GMR Estates tract, and being along the south prescriptive right-of-way line of said Blackjack Road, a distance of 1,040.41 feet to a point for corner, said point being on the common west line of a called 10.00 acre tract of land conveyed to Eddie Leon & Judy Rosan Cranmore, by deed recorded in Instrument Number 2016-141189 (O.P.R.D.C.T.), and the east line of a called 42.11 acre tract of land conveyed to Judy & Eddie Cranmore, by deed recorded in Instrument Number 2019-42236 (O.P.R.D.C.T.);

THENCE, N89°05'31"W, departing the aforementioned common line and being across said 42.11 acre Cranmore tract, and being along the south prescriptive right-of-way line of said Blackjack Road, a distance of 2,079.15 feet to a point for corner, said point being on the common west line of a called 36.855 acre tract of land conveyed to Sharlotte & Joe T. Owens, by deed recorded in Instrument Number 2019-42238 (O.P.R.D.C.T.), and the west line of a called 14.975 acre tract of land conveyed to Pretium Capital LLC, by deed recorded in Instrument Number 2023-103341 (O.P.R.D.C.T.), said point also being on the existing City Limits of Aubrey;

THENCE, N01°07'33"W, departing the south prescriptive right-of-way line of said Blackjack Road, and being along the aforementioned common line, and along the existing City Limits of Aubrey, a distance of 30.02 feet to a point for corner, said point being in the approximate centerline of said Blackjack Road, and on the common northwest corner of said 36.855 acre Owens tract, and on the northeast corner of said 14.975 acre Pretium Capital tract;

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
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T. CHAMBERS SURVEY, ABSTRACT NO. 223, DENTON COUNTY, TEXAS

THENCE, N89°14'48"W, along the north line of said 14.975 acre Pretium Capital tract, and also being along the approximate centerline of said Blackjack Road and along the existing City Limits of Aubrey, a distance of 3,683.26 feet to a point for corner, said point being on the common northwest corner of a called 357.561 acre tract of land conveyed to Aubrey Blackjack Partners LLC, by deed recorded in Instrument Number 2021-213816 (O.P.R.D.C.T.), and on the northeast corner of a called 65.626 acre tract of land conveyed to KL LB Buy 3, LLC, by deed recorded in Instrument Number 2024-66973 (O.P.R.D.C.T.);

THENCE, N88°09'46"W, along the north line of said 65.626 acre KL LB Buy 3 tract, and along the approximate centerline of said Blackjack Road, and along the existing City Limits of Aubrey, a distance of 460.19 feet to a point for corner, said point being on the north line of said 357.561 acre Aubrey Blackjack Partners tract;

THENCE, N87°12'48"W, along the north line of said 357.561 acre Aubrey Blackjack Partners tract, and along the approximate centerline of said Blackjack Road, and along the existing City Limits of Aubrey, a distance of 1,033.23 feet to a point for corner, said point being on the east right-of-way line of said U.S. Highway 377;

THENCE, N87°33'12"W, being across said U.S. Highway 377 right-of-way, and being along the existing City Limits of Aubrey, a distance of 194.83 feet to a point for corner;

THENCE, N40°33'18"W, being across said U.S. Highway 377 right-of-way, and being along the existing City Limits of Aubrey, a distance of 30.05 feet to a point for corner;

THENCE, N25°01'17"E, continuing across said U.S. Highway 377 right-of-way and being along the existing City Limits of Aubrey, a distance of 383.89 feet to the POINT OF BEGINNING, said annexation tract containing 13.06 acres (568,995 square feet) of land, more or less.

Notes:

1. This document was prepared under 22 TAC § 138.95, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Basis of Bearings & Distances: A 36.855 acre tract of land conveyed to Sharlotte & Joe T. Owens, by deed recorded in Instrument Number 2019-42238 (O.P.R.D.C.T.). Rotated 00°01'30" clockwise to match Denton County Parcel Map
3. A Plat of even date herewith accompanies this Metes and Bounds Description.

Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPLS Firm No. 100318-00
11910 Greenville Ave., Suite 600
Dallas, Texas 75243

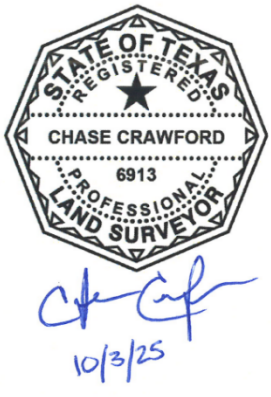
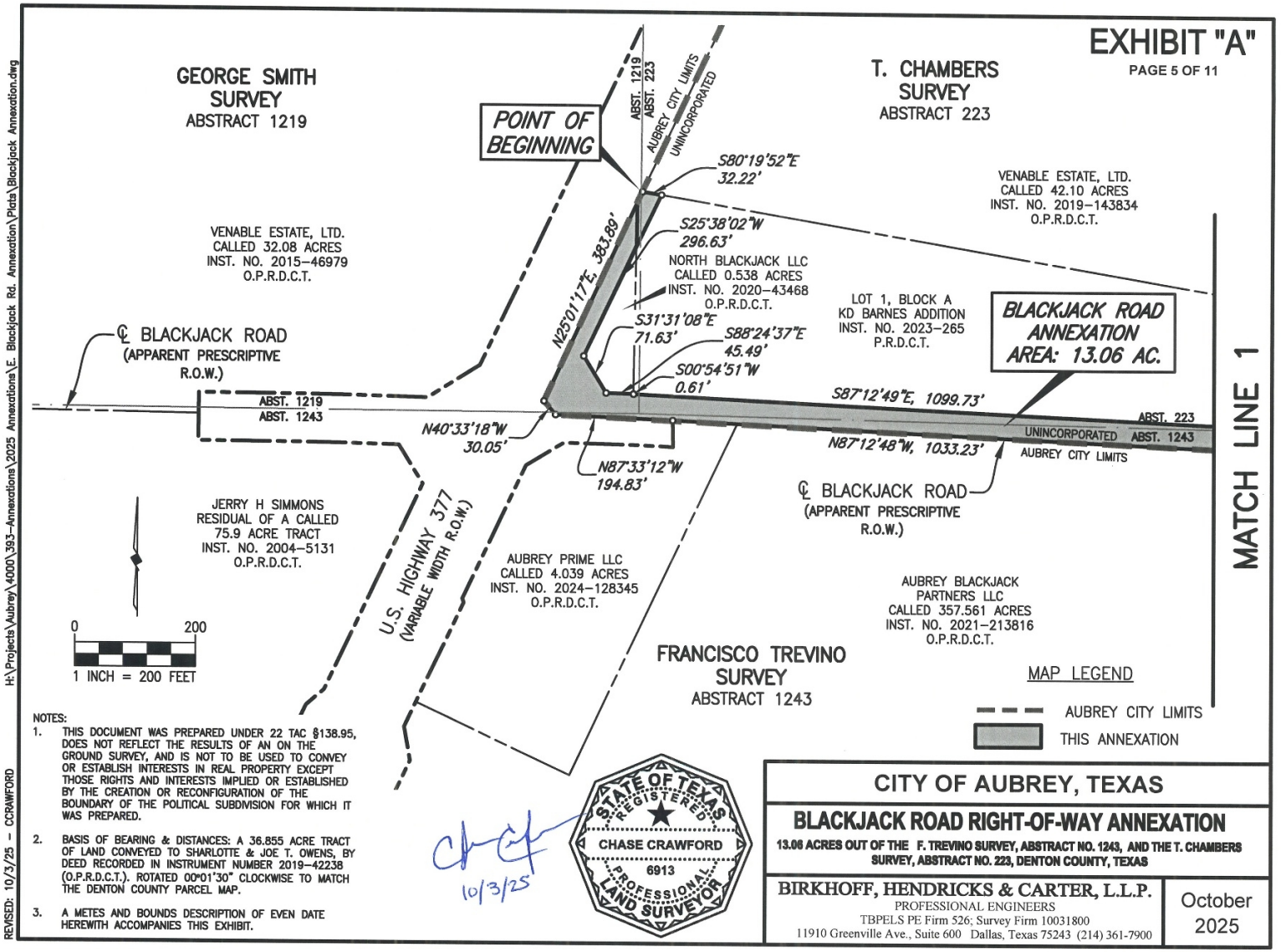


EXHIBIT "A"

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NOTES:

1. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
2. BASIS OF BEARING & DISTANCES: A 36.855 ACRE TRACT OF LAND CONVEYED TO SHARLOTTE & JOE T. OWENS, BY DEED RECORDED IN INSTRUMENT NUMBER 2019-42238 (O.P.R.D.C.T.). ROTATED 00°01'30" CLOCKWISE TO MATCH THE DENTON COUNTY PARCEL MAP.
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CHASE CRAWFORD
6913
PROFESSIONAL
LAND SURVEYOR

10/3/25

CITY OF AUBREY, TEXAS

BLACKJACK ROAD RIGHT-OF-WAY ANNEXATION

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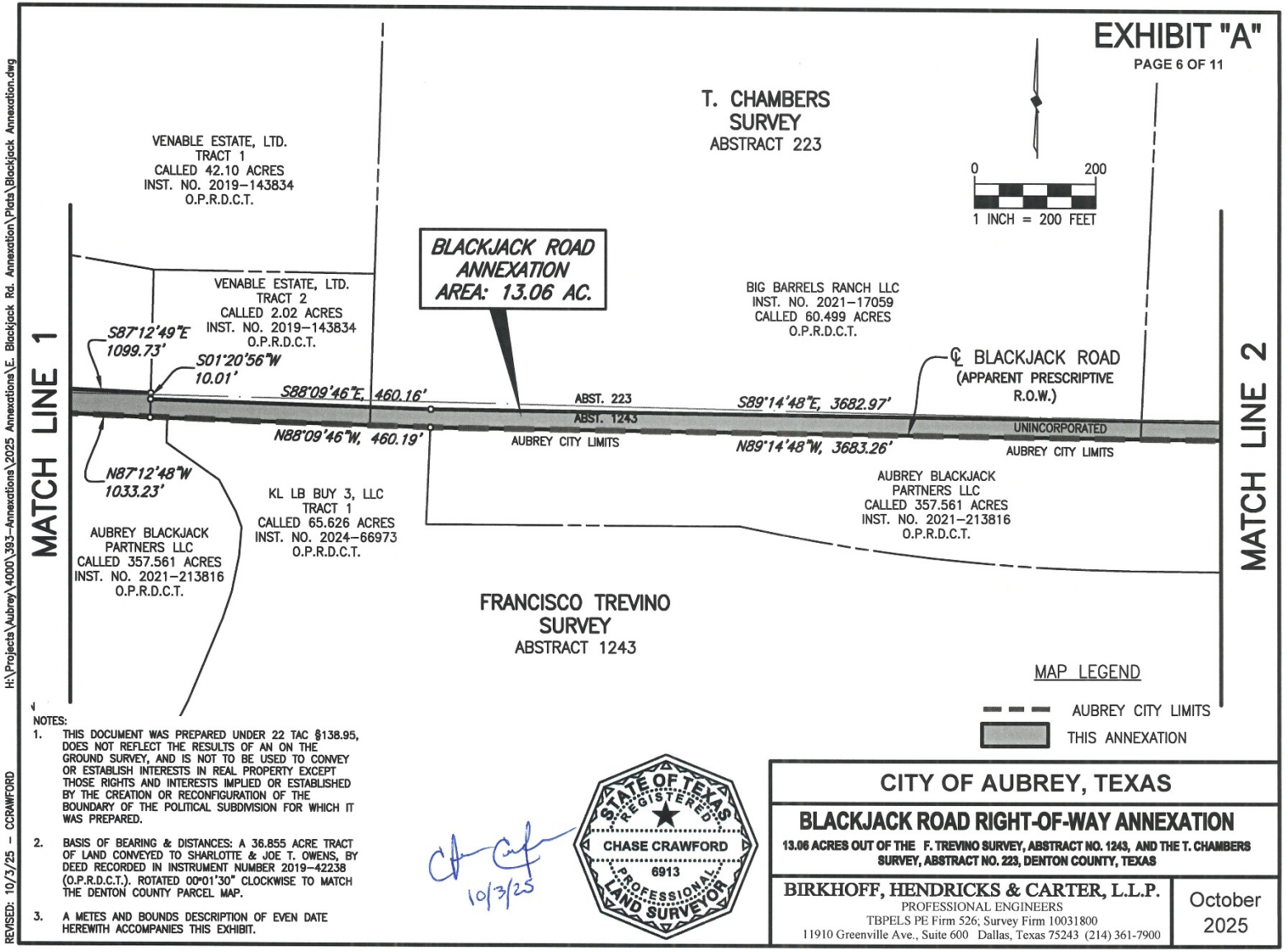
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PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

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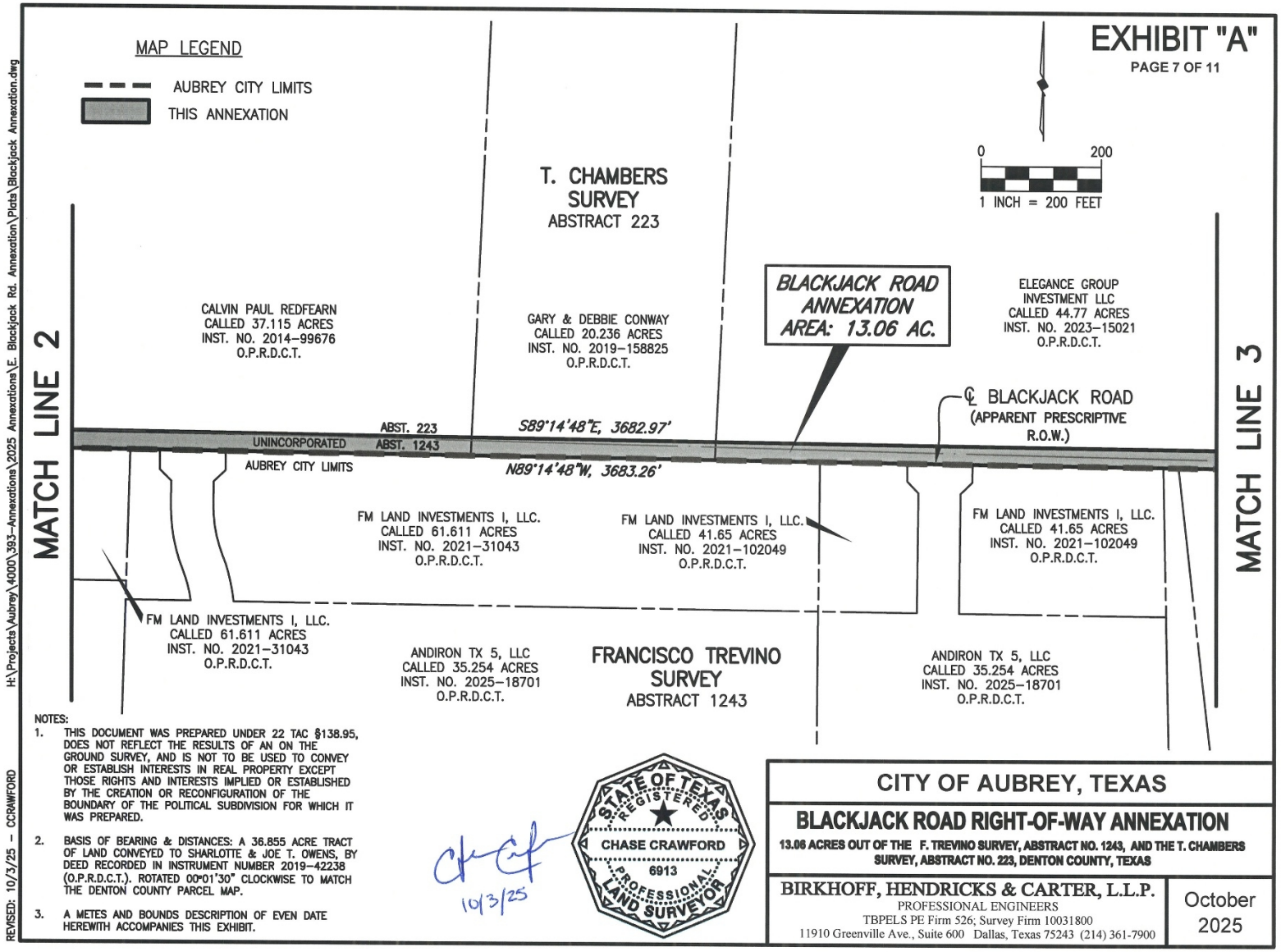
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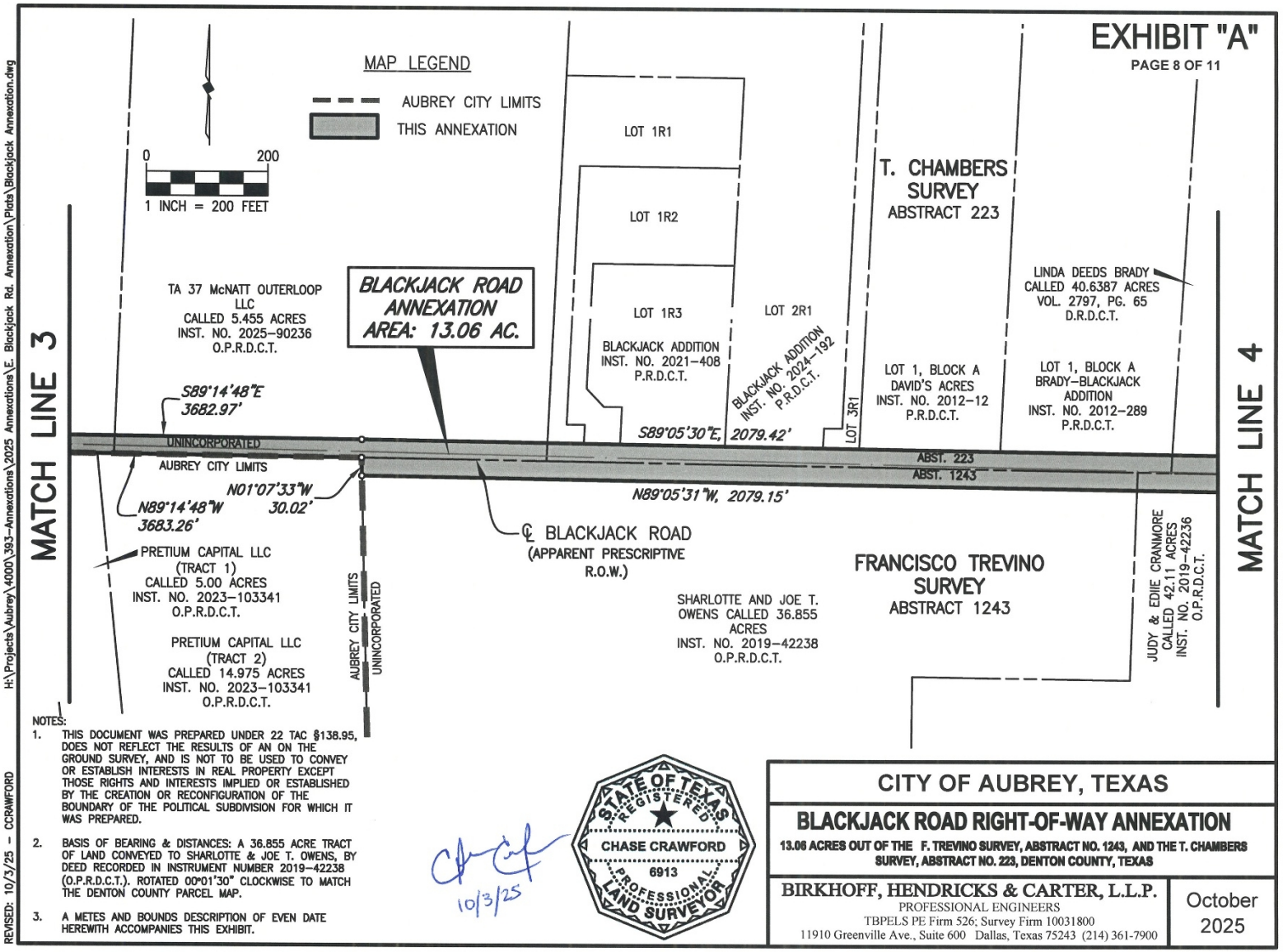
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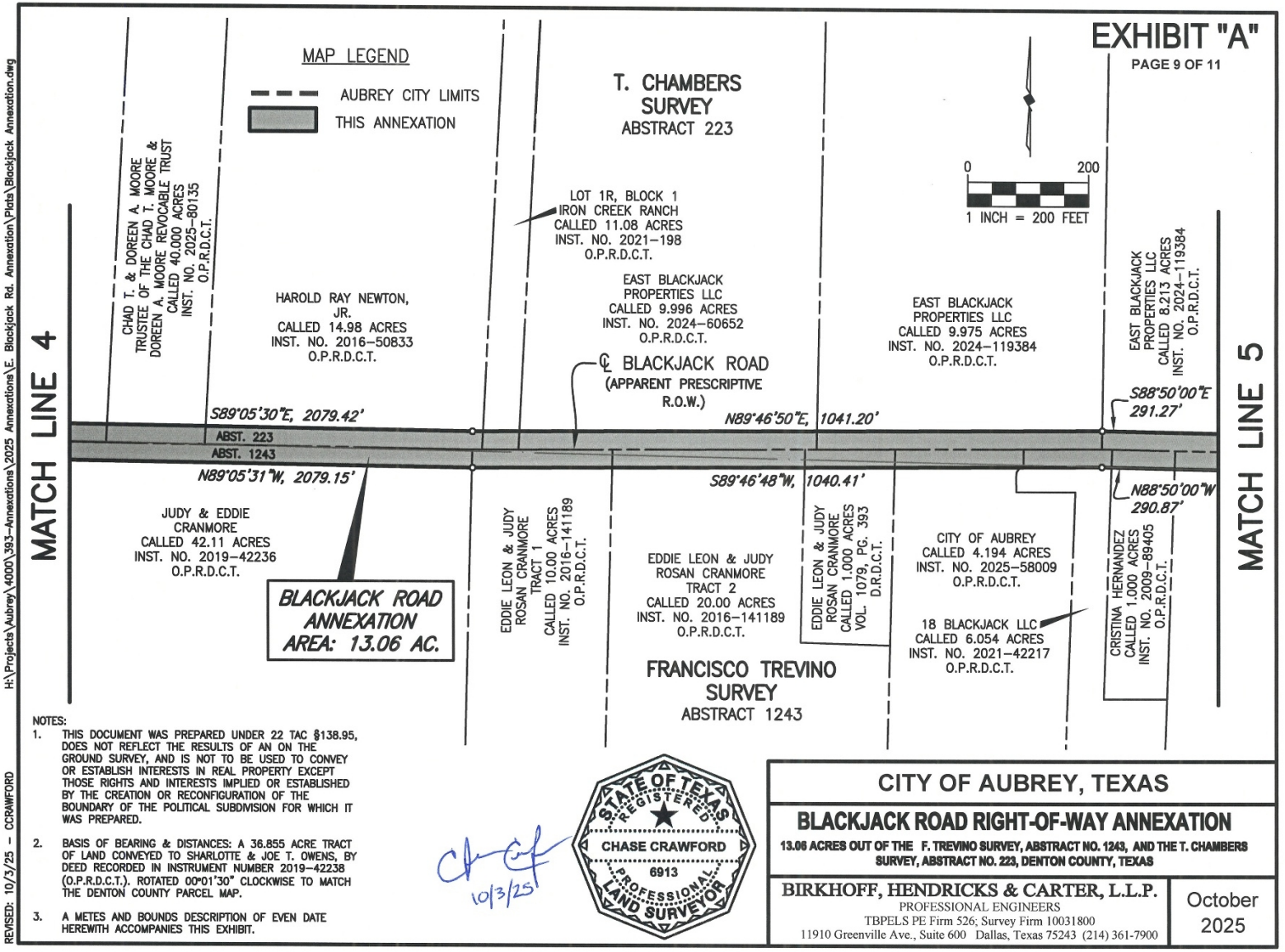
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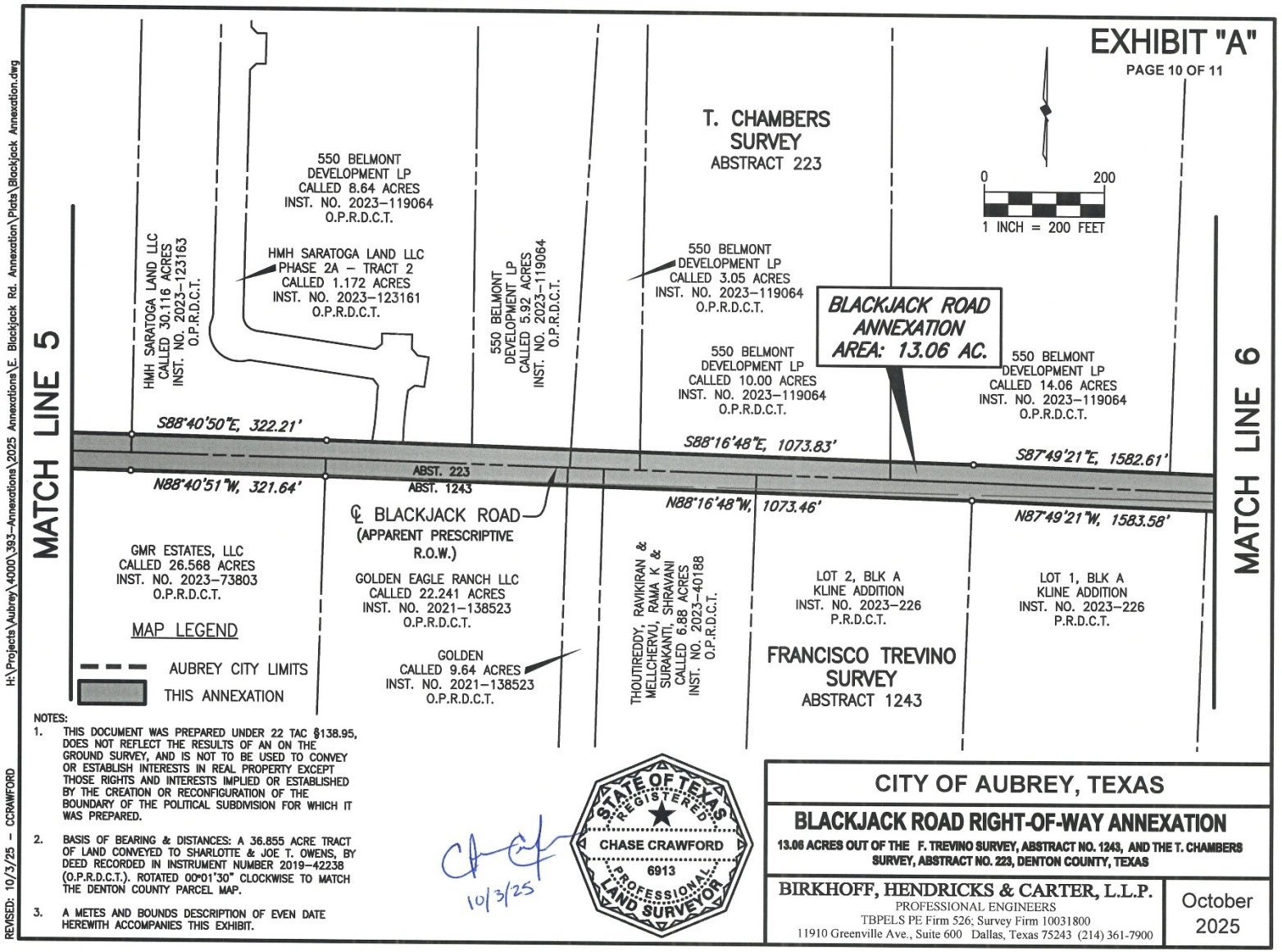
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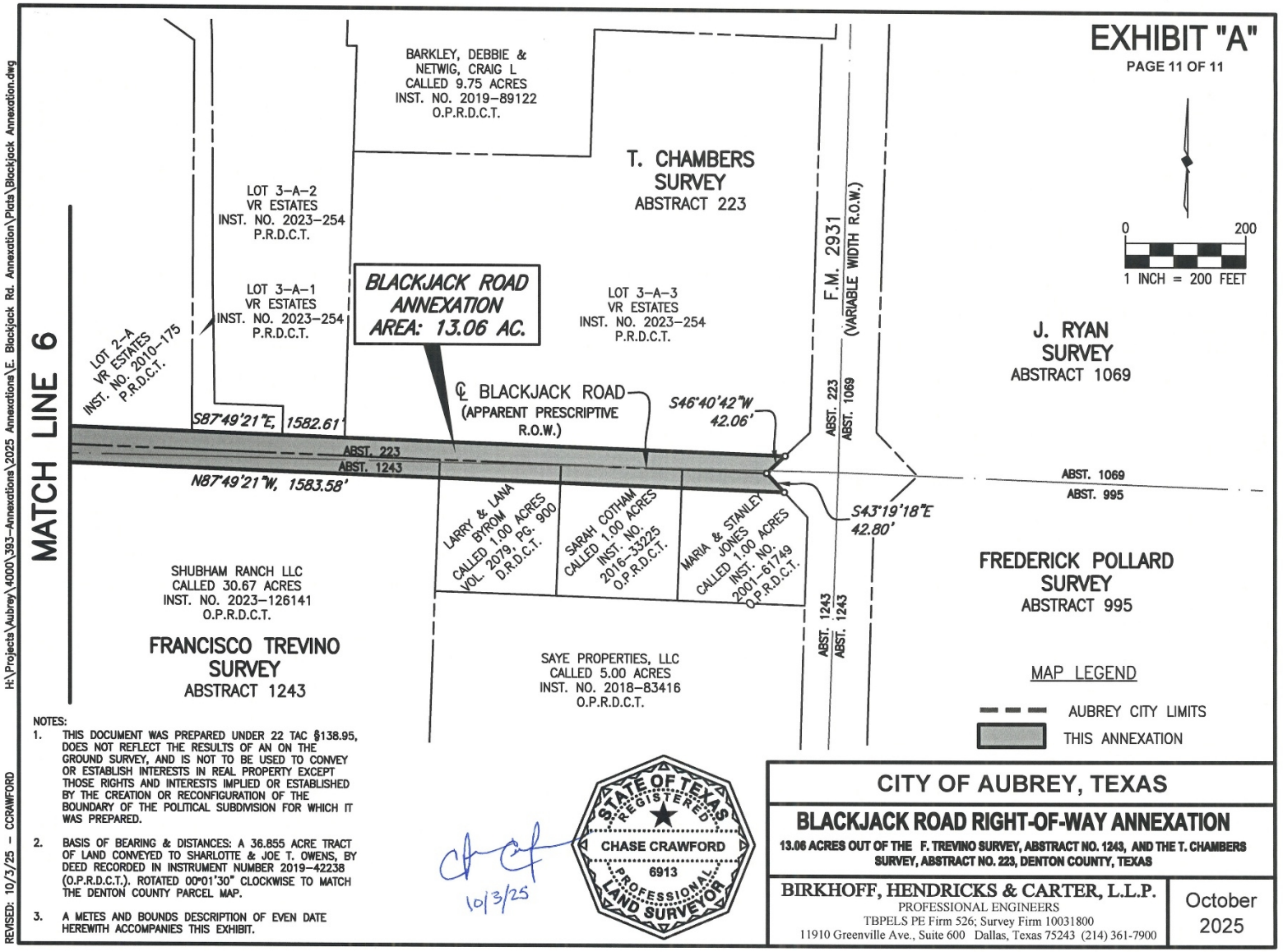
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Exhibit "B"
SERVICE PLAN

Upon annexation of the area identified above and as identified on Exhibit "A", the City of Aubrey will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**
   The City of Aubrey, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection and Emergency Medical Services**
   The City of Aubrey, Texas and its Fire Department will provide fire protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

   The City of Aubrey, Texas and its Fire Department will provide EMS services to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

3. **Maintenance of Water and Wastewater Facilities**
   All water and wastewater facilities owned or maintained by the City of Aubrey at the time of the proposed annexation shall continue to be maintained by the City of Aubrey. All water and wastewater facilities which may be acquired subsequent to the annexation of the proposed areas shall be maintained by the City of Aubrey to the extent of its ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City of Aubrey standard extension policy now existing or as may be amended. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances.

4. **Solid Waste Collection**
   Solid waste collection is contracted through Republic Services and commercial accounts are arranged by each account individually with Republic Services. Solid waste collection will be provided to citizens in the newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and density as those found within the newly

annexed areas. The City may negotiate with annexed areas to allow continued services with an existing solid waste management provider. After the second anniversary of the annexation date, the City will impose fees and provide the service.

If areas with private roads and/or gates are arranged so that garbage may be collected without creating a safety hazard, the City, at its discretion, may collect the garbage provided proper indemnification is received from the community association or individual property owners. The City will then impose fees and provide the service. Garbage collection locations shall be subject to the approval of the Director of Public Works. In the event the City does not collect garbage within the areas with private roads and/or gates, residents of these areas will not be billed for service after the two-year date.

5. **Maintenance of Roads and Streets**

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the homeowner association and as such maintained by the association.

6. **Maintenance of Parks, Playgrounds, and Swimming Pools**

The City of Aubrey, Texas is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowner association and as such maintained by the association.

7. **Maintenance of any Publicly owned Facility, Building or Municipal Service**

The City of Aubrey, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. **Other Services**

The City of Aubrey, Texas finds and determines that such services as planning, code enforcement, animal control, library, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed areas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE COMPLETED WITHIN 2 ½ YEARS

1. **Police and Fire Protection and Solid Waste Collection**
   The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Aubrey, Texas with like topography, land use and population density as those found within the newly annexed areas.

2. **Water and Wastewater Facilities**
   For the next 2 ½ years, the City of Aubrey, Texas finds and determines that there is sufficient capacity for water and wastewater to provide services to the annexed areas pursuant to the City of Aubrey extension policies.

3. **Roads and Streets**
   The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

4. **Maintenance of Parks, Playgrounds, and Swimming Pools and Any Other Publicly Owned Facility, Building, or Service**
   The City of Aubrey, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Aubrey, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the discretion of the City of Aubrey.

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics

of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on Resolution No. 1032-25 granting a petition requesting annexation by A-Affordable Boat RV & Mini Storage Aubrey, LLC, owners of approximately 10 acres of land, being the entirety of Parcel ID 983657 generally located on the Wilson 10 Acre Subdivision Blk A Lot 1, Denton County, Texas, setting a Public Hearing for the annexation; authorizing staff to negotiate and enter into a written services agreement with Owner.

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

Summary

Resolution 1032-25 considers a voluntary annexation request submitted by A-Affordable Boat RV & Mini Storage Aubrey LLC for approximately **10 acres** located at **6211 FM 2931**, legally described as **Lot 1, Block A of the Wilson 10-Acre Subdivision**. The property owner has submitted a valid petition under **Texas Local Government Code Section 43.0671**, requesting annexation of the parcel and adjacent rights-of-way into the corporate limits of the City of Aubrey.

The Resolution grants the petition and formally initiates the annexation process by **calling a public hearing** for **January 22, 2026, at 6:00 p.m.** in the Aubrey City Council Chambers. The City Secretary is directed to publish, mail, and post all required notices within the statutory timeframe.

As required by **Local Government Code Section 43.0672**, City staff is authorized to negotiate and execute a **Written Services Agreement** with the property owner prior to annexation. This agreement will identify municipal services to be provided immediately and establish a schedule for any services phased in after annexation.

The Resolution includes standard provisions related to severability, compliance with the Texas Open Meetings Act, and establishing the resolution's effective date. Adoption of this resolution does not finalize annexation but authorizes the steps necessary for Council to consider an annexation ordinance following the public hearing.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve/deny/table) the annexation resolution.

RESOLUTION NO. 1032-25

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 APPROXIMATELY 10 ACRES OF LAND, LEGALLY DESCRIBED AS BEING LOT 1, BLOCK A OF WILSON 10 ACRE SUBDIVISION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS; IDENTIFIED AS DENTON COUNTY APPRAISAL DISTRICT PROPERTY ID NO. 983657; GENERALLY LOCATED AT 6211 FM 2931, AUBREY, TEXAS; INCLUDING ANY AND ALL ADJACENT RIGHTS-OF-WAY; 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; AUTHORIZING CITY STAFF TO NEGOTIATE AND EXECUTE A WRITTEN SERVICE AGREEMENT WITH THE PROPERTY OWNER; 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 received a petition requesting voluntary annexation from the property owner (the "Owner") 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", including any and all adjacent rights-of-way to be annexed (together 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, pursuant to Section 43.0672 of the Texas Local Government Code, prior to annexation, the City must first negotiate and enter into a written agreement with

the Owner for the provision of municipal services for the Area and include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the proposed annexation; 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 into the corporate limits of the City by the Owner of the Property.

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
January 22, 2026 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 (20^{th}) day but before the tenth (10^{th}) 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. Written Services Agreement. Prior to the institution of annexation, City staff is hereby authorized and directed to negotiate and enter into a written services agreement with the Owner for the extension of municipal services into the proposed area of annexation. The City Manager, or his designee, is hereby authorized to execute said agreement.

Section 5. 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 6. 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 7. 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 18th day of December, 2025.

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

Exhibit "A"
PETITION INCLUDING LEGAL DESCRIPTION AND DEPICTION OF AREA

VOLUNTARY PETITION FOR ANNEXATION

TO: THE MAYOR AND GOVERNING BODY OF THE CITY OF AUBREY, DENTON COUNTY, TEXAS:

A-Affordable Boat RV & Mini Storage Aubrey LLC, a Texas limited liability company, owner of the hereinafter described tract or parcel of land ("Property") hereby voluntarily petitions 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 ±10 acres of land, described as follows:

Wilson 10 Acre Subdivision Blk A Lot 1

I hereby reserve my right to withdraw this petition at any time, and acceptance of its filing for consideration by the City of Aubrey constitutes agreement to said reservation of right to withdraw.

I certify that the above-described Property is vacant and without residents or on which less than three qualified voters reside, is contiguous and adjacent to the City of Aubrey, Texas and is wholly within the extraterritorial jurisdiction of the City of Aubrey, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

[SIGNATURE PAGE TO FOLLOW]

Respectfully submitted this 10th day of December, 2022.

A-Affordable Boat RV & Mini Storage Aubrey LLC,
A Texas limited liability company

By: Mitch Breeden
Name: Mitch Breeden
Title: Managing Member

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on this the 10th day of December, 2025 by Mitch Breeden, Managing Member, of A-Affordable Boat RV & Mini Storage Aubrey LLC, a Texas limited liability company, on behalf of said company.

Notary Public in and for the
State of Texas

Anthony Johnson
Name printed or typed
My commission expires: 10/01/29

(SEAL)

Anthony Johnson
My Commission Expires
10/1/2029
Notary ID135531329

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Receive a presentation from Westwood regarding the design and cost estimate for an Outdoor Sports Complex; Discuss and provide direction to staff.

Staff Contact
Kurt Karnowski, Public Works Manager
kkarnowski@aubreytx.gov
940-440-9343

Summary

Westwood has prepared and will present three conceptual design options for the Aubrey Outdoor Sports Complex. This presentation will include an overview of each concept, the preliminary opinion of probable cost, and a summary of feedback and direction provided by the Parks Board.

Financial Summary
NA

Staff Recommended Action

Staff Recommended Motion
No motion, but please provide ideas and direction to staff.

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on reappointing and/or removing members to the Historic Preservation Commission.

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

Summary
Chapter 16.02.004 of the Aubrey Code of Ordinances states the members of the HPC shall serve for staggered terms of two years.

Melba Baxter, and Vinita Tribble have requested not to be reappointed. Darlene Wilson would like to be reappointed. Krys Murray is an alternate member who has expressed an interest in being a regular member.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to remove Melba Baxter and Vinita Tribble, reappoint Darlene Wilson for a two-year term, and appoint Krys Murray as a regular member for a two-year term.

City Council Meeting
Staff Report
December 18, 2025

Agenda Item
Consideration and action on the addition of a new City Staff position for a Senior Planner.

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

Summary
Staff is requesting authorization to hire a Senior Planner in the 2025 - 2026 fiscal year budget. The City has previously used an independent contractor, who is no longer able to support the City, and staff recommends bringing this position in-house.

Financial Summary
There is no financial impact; the compensation for this position will be offset by the savings in the fees we are paying for the independent contractor.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny, or approve with changes), authorizing the creation of one new full-time Senior Planner in the 2025-2026 fiscal year budget.